

# November 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 <i>ELECTION DAY</i> 	4 COUNCIL AND CAUCUS 7:00 STORM WATER, STREETS AND UTILITIES 6:00	5 PLANNING COMMISSION 7:00 CAUCUS 6:45	6	7
8	9 CIVIL SERVICE COMM 4:00 (COMMUNITY ROOM #2)	10 <b>ROCKY RIVER MASTER PLAN STORM WATER PRESENTATION 6:00</b>	11	12 <b>MAYOR'S TASK FORCE ON JAIL ISSUES 4:00</b>	13	14
15	16	17 COUNCIL AND CAUCUS 7:00 B&BC, FINANCE AND SAFETY 6:00	18	19 BOARD OF ZONING APPEALS 7:00 CAUCUS 6:45	20	21
22	23	24 RECREATION BOARD 6:00	25	26  Happy Thanksgiving	27	28
29	30					

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

# December 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 <b>FAIR HOUSING BOARD 5:00 (COMM #1)</b> <b>SPECIAL FINANCE MTG 6:00</b> COUNCIL AND CAUCUS 7:00	2 PLANNING COMMISSION 7:00 CAUCUS 6:45	3	4	5
6	7	8	9	10	11	12
13	14 CIVIL SERVICE COMM 4:00 (COMMUNITY ROOM #2)	15 COUNCIL AND CAUCUS 7:00	16	17 BOARD OF ZONING APPEALS 7:00 CAUCUS 6:45	18	19
20	21	22	23	24 <i>CHRISTMAS EVE</i> 	25 <i>CHRISTMAS DAY</i>	26
27	28	29 RECREATION BOARD 6:00	30	31 <i>NEW YEAR'S EVE</i>		

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

**NORTH ROYALTON CITY COUNCIL  
A G E N D A  
NOVEMBER 17, 2020**

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 Minutes: November 4, 2020
5. Communications.
6. Mayor's Report.
7. Department Head Reports.
8. President of Council's Report.
9. Committee Reports:

Building & Building Codes  
Finance  
Review & Oversight  
Safety  
Storm Water  
Streets  
Utilities

Linda Barath  
Paul Marnecheck  
Jeremy Dietrich  
Michael Wos  
Jessica Fenos  
Vincent Weimer  
Joanne Krejci

10. Report from Council Representatives to regulatory or other boards:

Board of Zoning Appeals  
Planning Commission  
Recreation Board

Vincent Weimer  
Paul Marnecheck  
Jeremy Dietrich

11. Public Discussion: Five minute maximum, on current agenda legislation only.

12. LEGISLATION

**SECOND READING CONSIDERATION**

1. **20-128** - AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOTES IN THE AMOUNT OF NOT TO EXCEED \$5,200,000 IN ANTICIPATION OF THE ISSUANCE OF BONDS FOR THE PURPOSE OF RETIRING ALL OR A PORTION OF THE CITY'S VARIOUS PURPOSE REFUNDING NOTE, SERIES 2019 (FEDERALLY TAXABLE), DATED, NOVEMBER 14, 2019, PREVIOUSLY ISSUED FOR THE PURPOSE OF CONSTRUCTING, RENOVATING, FURNISHING AND EQUIPPING A MUNICIPAL RECREATIONAL FACILITY AT 11409 STATE ROAD, NORTH ROYALTON, OHIO, AND DECLARING AN EMERGENCY. **First reading November 4, 2020 and referred to Finance Committee.**

**FIRST READING CONSIDERATION**

1. **20-129** - AN ORDINANCE GRANTING A SIMILAR USE PERMIT TO MEDLOCK RECOVERY, PROPERTY OWNER GUISEPPE DI LIBERTO, TO OPERATE AN AUTOMOBILE REPOSSESSION COMPANY AT 9552 YORK ALPHA DRIVE, PPN 483-14-016, GENERAL INDUSTRIAL DISTRICT ZONING, AND DECLARING AN EMERGENCY.
2. **20-130** - AN ORDINANCE ACCEPTING THE DEDICATION OF 1,284.50 FEET OF BROOKHAVEN DRIVE AND 626.77 FEET OF GLENBROOK CIRCLE IN THE PROPOSED PINE HILL PHASE 2 SUBDIVISION FROM PINE HILL DEVELOPMENT COMPANY, LTD, AND DECLARING AN EMERGENCY.

3. **20-131** - AN ORDINANCE ACCEPTING THE DEDICATION OF APPROXIMATELY 26,500 SQUARE FEET (0.6084 ACRE) OF PUBLIC RIGHT-OF-WAY ALONG WEST 130<sup>TH</sup> STREET AS PART OF THE PROPOSED LOT CONSOLIDATION AND RIGHT-OF-WAY DEDICATION FROM QUINN MANAGEMENT GROUP, LLC, AND DECLARING AN EMERGENCY.
  4. **20-132** - AN ORDINANCE ACCEPTING A DEED FROM AND AUTHORIZING THE MAYOR TO GRANT/CONVEY A CONSERVATION EASEMENT TO THE NORTHEAST OHIO REGIONAL SEWER DISTRICT, AND DECLARING AN EMERGENCY.
  5. **20-133** - AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART FOURTEEN BUILDING AND HOUSING CODE, CHAPTER 1481 STORM WATER MANAGEMENT, SECTION 1481.08 MAINTENANCE OF SYSTEMS, PARAGRAPH'S (a) AND (g), AND DECLARING AN EMERGENCY.
  6. **20-134** - AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF NORTH ROYALTON, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2021.
13. Miscellaneous.
  14. Adjournment.



AN ORDINANCE GRANTING A SIMILAR USE PERMIT TO MEDLOCK RECOVERY, PROPERTY OWNER GUISEPPE DI LIBERTO, TO OPERATE AN AUTOMOBILE REPOSSESSION COMPANY AT 9552 YORK ALPHA DRIVE, PPN 483-14-016, GENERAL INDUSTRIAL DISTRICT ZONING, AND DECLARING AN EMERGENCY

- WHEREAS: Medlock Recovery with the authority of property owner Guiseppe Di Liberto, has submitted an application for a Similar Use Permit for an automobile repossession company at 9552 York Alpha Drive, PPN 483-14-016, General Industrial District zoning; and
- WHEREAS: The Planning Commission recommended approval of this application at their meeting on November 5, 2020; and
- WHEREAS: Pursuant to NRCO 1262.08 (b), Council has the authority to approve or disapprove such applications; and
- WHEREAS: Council desires to approve this application.

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 approves the application of Medlock Recovery as authorized by owner Guiseppe Di Liberto for a Similar Use Permit for an automobile repossession company at 9552 York Alpha Drive, PPN 483-14-016, General Industrial District zoning.

Section 2. This Similar Use Permit is approved only for the uses stated herein and further described in Exhibit A attached hereto.

Section 3. The Law Department shall prepare the Similar Use Permit which shall, at a minimum, include therein any conditions imposed by the Planning Commission or this Council in compliance with all provisions of the Planning and Zoning Code of the City of North Royalton.

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 this Council desires to immediately approve this Similar Use Permit application.

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 Larry Antoskiewicz

## Planning Commission

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Email: [dveverka@northroyalton.org](mailto:dveverka@northroyalton.org)

### CITY OF NORTH ROYALTON PLANNING COMMISSION PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinance 1220.06, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a Public Hearing on Wednesday, **October 7, 2020** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject submitted for approval by the Planning Commission.

As required by North Royalton Codified Ordinance 1262.03 (d), 1276.04 (b), and 1262.08 (b) **Medlock Recovery Services LLC** on behalf of property owner Giuseppe Di Liberto is seeking similar use determination in order to operate an automobile repossession company at **9552 York Alpha Drive** also known as PPN: 483-14-016 in General Industrial (GI) District zoning.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, for review by interested parties. Anyone wishing to be heard on the subject of this application may obtain a Public Hearing form at the City of North Royalton Service Center to express written views or may appear at the time and place set forth and will be heard then and there or at such time as the **Planning Commission** shall determine. Anyone requesting their affidavit be presented to the Board shall furnish the Secretary with a printed copy of said statement.

You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: <https://zoom.us/j/99368435990?pwd=aHdmRHFsVG3S2RudU56ejE2MVVRdz09>

If you would like to be heard on the subject of this application but do not wish to attend the meeting in person, please fill out and submit the attached public hearing form with any documents or photographs and return it to the Building Department no later than October 5<sup>th</sup> at 12:00 p.m. local time. Please note the notary requirement on the Public Hearing form is waived for the October 7, 2020 meeting.

PLANNING COMMISSION  
NORTH ROYALTON, OHIO

Diane Veverka  
Planning Commission Secretary  
City of North Royalton, Ohio



# City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division

Dan Kulchytsky Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Fax: 440-582-3089

## CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

### 1. This request is made for the following property:

9552 YORK Alpha Drive Medlock Recovery LLC  
Address Occupant, Business or Tenant (if applicable)  
48314016 Ward 3 GI  
Permanent Parcel Number Zoning District and Ward

### 2. Property Owner:

Giuseppe Diliberto  
Name Name of Business (if applicable)  
2420 Brookhaven Lane 440-823-6736  
Address Phone  
Hinkley Ohio 44133  
City, State and Postal Code Email (electronic mail)

### 3. This request is being made by the following responsible party (Owner / Authorized Representative):

Anthony Medlock Medlock Recovery  
Name Name of Business (if applicable)  
9552 YORK Alpha Dr. 216-252-3600  
Address Phone  
North Royalton Oh 44133 MedlockRecovery@yahoo.com  
City, State and Postal Code Email (electronic mail)

### For Office Use Only

8-26-20 Oct. 7, 2020  
Date Application Submitted Meeting Date Assigned  
\$200  
Application Fee Identification Number Assigned  
Pd ck #1520 Application Fee Received By  
Payment Information (date, check number, cash, etc.)

Other Application Fee Information



CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

Medlock Recovery Services, Inc. is a vehicle repossession company. We have been operating out of the front building located at 9552 York Alpha Dr. in North Royalton for the past 10 years. The owner Anthony Medlock, has been in the vehicle repossession business for 38 years. Vehicles are towed at the order of the debtor's bank/credit union/finance company. The vehicle is reported "repossessed" and inventoried, then released to the debtor or transported to auction as advised by the primary financial institution. The office space is used for reception, accounting, and every day business activities. The garage is strictly used for maintaining our trucks and storing debtor's property.

The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.

<u>Anthony J. Medlock</u> Applicant Signature	<u>ANTHONY J. MEDLOCK OWNER</u> Printed Name and Title	<u>8-13-2020</u> Date
<u>[Signature]</u> Owner Signature	<u>Giuseppe DiLiberto</u> Printed Name and Title	<u>8-17-20</u> Date
	<u>owner of BIDG</u>	



**Medlock Recovery Services LLC**

9552 York Alpha Dr.  
North Royalton, OH 44133  
Phone: 216-252-3600  
Fax: 440-237-7021

08/22/2020

To Whom It May Concern:

Anthony J. Medlock doing business as Medlock Recovery LLC is seeking approval of similar use to operate an automobile repossession company at 9552 York Alpha Drive also known as PPN: 483-14-016 in General Industrial (GI) District Zoning.

Our office hours of operation are 9-5 Monday thru Friday. We will be parking our office staff in front of the York Alpha address. Office staff varies daily usually between 3-5 cars. Our office staff is on a part-time basis.

Recovered vehicles are stored in our back property for the time that it takes the banks to recover their units. That is usually 2 – 14 Days. Our lot has security cameras throughout the property both inside and out.

Auction Transport will be coming on the property to take these vehicles between the hours of 10 A.M. - 3 P.M. Monday – Friday only. They will be in the back lot for the time that it takes them to load the car haulers and to leave. They will no longer be loading in the street. The number of cars depends on the amount of orders and recovered units. There is usually no more than 40 cars including Medlock



equipment.

We store the cars that are going to possibly be redeemed by the debtors in the locked gated pen so that they are protected from unauthorized people accessing the units and fenced in with a 6 foot fence. The voluntary recoveries and the impounds are stored in the back lot until they are transported by the banks to the auction facility.

We have 4 drivers at this time, they will be using the front lot to park their cars to come in and take the trucks belonging to Medlock recovery. They usually work 2-4 of the 7 weekly days so that will be about 2 cars parked up front at a time during office staff non working hours. They work between 5 and 8 hours and then return the trucks to the garage where they are secured inside.

We do have possible debtors redeeming their vehicles which is done by appointment only Monday - Friday 10-3. This is done by appointment only to limit one person at a time every 1/2 hour. They are here for approximately 5-8 minutes to sign paperwork gather their things and leave. This is usually 1 to 4 people daily. This will involve one extra car in the parking lot. It could be 2 if they are redeeming their cars for the person that drives them here.

We have done what we believe to be everything that you have asked us to do and would appreciate you contacting us if any additional information is needed.

Thank you,



Anthony J. Medlock  
Medlock Recovery LLC



START OF DELIBERATE PROPERTY  
END OF MEDICAL PROPERTY

This area is  
NOT Medlock

VEHICLE  
STORAGE  
LOT  
(NO EMPLOYEE PARKING)

This area is  
for Medlock  
parking

314017

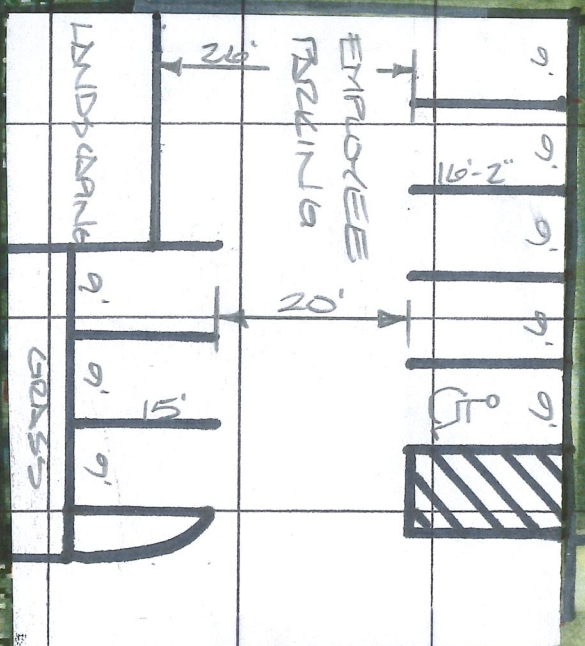
SCALE: 1"=20' 0"  
MAXIMUM  
ACCURACY = 6'

48314016

EXTENT OF MEDLOCK  
PROPERTY

NO PARKING ALONG SIDE  
OF BUILDING

10'  
DRIVE

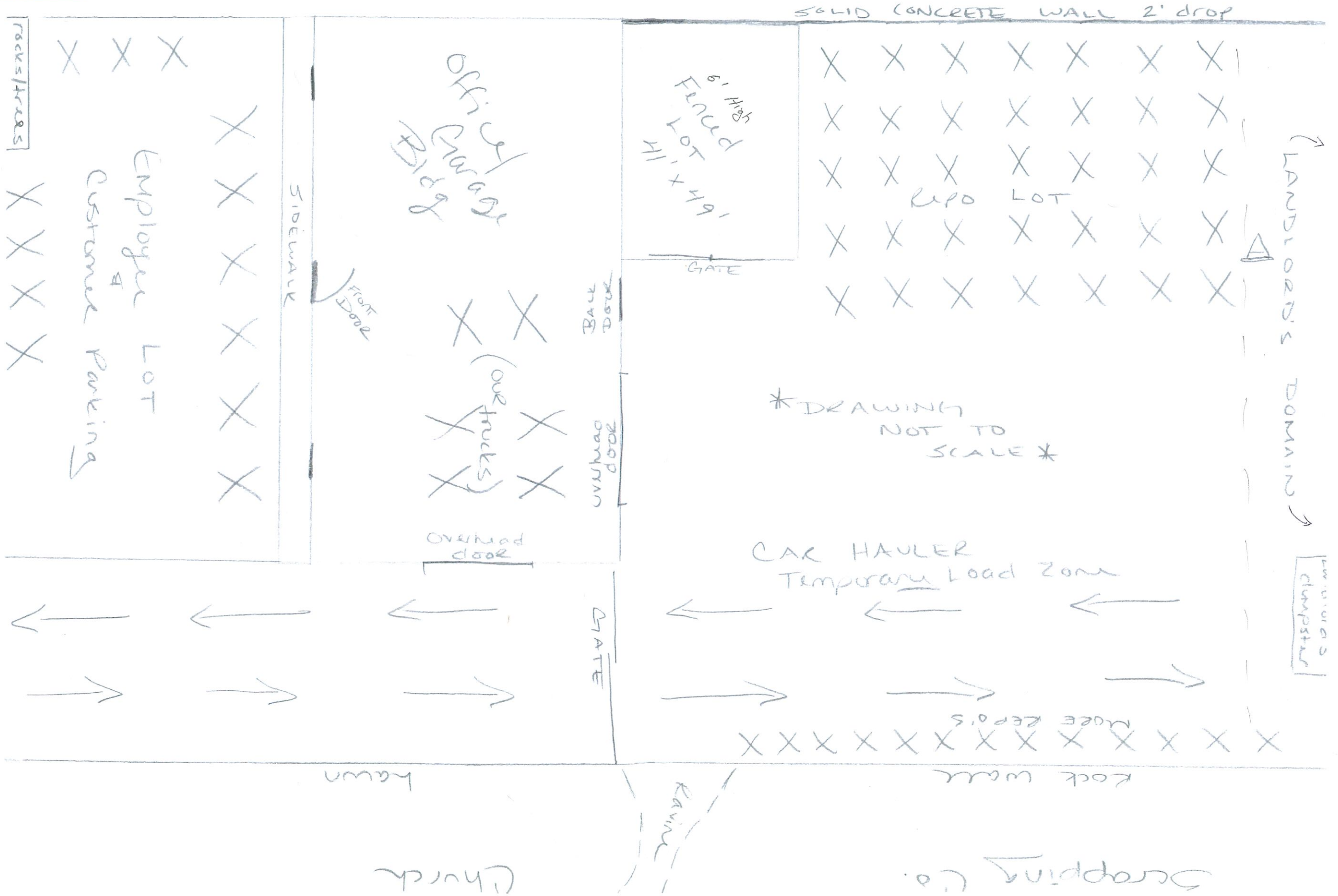


ASSISTANT  
ALPHA DR  
ENLARGED  
SITE PLAN  
1"=20' 0"

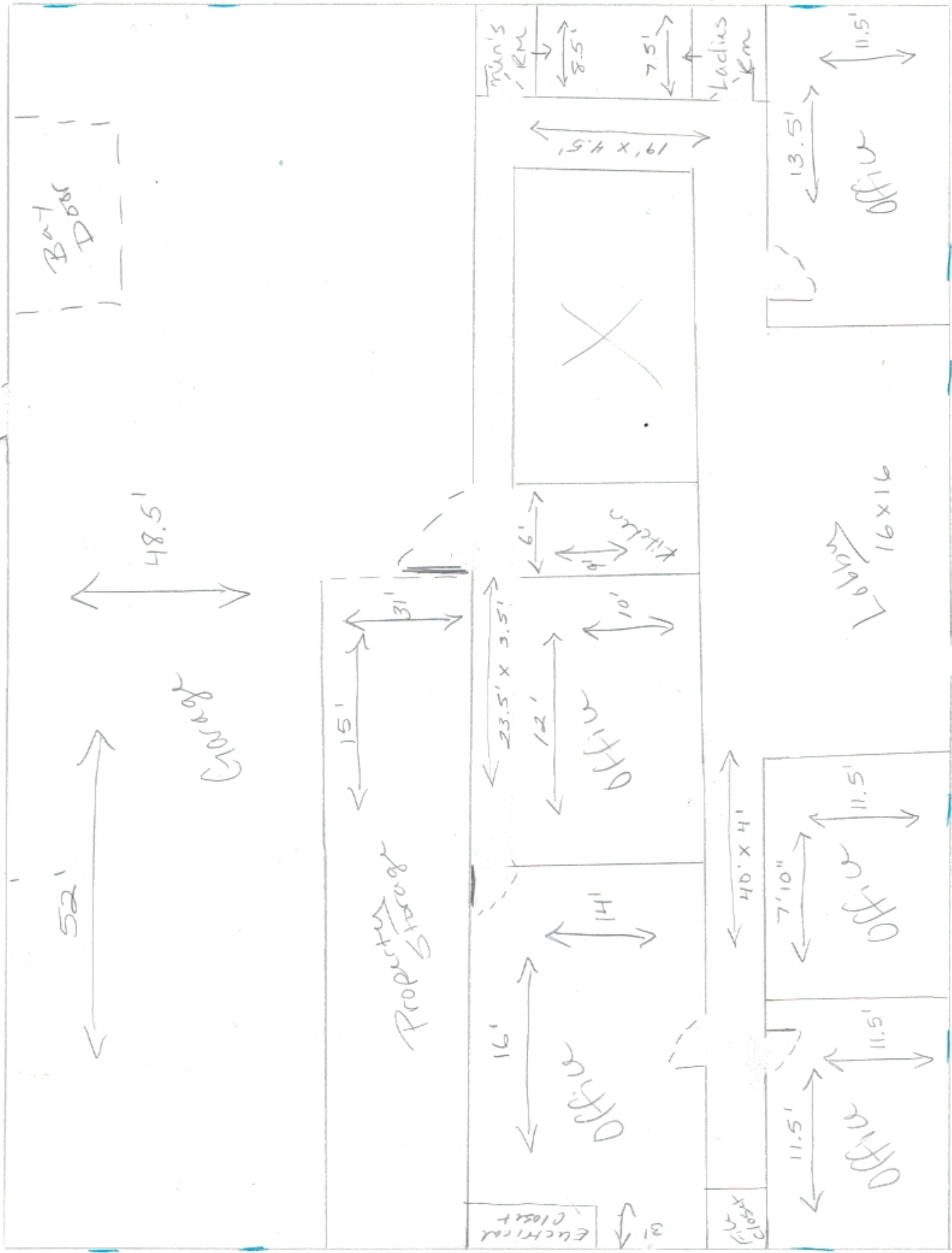
This map is a user-generated static output from an Internet mapping application.



Sweeper Co.







ORDINANCE NO. 20-130

INTRODUCED BY: Barath, Fenos, Krejci

AN ORDINANCE ACCEPTING THE DEDICATION OF 1,284.50 FEET OF  
BROOKHAVEN DRIVE AND 626.77 FEET OF GLENBROOK CIRCLE IN THE  
PROPOSED PINE HILL PHASE 2 SUBDIVISION FROM PINE HILL  
DEVELOPMENT COMPANY, LTD, AND DECLARING AN EMERGENCY

**WHEREAS:** There has been submitted to Council a plat signed by all necessary parties thereon, dedicating to the city approximately 1,284.50 feet of Brookhaven Drive and 626.77 feet of Glenbrook Circle in the proposed Pine Hill Phase 2 Subdivision from Pine Hill Development Company, Ltd; 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 1,284.50 feet of Brookhaven Drive and 626.77 feet of Glenbrook Circle in the proposed Pine Hill Phase 2 Subdivision from Pine Hill Development Company, Ltd 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:



# City of North Royalton

Mayor Larry Antoskiewicz

## Planning Commission

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Email: [dveverka@northroyalton.org](mailto:dveverka@northroyalton.org)

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TO: Dana Schroeder, Director of Legislative Services

FROM: Diane Veverka, Secretary Planning Commission

DATE: November 9, 2020

**RE: Recommendation to Council – Pine Hill Subdivision Phase 2**

On November 5, 2020 the PC made a motion and a second to approve the Final Plat for Pine Hill Phase 2 subdivision and dedication of the extension of Brookhaven Drive and all of Glenbrook Circle located on PPN: 486-25-022 in Residential (R1-A) District zoning.

Roll call: Yeas: Three - Mayor Antoskiewicz, Paul Marnecheck, Holly Michalke. Abstain: One - Gene Baxendale. Nays: None. Motion carried.

I am forwarding this to you for Council action.

djv

cc: File



# City of North Royalton

Mayor Larry Antoskiewicz

## Planning Commission

11545 Royalton Road, North Royalton, OH 44133

**PC 20-30**

Phone: 440-582-3001

Email: [dveverka@northroyalton.org](mailto:dveverka@northroyalton.org)

### PLANNING COMMISSION MEETING NOTICE

Pursuant to North Royalton Codified Ordinance notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a meeting on Thursday, **November 5, 2020** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject submitted for approval by the Planning Commission.

As required by North Royalton Codified Ordinance 1244.03 and 1244.07 **Pine Hill Development Company** is seeking final plat approval for **Pine Hill Subdivision Ph. 2** and dedication of the extension of Brookhaven Drive and all of Glenbrook Circle located on PPN: 486-25-022 in Residential (R1-A) District zoning.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, for review by interested parties.

You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: <https://zoom.us/j/91502491051?pwd=dmo5L2QvWnhlOTBYNG11aWpEQjJrdz09>

PLANNING COMMISSION  
NORTH ROYALTON, OHIO

Diane Veverka  
Planning Commission Secretary  
City of North Royalton, Ohio



# City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division  
Dan Kulchytsky Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3001

Fax: 440-582-3089

## CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

### 1. This request is made for the following property:

<u>BROOKHAVEN DRIVE / GLENBROOK CIRCLE</u>	<u>N/A</u>
Address	Occupant, Business or Tenant (if applicable)
<u>486-25-022</u>	<u>R1A WARD 6</u>
Permanent Parcel Number	Zoning District and Ward

### 2. Property Owner:

<u>PINE HILL DEVELOPMENT COMPANY LTD</u>	
Name	Name of Business (if applicable)
<u>5866 BROADVIEW RD</u>	<u>216-351-7210</u>
Address	Phone
<u>CLEVELAND, OH 44134</u>	<u>sgoldberg@trmco.com</u>
City, State and Postal Code	Email (electronic mail)

### 3. This request is being made by the following responsible party (Owner / Authorized Representative):

<u>SCOTT E. GOLDBERG</u>	
Name	Name of Business (if applicable)
<u>SAME AS ABOVE</u>	
Address	Phone
City, State and Postal Code	Email (electronic mail)

### For Office Use Only

<u>10-1-20</u>	<u>11-5-20</u>
Date Application Submitted	Meeting Date Assigned
<u>\$ 310</u>	<u>PC20-30</u>
Application Fee	Identification Number Assigned
<u>ch # 47884</u>	<u>[Signature]</u>
Payment Information (date, check number, cash, etc.)	Application Fee Received By
Other Application Fee Information	





## CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

### 4. Narrative statement describing the project and its features:

FINAL PLAT APPROVAL OF PINE HILL SUBDIVISION PHASE 2

31 SINGLE FAMILY RESIDENTIAL LOTS, BROOKHAVEN DRIVE (1,284.50') AND  
GLENBROOK CIRCLE (626.77').

### 5. Applicant's Plan Request: (please mark appropriate box)

#### Commercial / Industrial / Residential:


- ☐ Preliminary Site Plan Approval
- ☐ Final Site Plan Approval

#### Subdivision:

- ☐ Sketch Plan Approval
- ☐ Preliminary Site Plan Approval
- ☐ Final Site / Preliminary Plat Approval
- ☒ Final Plat / Dedication Approval

The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.

  
Applicant Signature

SCOTT E. GOLDBERG, AUTHORIZED REPRESENTATIVE

Printed Name and Title

Date

10/1/2020

  
Owner Signature

SCOTT E. GOLDBERG, MANAGING MEMBER

Printed Name and Title

Date

10/1/2020

**SAKS & GOLDBERG COMPANIES**

DEVELOPERS, BUILDERS, INVESTORS

5866 BROADVIEW RD. CLEVELAND, OH 44134

TEL. (216) 351-7210

RECEIVED  
CITY OF N. ROYALTON

OCT 01 2020

ENGINEERING DEPT.

October 1, 2020

Diane Veverka, Planning Commission Secretary  
Planning Commission  
City of North Royalton  
11545 Royalton Road  
North Royalton, Ohio 44133

RE: Pine Hill Subdivision-Phase 2

Dear Ms. Veverka,

We request that the Planning Commission gives its Final Plat approval of Pine Hill Subdivision Phase 2.

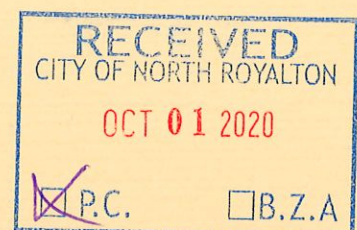
Phase 2 consists of Brookhaven Drive (1,284.50') and Glenbrook Circle (626.77').

I am enclosing and Application along with a check in the amount of \$310.00 in accordance with the Fee Schedule.

Sincerely,

Pine Hill Development Company, LTD.

Scott E. Goldberg, Managing Member





RECEIVED  
CITY OF NORTH ROYALTON  
OCT 01 2020  
P.C. B.Z.A.

# Pine Hill Subdivision Phase 2

creating Sublot Nos. 42-72, Block "E", replat of Block "D" and dedicating a portion of Brookhaven Drive and all of Glenbrook Circle

## APPROVALS:

This Plat of the Pine Hill Subdivision Phase 2, the granting of easements for public facilities and appurtenances, and the dedication for public purposes of the streets herein, has been approved by the Council of the City of North Royalton, Ohio on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ for record purposes by \_\_\_\_\_

Ordinance No. \_\_\_\_\_

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

Approved by the Planning Commission of the City of North Royalton, Ohio on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Secretary of Planning Commission

Approved by the Engineer of the City of North Royalton, Ohio on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
City Engineer

## GENERAL UTILITY EASEMENTS:

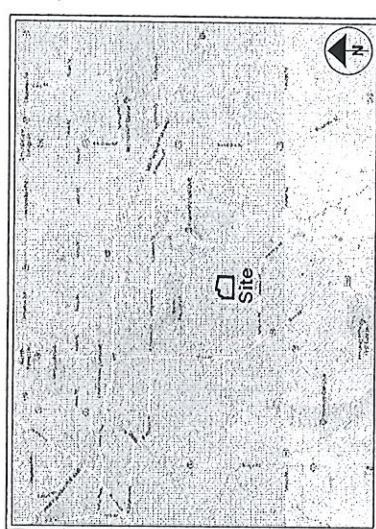
We, the owners of the within plotted land, do hereby grant unto the Illuminating Company, A.L.T. - Ohio, Inc., Ohio, its successors and assigns, hereinafter referred to as grantee, a permanent right-of-way and easement twelve (12) feet in width under, over and through all Sublots and all lands shown herein and parallel with and contiguous to all street lines to construct, place, operate, maintain, repair, reconstruct and relocate such underground electric, gas and communications cables, ducts, conduits, pipes, surface or below ground mounted transformers and pedestals, accessories and other facilities as are deemed necessary or convenient by the grantee for distributing and transmitting electricity, gas and communications signals, for public and private use of such locations as the grantee may determine, upon within and across said easement premises. Said easement rights shall include the right, without liability therefore, to remove any and all facilities not contemplated in the rights conveyed to grantee by this easement grant within said easement premises including, but not limited to irrigation systems, electronic signal facilities, trees and landscaping including lawns, flowers or shrubbery and landscape lighting within and without said easement premises which may interfere with the installation, maintenance, repair or operation of said electric and communications facilities. The right to install, repair, operate or replace said electric and communications facilities, the right to install, repair, operate, and maintain service cables outside the above described easement premises, and with the right of access and egress to and from any of the within described premises for exercising any of the purposes of the right-of-way and easement grant. All Sublots and all lands shall be restricted to underground utility service.

Grantor  
Pine Hill Development Co., Ltd.  
By \_\_\_\_\_  
Witness  
The Illuminating Company  
By \_\_\_\_\_  
A.L.T. - Ohio  
By \_\_\_\_\_  
The Columbia Gas Company  
By \_\_\_\_\_  
Terra Kerner d.b.a. Spectrum d.b.a. Charter Communications  
By \_\_\_\_\_

## SURVEYOR CERTIFICATION:

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geometric details are correct and the survey balances and closes to the least of my knowledge. All monuments shown herein exist or shall be set by me as shown.

\_\_\_\_\_  
P.S. No. S-8557  
Date



LOCATION MAP

LATITUDE 41°07'07.8" N LONGITUDE 82°42'39.0" W  
Not To Scale

Name	Sq. Feet	Acres
Sublots (31)	888,278	20.3920
Block "D"	56,531	1.2978
Block "E"	184,815	4.2428
Dedicated RW	124,041	2.8478
Total	1,253,665	28.7802

## NOTES:

RECORDING NOTES:  
Deed documents as referenced by the Survey Plat attached as Exhibit "A" located in "Description of Restrictive Covenant" recorded March 5, 2001 and recorded in A.P.N. 200305033 of Cuyahoga County Recorder's Office Plat Records.  
"Partition Map of lands titled to Cecil P. Mohr" by Ronald V. Cornett, S-5425 in June 30, 1977. Plat Volume 220, Pages 46 of the Cuyahoga County Recorder's Office Plat Records.  
"Lot Split of Perm. Pl. No. 4788-25-1" by Donald E. Waka, S-5547 in March, 1984. Plat Volume 220, Pages 44 of Cuyahoga County Recorder's Office Plat Records.  
"Lot Split of P.P.M.O. 486-25-2 for Stefano A. & Rose J. Coster" by Peter J. Lukits, S-5912 in April 1994. Plat Volume 257, Pages 83 of Cuyahoga County Recorder's Office Plat Records.  
"Lot Split of Permanent Parcel No. 486-25-003 for Ralph D. Kovando, Trustee by Robert E. Knight, S-6418 in May, 1997. Plat Volume 284, Page 66 of Cuyahoga County Recorder's Office Plat Records.  
"Pine Hill Subdivision Phase 1" by Andrew C. Flawel, S-7802 in May of 2003. Plat Volume 339, Page 24-26 of Cuyahoga County Recorder's Office Plat Records.

## BASIS OF BEARINGS:

Centerline bearing of Brookhaven Drive was calculated to be North 08°42'49" East between monument found, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Ground.  
S/4" Iron pin to be set by me at all Sublot and Block corners. 3/4" Iron pin to be set in all centerline monument bases.  
All S/4" 30" iron pins set are offset with a plastic cap bearing the inscription "11C 04C 7631-8557"

SHEET	CHART
Number	Title
1	TITLE
2	PLAT

## LEGEND

Symbol	Description
[Symbol]	Property Line
[Symbol]	Right of Way Line
[Symbol]	Sublot Boundary
[Symbol]	Block Boundary
[Symbol]	Street Boundary
[Symbol]	Easement Boundary
[Symbol]	Utility Easement
[Symbol]	Other Easement
[Symbol]	Other

## ACCEPTANCE & DEDICATION:

Now all men by these presents that \_\_\_\_\_ of \_\_\_\_\_ Ohio, known as a notary public in and for said county and state, personally appeared the above named owner/agent of Pine Hill Development Co., Ltd., owner of the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed and hereby dedicate to the public use forever the streets shown shaded and grant easements as shown hereon. I certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision.

Over/Agent \_\_\_\_\_ Date \_\_\_\_\_ Title \_\_\_\_\_

State of \_\_\_\_\_

Before me, \_\_\_\_\_ a Notary Public in and for said county and state, personally appeared the above named owner/agent who acknowledged the making of the foregoing instrument and the signing of this plat to be their own free act and deed. In testimony whereof I have hereunto set my hand and official seal of \_\_\_\_\_ Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_

By commission expires \_\_\_\_\_

## DRAINAGE, DIVERSTION, & BASIN EASEMENTS:

The owners of the within plotted land, do hereby grant unto the Pine Hill Homeowners Association, division, drainage, basin, storm, and retaining wall easements, as shown on the plat, to construct, place, operate, maintain, repair, reconstruct and relocate such drainage conduits, swales, water quality features and ponds. Said easement rights shall include the right without liability therefore, to remove trees and landscaping, including lawns, within and without said premises which may interfere with the installation, maintenance, repair or operation of said drainage conduits, swales, water quality features and ponds with the rights of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right of way. The City of North Royalton may assess the Homeowners for any work or maintenance to the conduits, swales or ponds not performed by the Homeowners association.

## DRAINAGE & BASIN EASEMENTS:

The owners of the within plotted land, do hereby grant unto the City of North Royalton drainage and basin easements, as shown on the plat, to construct, place, operate, maintain, repair, reconstruct, and relocate such drainage & basin easements. Said easement rights shall include the right without liability therefore, to remove trees and landscaping, including lawns, within and without said premises which may interfere with the installation, maintenance, repair or operation of said drainage and basin, with the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right of way.

DRAWN BY: JMC	DATE: 10/01/20
CHECKED BY: GPH	DATE: 10/01/20



OCT 01 2020

Creating Sublot Nos. 42-72, Block "E" and Dedicating a portion of Brookhaven Drive and all of Glenbrook Circle Known as being part of original Royaltown Township Lot. No. 16 in the City of North Royalton, County of Cuyahoga, and State of Ohio

☐ B.Z.A

☐ ☐ ☐

SEGMENT	LENGTH	RANGE	CHORD	CHORD RATIO	DELTA
C1	40.87	500.00	162.47	5.5757515 E	7.22732
C2	44.27	60.00	84.26	5.3446600 E	50.00000
C3	79.63	500.00	79.54	5.0700027 E	50.0787
C4	79.63	500.00	79.54	5.0700027 E	50.0787
C5	79.63	500.00	79.54	5.0700027 E	50.0787
C6	44.27	60.00	84.26	5.3446600 E	50.00000
C7	60.76	976.00	564.8	5.5757515 E	7.22732
C8	9.27	90.00	9.22	5.5757515 E	5.52530
C9	62.87	90.00	61.68	5.5757515 E	40.0732
C10	62.87	90.00	61.68	5.5757515 E	40.0732
C11	74.85	470.00	74.77	5.5757515 E	50.0787
C12	11.11	71.85	70.07	5.5757515 E	44.0616
C13	66.22	60.00	62.87	5.3446600 E	62.01408
C14	54.47	60.00	52.82	5.3446600 E	52.00344
C15	55.70	60.00	52.82	5.3446600 E	52.00344
C16	65.07	60.00	61.32	5.2708236 E	52.74026
C17	28.29	20.00	27.00	5.2708236 E	52.74026
C18	8.66	530.00	8.60	5.5757515 E	0.56509
C19	75.75	530.00	8.60	5.5757515 E	81.00000
C20	41.47	20.00	42.37	5.3446600 E	80.00000
C21	31.47	20.00	28.38	5.5757515 E	80.00000
C22	63.80	470.00	63.80	5.0700027 E	74.00000
C23	8.00	470.00	14.00	5.0700027 E	74.00000
C24	23.52	90.00	23.50	5.0700027 E	5.07878
C25	82.07	90.00	82.00	5.3446600 E	3.01057
C26	56.88	90.00	54.79	5.3446600 E	3.01057
C27	71.37	20.00	71.32	5.0700027 E	5.07878
C28	70.07	60.00	66.38	5.0700027 E	66.06537
C29	54.55	60.00	52.89	5.0700027 E	66.06537
C30	53.77	60.00	52.89	5.0700027 E	66.06537
C31	64.50	60.00	52.76	5.0700027 E	57.00497
C32	62.59	60.00	52.76	5.0700027 E	57.00497
C33	41.37	20.00	42.37	5.3446600 E	60.00000
C34	41.37	20.00	42.37	5.3446600 E	50.00000
C35	38.08	530.00	38.00	5.0700027 E	54.04703
C36	48.32	530.00	48.30	5.0700027 E	54.04703
C37	31.47	20.00	28.38	5.3446600 E	80.00000
C38	82.89	103.00	82.80	5.3446600 E	5.00000
C39	75.87	103.00	75.87	5.3446600 E	4.00000
C40	48.30	103.00	48.30	5.3446600 E	4.00000
C41	22.89	103.00	22.80	5.3446600 E	5.00000
C42	20.00	60.00	20.00	5.0700027 E	5.00000
C43	20.00	103.00	20.00	5.3446600 E	0.00000
C44	43.56	103.00	43.56	5.3446600 E	0.00000

[illegible]

DRAWN BY:	JMS	2018-08-23
CHECKED BY:	GPH	2018-08-24

1987: 651000 Army Corps of Engineers

1

1

1

1

1

---

1

S 10° 10' 45" W
N 79° 49' 15" W

	27.07°
	20.00°

493	M. W.
597	3. E

N	20°18'53"
S	20°18'52"

E60	20.00
E61	4.02

--	--	--

ORDINANCE NO. 20-131

INTRODUCED BY: Barath, Fenos, Krejci

AN ORDINANCE ACCEPTING THE DEDICATION OF APPROXIMATELY 26,500  
SQUARE FEET (0.6084 ACRE) OF PUBLIC RIGHT-OF-WAY ALONG WEST 130<sup>TH</sup>  
STREET AS PART OF THE PROPOSED LOT CONSOLIDATION AND RIGHT-OF-  
WAY DEDICATION FROM QUINN MANAGEMENT GROUP, LLC, AND  
DECLARING AN EMERGENCY

**WHEREAS:** There has been submitted to Council a plat signed by all necessary parties thereon, dedicating to the city approximately 26,500 square feet (0.6084 acre) of public right-of-way along West 130<sup>th</sup> Street as part of the proposed lot consolidation and right-of-way dedication from Quinn Management Group, LLC (Exhibit A); and

WHEREAS: The City Engineer has reported to Council that this is the instrument to properly dedicate this portion of land for public use 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 26,500 square feet (0.6084 acre) of public right-of-way along West 130<sup>th</sup> Street as part of the proposed lot consolidation and right-of-way dedication from Quinn Management Group, LLC as approved by the City Engineer is hereby accepted, approved, and ordered to be recorded by the city 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:



# ATHENIAN VILLAGE CONDOMINIUM PHASE RECORDING

Athenian Village Condominium Phase 3, Rec. Vol. 138, Pg. 62-66, Cuyahoga County Condominium Map Records  
 Athenian Village Condominium Phase 8, Rec. Vol. 141, Pg. 18-19, Cuyahoga County Condominium Map Records  
 Athenian Village Condominium Phase 9, Rec. Vol. 141, Pg. 19-20, Cuyahoga County Condominium Map Records  
 Athenian Village Condominium Phase 19, Rec. Vol. 142, Pg. 96-99, Cuyahoga County Condominium Map Records  
 Athenian Village Condominium Phase 21, Rec. Vol. 144, Pg. 18-23, Cuyahoga County Condominium Map Records  
 Athenian Village Condominium Phase 22, Rec. Vol. 146, Pg. 00-06, Cuyahoga County Condominium Map Records

## LOT CONSOLIDATION & RIGHT OF WAY DEDICATION

MADE AT THE INSTANCE OF  
QUINN MANAGEMENT GROUP, LLC

KNOWN AS BEING LOT 2 AND 3 IN A  
LOT SPLIT AND CONSOLIDATION FOR  
ATHENIAN VILLAGE CONDOMINIUM ASSOCIATION, INC  
AND ATHENIAN OFFICE BLDG. II, LTD  
RECORDED IN VOL. 327, P. 49 OF C.C.M.R.  
OF PART OF ORIGINAL ROYALTON TOWNSHIP LOT No.6  
NOW IN THE CITY OF NORTH ROYALTON,  
CUYAHOGA COUNTY, OHIO

I hereby state that this plat is a true and accurate representation of the premises shown hereon, and was based on the recorded plat in Volume 327, P. 49, and is in accordance with the minimum standards for boundary surveys as adopted by the State of Ohio Chapter 4733-37 of the Ohio Administrative Code. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses given are based on the centerline of W. 130th bearing N 00 degrees 21 minutes 11 seconds East and are used to indicate angles only.

### HOFMANN-METZKER, INC.

Registered Professional Surveyors  
24 Beech St. - P.O. Box 343  
Berea, Ohio 44017  
(440) 234-7850  
email: george\_hm@hofmann-metzker.net

Registered Surveyor No. 6752  
George W. Hofmann



### ACCEPTANCE

I (We) the undersigned, owner(s) of the land shown on this map and designated as P.P. No. 481-03-053 and 054, do hereby accept this "Lot Consolidation" as shown hereon, and Dedicate the area within the right of way of W. 130th Street (shown with dotted hatching) for public use.

QUINN MANAGEMENT GROUP	Print Name	Title	Date
QUINN MANAGEMENT GROUP	Print Name	Title	Date

### NOTARY

CUYAHOGA COUNTY  
STATE OF OHIO  
S.S. BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE SIGNED OWNERS WHO DID ACKNOWLEDGE THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR FREE ACT AND DEED, IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_, OHIO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

### CITY ENGINEER

THIS PLAT IS APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH ROYALTON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

### PLANNING COMMISSION

THIS PLAT IS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH ROYALTON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

### DEDICATION ACCEPTANCE BY CITY COUNCIL

THIS PLAT HEREBY ACCEPTS THE DEDICATION TO PUBLIC USE THE LAND SHOWN HEREON WITH DOTTED HATCHING BY ORDINANCE NO. \_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CLERK OF COUNCIL Print Name

### SYNOPSIS

CUYAHOGA TAX MAPS INDICATE THE RIGHT OF WAY OF W. 130th TO BE 60' WIDE, 30.00' EACH SIDE OF CENTERLINE. PLAT OF ATHENIAN VILLAGE RECORDED IN VOL. 298, P. 81 OF CUYAHOGA COUNTY RECORDS INDICATE A PROPOSED WIDENING OF 7.50 FEET, THERE WAS NO WRITTEN ACCEPTANCE OF THIS WIDENING AND IT WAS NOT RECOGNIZED BY THE COUNTY. THE PROPERTY ADJACENT TO WEST 130th PP 481-03-053 and 481-03-054 IS DEDICATED TO CENTERLINE.  
THE INTENT OF THIS PLAT IS TO DEDICATE THAT AREA SHOWN BY DOTTED HATCHING AND BEING 50.00' EASTERLY AND PARALLEL ACROSS PP 481-03-053 and PP 481-03-054 FOR PUBLIC USE.

ORDER #19-170  
F.B. 841 PG. 83  
george/quinn/lotconsolidationw130  
Jan 06, 2020  
REV: 3-11-2020  
REV: R/W line 5-22-2020  
REV: R/W line 6-23-2020  
REV: 7-2-2020 Remove Utility Easements  
COUNTY COMMENTS 11-09-20

WEST 130th STREET (VARIES)

ALEXANDRA (PRIVATE)

DOULA LANE 60' PRIVATE

PP 398-06-019  
Stanley Zabka  
8670 W. 130th  
Strongsville, Ohio 44136  
AFN 201609300497

PP 398-06-010  
Richard Zabka  
8712 W. 130th  
Strongsville, Ohio 44136  
DV 1524, P. 475

PP 398-06-009  
David Gonsalus  
8720 W. 130th  
Strongsville, Ohio 44136  
DV 8825, P. 20

PP 398-06-025  
Nello & Elena DiFranco  
8764 W. 130th  
Strongsville, Ohio 44136  
DV 7830, P. 49

PP 398-06-008  
John Pavia  
Connie Rito  
8808 W. 130th  
Strongsville, Ohio 44136  
DV 11083, P. 41

PP 398-06-007  
Adam Pletch / Gail Marchese  
8854 W. 130th  
Strongsville, Ohio 44136  
AFN199909130864

PP 398-06-006  
Lisa Lamson  
8940 W. 130th  
Strongsville, Ohio 44136  
AFN200409150830

PP 481-03-052  
Joseph Asset Management  
8841 West 130th Street  
North Royalton, Ohio 44133  
  
Tax Mailing Address  
Joseph Asset Management  
7100 Whipple Ave. NW, Ste A  
North Canton, Ohio 44720  
AFN 201908200528

PP 481-03-053  
Quinn Management Group, LLC  
AFN202003060353  
  
LOT 2  
65,241.8055 sf  
1.4977 ac

Lot A  
121,146.4554 Sq. Ft.  
2.7811 Acres

PP 481-03-054  
Quinn Management Group, LLC  
AFN 202003060353

LOT 3  
82,404.6498 sf  
1.8918 ac

PP 481-03-050  
NORTH ROYALTON OHIO PROPERTY LLC  
W. 130th  
North Royalton, Ohio 44133  
AFN 201305160521  
Tax Mailing Address  
c/o: Aviv REIT, Inc.  
303 West Madison Street  
Suite 2400  
Chicago, Illinois 60606

ORDINANCE NO. 20-132

INTRODUCED BY: Mayor Antoskiewicz

AN ORDINANCE ACCEPTING A DEED FROM AND AUTHORIZING THE MAYOR TO  
GRANT/CONVEY A CONSERVATION EASEMENT TO THE NORTHEAST OHIO REGIONAL SEWER  
DISTRICT, AND DECLARING AN EMERGENCY

**WHEREAS:** It is the desire of the City of North Royalton to accept a deed from and grant and convey a Conservation Easement to the Northeast Ohio Regional Sewer District on Permanent Parcel No. 481-02-033.

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 City of North Royalton agrees to accept title to permanent parcel no.481-02-033 pursuant to a deed of conveyance from the NEORDS and the Mayor is hereby authorized to grant and convey a Conservation Easement on Permanent Parcel No. 481-02-033 to the NEORDS for conservation purposes.

Section 2. The Mayor is hereby authorized to execute said agreement and to take such action and to execute such other documents and amendments thereto as may be necessary as are approved by the Law Director.

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 accept a deed from and grant and convey a Conservation Easement to the Northeast Ohio Regional Sewer District on Permanent Parcel No. 481-02-033.

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:

## **PURCHASE AGREEMENT**

**THIS AGREEMENT** is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the Northeast Ohio Regional Sewer District, a regional sewer district organized and existing as a political subdivision under Chapter 6119 of the Ohio Revised Code, acting pursuant to Resolution No. \_\_\_\_\_, adopted by its Board of Trustees on \_\_\_\_\_ (hereinafter referred to as “SELLER”), and the City of North Royalton (hereinafter referred to as “BUYER”). BUYER and SELLER are referred to collectively in this Agreement as “Parties”. This Agreement shall be effective upon the date that this Agreement is signed by the last of Seller and Buyer, as indicated below their respective signatures (“**Effective Date**”) subject to the conditions found in Item 2.

In consideration of the mutual promises, agreements and covenants herein contained, the Parties contract as follows:

### **1. SALE AND PURCHASE OF PREMISES**

SELLER agrees to sell and BUYER agrees to purchase the following described real estate with appurtenances, located at 7950 Abbey Rd., North Royalton, and known as Cuyahoga County Permanent Parcel No. 481-02-033 (hereinafter referred to as the “**Premises**”) as further described in Exhibit “A” attached hereto.

### **2. CONDITIONAL OFFER**

SELLER’S offer to sell the Premises is subject to and conditioned upon (a) the approval by resolution of the Board of Trustees of the Northeast Ohio Regional Sewer District for its Chief Executive Officer to execute this Purchase Agreement and title transfer document and (b) the BUYER granting a permanent stormwater easement over the entirety of the Premises at the time of the transfer.

### **3. REPRESENTATION OF PREMISES**

There have been no representations or statements concerning the condition of said Premises, the value of same, the improvements thereon, the use that can be made of the Premises, or any other thing concerning the Premises other than what is contained in this Purchase Agreement. The Premises shall include all land, appurtenant rights, privileges and easements.

### **4. PURCHASE PRICE**

The purchase price for the Premises is One Dollar (\$1.00), which shall be payable to the SELLER on the Closing Date.

## **5. SUPPLEMENTAL INSTRUMENTS**

SELLER agrees to execute any and all supplemental instruments or documents necessary to vest BUYER with the rights, titles and interests in the Premises and BUYER agrees to execute any and all documents necessary to transfer a permanent stormwater easement to the SELLER.

## **6. CONDITION OF PROPERTY**

Buyer or Buyer's agents shall have the right and permission, at Buyer's expense (except as otherwise provided herein), to enter upon Property, or any part thereof, after the Effective Date, at all reasonable times and from time to time prior to the Closing or termination of this transaction for the purpose of making all inspections, tests, surveys and studies (collectively, "**Inspections**") required to determine the suitability of Property for Buyer's purposes as Buyer shall solely determine (which shall include without limitation, surveys, physical inspections, environmental assessments, soil tests, evaluation of utilities, etc.).

i. Seller shall cooperate with Buyer and/or Buyer's agents in providing information about the Property currently in the possession of Seller and access to the Property necessary to complete the Inspections.

ii. Buyer shall be responsible for any damages, claims, losses, costs and expenses, including, but not limited to, physical damage, physical injury to Buyer's employees, agents or contractors and any mechanics, and materialmen liens, caused as a result or arising out of or in connection with any Inspections conducted by Buyer or Buyer's agents after the Effective Date.

## **7. TITLE**

SELLER shall convey marketable title to BUYER by quit claim deed, free and clear of all liens and encumbrances whatsoever, except the following "Permitted Exceptions":

- a. such restrictions, conditions, and easements as do not materially affect the use or value of the Premises;
- b. zoning, ordinances and regulations, if any;
- c. taxes and assessments, both general and special, not yet due and payable.

## **8. ELIMINATION OF OTHERS' INTERESTS**

SELLER shall assist, in whatever manner reasonably possible under the circumstances, to procure and deliver to BUYER releases and cancellations of any and all other rights, titles and interests in the property described in Exhibit A, such as, but not limited to, those belonging to tenants, lessees, mortgagees or others now in possession or otherwise occupying the subject premises, and all assessment claims against said property.

SELLER and BUYER agree that if a mortgagee of SELLER or of a predecessor in title fails to cooperate with the efforts to obtain a release of that mortgagee's mortgage lien secured by the property described in Exhibit A, then and in that event this Agreement shall

become null and void and the parties to this Agreement shall be discharged and released from any and all obligations created by this Agreement; for the purposes of this provision, the term "fails to cooperate" shall include a demand or request by any such mortgagee for a fee to process such a release of that mortgagee's mortgage lien that BUYER, in its sole discretion, deems to be excessive.

## **9. CLOSING**

Closing shall occur at a time and place mutually agreed upon by BUYER and SELLER but as soon as possible upon the approval of the transfer by the Board of Trustees of the Northeast Ohio Regional Sewer District. BUYER retains the right to employ a third party to serve as escrow/closing agent for this transaction. BUYER shall be responsible for all such associated costs.

## **10. CHARGES & PRORATIONS**

Taxes and assessments, both general and special, for the year in which title to the Premises is conveyed shall be prorated and that amount paid in full by SELLER. Any and all delinquencies of taxes and assessments for prior years shall be paid in full by SELLER. SELLER shall provide a certified check to BUYER or BUYER's agent at closing to pay said taxes and assessments. Prior to the closing SELLER is also responsible for the discharge of any and all mortgages and liens encumbering the Premises. SELLER is responsible for the discharge of any and all utilities, including, but not limited to, gas, electric, water, phone, sewer, cable, satellite, trash, which are owed payment and which provide service to the Premises.

## **11. POSSESSION**

SELLER shall deliver possession to BUYER upon transfer of title.

## **12. RECORDING OF TITLE**

BUYER shall have the fully executed quit claim deed and stormwater easement properly recorded and time stamped at no cost to SELLER and shall forward the original stormwater easement to the SELLER.

## **13. BROKER**

No real estate commission or brokerage fee is due from the BUYER in connection with the purchase and sale of the Premises.

## **14. BINDING AGREEMENT**

This Purchase Agreement shall become legally binding upon BUYER and SELLER and their heirs, executors, administrators and assigns upon its execution by the parties and the approval of the Board of Trustees of the Northeast Ohio Regional Sewer District and

shall represent the entire understanding of the parties regarding this transaction. All counter-offers, amendments, changes or deletions to this Purchase Agreement shall be in writing and be signed by both BUYER and SELLER. All agreements, representations and warranties herein contained shall be deemed merged in the Deed and shall not survive closing.

#### **15. MULTIPLE ORIGINALS**

This Agreement may be executed in two or more counterparts, each of which will be deemed an original, but all of which together shall constitute but one and the same instrument.

#### **16. ENTIRE AGREEMENT**

This instrument contains the entire Agreement between the Parties, and it is expressly understood and agreed that no promises, provisions, terms, warranties, conditions or obligations whatsoever, either express or implied, other than herein set forth, shall be binding upon SELLER or BUYER.

#### **17. GOVERNING LAW**

This Agreement has been executed and delivered in the State of Ohio and shall be governed and construed in accordance with the laws of the State of Ohio.

#### **18. TITLES AND HEADINGS**

The titles and headings contained in this Agreement are for convenience of reference only and shall not affect the intent or scope of any of the terms and provisions of this Agreement.



**IN WITNESS WHEREOF**, the Parties hereto have executed this Purchase Agreement as of the date and year above first written.

**SELLER:**  
**NORTHEAST OHIO REGIONAL SEWER DISTRICT**

By: \_\_\_\_\_  
Kyle Dreyfuss-Wells, Chief Executive Officer

**BUYER:**  
**CITY OF NORTH ROYALTON**

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

The legal form and correctness  
of the within instrument is hereby  
approved.

By: \_\_\_\_\_  
Eric Luckage  
Chief Legal Officer

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

This instrument was prepared by:

Julie A. Blair  
Assistant Director of Law  
Northeast Ohio Regional Sewer District  
3900 Euclid Avenue  
Cleveland, Ohio 44115  
(216) 881-6600

## **QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS that the Northeast Ohio Regional Sewer District, a regional sewer district organized and existing as a political subdivision of the State of Ohio under Chapter 6119 of the Ohio Revised Code, acting pursuant to Resolution No. \_\_\_\_\_, adopted by its Board of Trustees on \_\_\_\_\_, 202\_ , the Grantor, who claims title by or through instrument, recorded as Instrument No. 201904040280 in Cuyahoga County Records, for good and valuable consideration received to its full satisfaction, has given, granted, remised, released and forever quit-claimed, unto the City of North Royalton, the Grantee, its successors and assigns forever, all such right and title as it, the said Grantor, has or ought to have in and to the described piece or parcel of land known as Cuyahoga County Permanent Parcel No. 481-02-033 (see attached Exhibit A).

TO HAVE AND TO HOLD the premises aforesaid, with the appurtenances thereunto belonging, to the said Grantee, its successors and assigns, so that neither the said Grantor, nor any other person or entity claiming title through or under it, shall or will hereafter claim or demand any right or title to the premises, or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

The undersigned warrants that he/she is the duly authorized, empowered, and acting agent

of Grantor for the purpose of executing and delivering to Grantee all necessary instruments to affect a good and sufficient conveyance of said property from Grantor to Grantee.

IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

NORTHEAST OHIO REGIONAL SEWER DISTRICT

By: \_\_\_\_\_  
Kyle Dreyfuss-Wells, Chief Executive Officer

STATE OF OHIO                    )  
  ) SS.  
COUNTY OF CUYAHOGA )

BEFORE ME, a Notary Public, in and for said County and State, came the Northeast Ohio Regional Sewer District by Kyle Dreyfuss-Wells, its Chief Executive Officer, who acknowledge that she did sign the foregoing instrument and that the same is the free act and deed of her personally and as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal at \_\_\_\_\_, Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

Prepared by: Julie Blair, Esq.  
NEORSD, 3900 Euclid Ave., Cleveland  
(216) 881-6600

**PERMANENT STORMWATER EASEMENT**  
**PPN: 481-02-033**

KNOW ALL MEN BY THESE PRESENTS: That: the City of North Royalton, hereinafter the “GRANTOR”, for and in consideration of the sum of One Dollar (\$1.00) does hereby give, grant, bargain, and convey, to the Northeast Ohio Regional Sewer District, a regional sewer district organized and existing as an independent political subdivision of the State of Ohio under Chapter 6119 of the Ohio Revised Code, acting pursuant to Resolution No.\_\_\_\_\_, adopted by its Board of Trustees on \_\_\_\_\_, 20\_\_\_\_, hereinafter the “GRANTEE”, forever and in perpetuity, a Stormwater Easement for the purposes hereinafter described, in, across, through, upon, over, and under certain areas (herein, the “Easement Area”, as described herein below) of the real estate situated at 7950 Abbey Rd., North Royalton, and known as Parcel No. 481-02-033 (herein, the “Real Estate”). GRANTOR claims title to said Real Estate by deed recorded in the Cuyahoga County, Ohio Recorder’s office at Instrument No. \_\_\_\_\_.

The Easement Area contains 0.473 acres, more or less, and is meant to include the entirety of said Real Estate and is more particularly described in Exhibit “A” which is attached hereto, made a part hereof, and incorporated herein.

Said Stormwater Easement is hereby granted and conveyed together with all the rights, privileges, appurtenances, and advantages thereto belonging or appertaining to their use and benefit forever by the GRANTEE. This Stormwater Easement is provided to the GRANTEE for the purposes of installing,

constructing, reconstructing, improving, operating, repairing, inspecting, renewing, maintaining, removing and replacing stormwater facilities (herein, collectively, the "Facilities") within the Easement Area. The exercise and nature of the rights granted herein shall be at the sole discretion of the GRANTEE.

GRANTOR agrees not to excavate or fill land or build, construct, place or permit any landscaping, planting, pavement, building or other structure or item upon or within the Easement Area or the Real Estate in a manner which would interfere with the activities and purposes of GRANTEE as set forth herein or to otherwise conduct activities or use the Real Estate in a manner which would interfere with the activities and purposes of GRANTEE as set forth herein. Further, GRANTOR shall not cause or permit others to remove or willfully alter the Facilities.

The GRANTEE shall, at all times, have the right to access the Easement Area and Facilities to do all things necessary for the activities and purposes set forth herein, including, but not limited to, the use of vehicles, equipment, materials and machinery within the Easement Area for the activities and purposes set forth herein. GRANTEE agrees to repair or replace, if necessary, any damages to the surface of the Real Estate disturbed by reason of or in connection with the activities and purposes herein granted, so that said Real Estate will return to substantially the same condition in which it was found prior to the commencement of such activities and purposes, except that GRANTEE shall not be required to replace any trees within the Easement Area which are damaged at any time, nor shall it be required to replace any landscaping installed within the Easement Area after the initial construction of the said Facilities and subsequently disturbed by GRANTEE in connection with the activities and purposes herein granted to it.

This grant of Stormwater Easement will run with the land and will be binding on and will inure to the benefit of the GRANTOR and GRANTEE, and their respective heirs, successors and assigns and the rights herein granted shall continue in perpetuity.

To have and to hold the land herein before described unto the GRANTEE for the aforesaid uses and purposes.

IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF NORTH ROYALTON

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

Print: \_\_\_\_\_

Title: \_\_\_\_\_

Signed and acknowledged  
in the presence of:

STATE OF OHIO                    )  
  ) SS.  
COUNTY OF CUYAHOGA )

BEFORE ME, a Notary Public, in and for said County and State, came the City of North Royalton by \_\_\_\_\_, its \_\_\_\_\_, who acknowledge that he did sign the foregoing instrument and that the same is the free act and deed of him personally and as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal at \_\_\_\_\_, Ohio, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

The legal form of this instrument is approved.

DATE \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Eric Luckage  
Chief Legal Officer  
Northeast Ohio Regional Sewer District

Northeast Ohio Regional Sewer District

By: \_\_\_\_\_  
Kyle Dreyfuss-Wells  
Chief Executive Officer

And: \_\_\_\_\_  
Darnell Brown  
President, Board of Trustees

This instrument prepared by:

Julie A. Blair, Esq.  
Northeast Ohio Regional Sewer District  
3900 Euclid Avenue  
Cleveland, Ohio 44115  
(216) 881-6600



AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF NORTH ROYALTON, PART FOURTEEN BUILDING AND HOUSING CODE, CHAPTER 1481 STORM WATER MANAGEMENT, SECTION 1481.08 MAINTENANCE OF SYSTEMS, PARAGRAPH'S (a) AND (g), AND DECLARING AN EMERGENCY

WHEREAS: It has been determined to be necessary to amend the Codified Ordinances of the City of North Royalton, Part Fourteen Building and Housing Code, Chapter 1481 Storm Water Management, Section 1481.08 Maintenance of Systems, Paragraph's (a) and (g) in order to provide for partial funding of maintenance required for storm water management facilities and for the abatement of storm water nuisances throughout the city; and

WHEREAS: Council desires to provide for these amendments.

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

Section 1. Part Fourteen Building and Housing Code, Chapter 1481 Storm Water Management, Section 1481.08 Maintenance of Systems, Paragraph (a) of the Codified Ordinances of the City of North Royalton is hereby amended to hereinafter read as follows:

(a) Any portion of the drainage system on private property including on-site and off-site storage facilities ***and municipally approved grades and swales*** shall be continuously maintained by the owner of the property unless such system or portion thereof is officially accepted and dedicated by the City for maintenance. The developer/owner shall cause the maintenance obligation to be inserted in the chain of title to the affected lands as a covenant running with the land in favor of the City. To ensure that the proper maintenance of the storm water management improvements will occur, the property owner shall execute a maintenance agreement containing those terms and provisions set forth in the maintenance agreement in substantially the same form as incorporated herein as Appendix I of this chapter. No maintenance agreement shall be executed by or on behalf of the City without first being reviewed by the City Engineer and Law Director.

Section 2. Part Fourteen Building and Housing Code, Chapter 1481 Storm Water Management, Section 1481.08 Maintenance of Systems, Paragraph (g) of the Codified Ordinances of the City of North Royalton is hereby amended to hereinafter read as follows:

(g) A property owner, including but not limited to a Home Owners Association, that has been issued a Cuyahoga Soil & Water Conservation District Long-Term Operation and Maintenance Report on behalf of the City Engineer requiring the property owner to take corrective action may be eligible to apply for grant funds to help offset required maintenance related expenses of their storm water management facility. ***In addition, other owners of adjacent real property may join together and apply for grant funds set forth herein to aid in collaborative corrective action to address any "storm water nuisance" as determined by the City Engineer.*** Storm water management facility ***and storm water nuisance*** grant applications shall be completed and submitted as follows:

(1) Applications are available on the City's website under the Engineering Department page.

(2) Completed applications shall be submitted to the City Engineering Department for consideration for the following maintenance activities:

- a. Clogged or damaged infrastructure
- b. Dredging and/or sediment removal
- c. Erosion repairs and stabilization
- d. Invasive vegetation removal
- e. Trash and/or debris removal
- f. Safety issues

***g. Inadequate or improperly graded swales including property grades that have been modified without permits or fail to meet the original grades as approved by the city.***

(3) Applications shall be limited to maintenance expenses outlined in the most currently issued Long-Term Operation and Maintenance Report issued by the Cuyahoga Soil & Water Conservation District ***or costs incurred to effect remedial work as to storm water nuisances.***

(4) Grant funding shall be limited to a maximum of one quarter (1/4) of the total cost associated with the required maintenance ***or remedial work***, not to exceed \$7,000 per ***project*** ~~property owner~~ as defined above.

(5) Applications for grant funding will be reviewed on a "first come, first serve" basis, and

available as further limited by City Council funding.

- (6) Property owners shall be eligible to apply for grant funds only once every three years.
- (7) Storm water management facilities commenced and/or completed since January 1, 2017 shall be eligible to apply for grant funding.
- (8) Applications may be denied for incompleteness or lack of sufficient funding; failure to qualify for grant funds is solely determined by the City Engineer.
- (9) Payment of the grant shall be made only after the satisfactory completion of the required maintenance **or remedial work**, and upon proof of payment of the entire **project maintenance** cost thereof.
- (10) The City Engineer’s decision on a grant application can be appealed to the City Law Director. The Law Director’s determination will be in the nature of a moral claim in that it will be final and not subject to appeal.

Section 3. This Ordinance shall supersede all previously adopted ordinances in direct conflict herewith.

Section 4. Section 1481.08 of the Codified Ordinances of the City of North Royalton is hereby amended as provided for herein and all other provisions of this section shall remain in full force and effect.

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

Section 6. 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 amend the Codified Ordinances of the City of North Royalton, Part Fourteen Building and Housing Code, Chapter 1481 Storm Water Management, Section 1481.08 Maintenance of Systems, Paragraph’s (a) and (g) in order to provide for a partial funding of maintenance required for storm water management facilities and for the abatement of storm water nuisances.

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:

AN ORDINANCE TO MAKE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF NORTH ROYALTON, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2021

- WHEREAS: Council wishes to provide for the permanent appropriations for current expenses and other expenditures for the year ending December 31, 2021; and
- WHEREAS: A new Ordinance providing for such permanent appropriations is the proper measure to secure such monies.

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

Section 1. To provide for the current expenses and other expenditures for the City of North Royalton, Ohio for the fiscal year ending December 31, 2021 the following sums be and they are hereby appropriated as itemized on Exhibit A attached hereto and incorporated herein as if fully rewritten.

Section 2. The attached Exhibit A includes the following inter-fund transfers:

General Fund	Police Facility Fund	\$ 550,000.00	Operating
General Fund	EMS Levy Fund	1,500,000.00	Operating
General Fund	SCMR Fund	700,000.00	Operating
General Fund	Enterprise Zone	16,400.00	Operating
General Fund	Police Pension Fund	350,000.00	Operating
General Fund	Fire Pension Fund	450,000.00	Operating
General Fund	General Bond Retirement Fund	300,000.00	Debt Service
YMCA Special Revenue	General Bond Retirement Fund	344,000.00	Debt Service
Future Capital Improvement Fund	General Bond Retirement Fund	213,088.00	Debt Service
Fire Capital Improvement Fund	General Bond Retirement Fund	146,973.00	Debt Service
Sprague Road Reconstruction Fund	General Bond Retirement Fund	17,887.00	Debt Service
Wastewater Repair and Replacement Fund	Wastewater Maintenance Fund	200,000.00	Operating

Section 3. A copy of this Ordinance shall be submitted by the Director of Finance to the Auditor of Cuyahoga County, Ohio and upon certification by said Auditor as required by law, the Director of Finance of this City is hereby authorized to draw her warrants upon the City Treasury for payment of any certification and vouchers therefore approved by the proper officers authorized by law to approve the same, or an Ordinance or Resolution of the Council to make such expenditures; provided, however, that no warrants shall be drawn or paid for salaries or wages except to persons employed by authority of and in accordance with the law or the Ordinances of this Council.

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.

THEREFORE, provided this Ordinance receives the affirmative vote of a majority of all members elected to Council, it shall take effect and be in force from and after the earliest period allowed by law.

PRESIDENT OF COUNCIL

APPROVED: MAYOR

DATE PASSED:

DATE APPROVED:

ATTEST:

DIRECTOR OF LEGISLATIVE SERVICES

YEAS:

NAYS:

CITY OF NORTH ROYALTON  
2021 Original Budget Ordinance

	Total 2021 Original Budget Appropriations
<b>GENERAL FUND</b>	
<b>POLICE DEPARTMENT</b>	
Personal Service	3,594,000.00
Contractual Services	319,611.00
Supply & Materials	168,200.00
Capital Outlay	14,500.00
Debt Service	147,000.00
<b>Total Police Department</b>	<b>4,243,311.00</b>
<b>ANIMAL CONTROL</b>	
Personal Service	163,995.00
Contractual Services	4,452.00
Supply & Materials	4,880.00
Capital Outlay	200.00
<b>Total Animal Control Department</b>	<b>173,527.00</b>
<b>FIRE DEPARTMENT</b>	
Personal Service	457,900.00
Contractual Services	337,100.00
Supply & Materials	95,000.00
<b>Total Fire Department</b>	<b>890,000.00</b>
<b>POLICE AND FIRE COMMUNICATIONS</b>	
Personal Service	274,700.00
Contractual Services	817,497.00
Supply & Materials	1,545.00
Capital Outlay	1,500.00
<b>Total Police &amp; Fire Comm</b>	<b>1,095,242.00</b>
<b>STREET LIGHTING</b>	
Contractual Services	100,000.00
<b>Total Street Lighting</b>	<b>100,000.00</b>
<b>CEMETERY DEPARTMENT</b>	
Contractual Services	29,250.00
Supply & Materials	192,690.00
Capital Outlay	51,000.00
<b>Total Cemetery Department</b>	<b>272,940.00</b>
<b>PARKS &amp; RECREATION DEPARTMENT</b>	
Personal Service	534,075.00
Contractual Services	90,369.00
Supply & Materials	156,960.00
Capital Outlay	85,000.00
<b>Total Parks &amp; Recreation Department</b>	<b>866,404.00</b>
<b>PLANNING COMMISSION</b>	
Personal Service	7,400.00
Contractual Services	7,800.00
Supply & Materials	550.00
<b>Total Planning Commission</b>	<b>15,750.00</b>
<b>BOARD OF ZONING</b>	
Personal Service	8,450.00
Contractual Services	2,500.00
Supply & Materials	700.00
<b>Total Board of Zoning</b>	<b>11,650.00</b>
<b>BUILDING DEPARTMENT</b>	
Personal Service	617,500.00
Contractual Services	125,400.00
Supply & Materials	23,000.00
Capital Outlay	109,200.00
<b>Total Building Department</b>	<b>875,100.00</b>

CITY OF NORTH ROYALTON  
2021 Original Budget Ordinance

	Total 2021 Original Budget Appropriations
<b>COMMUNITY DEVELOPMENT</b>	
Personal Service	159,750.00
Contractual Services	185,350.00
Supply & Materials	3,600.00
<b>Total Community Development</b>	<b>348,700.00</b>
<b>RUBBISH COLLECTION</b>	
Contractual Services	1,650,000.00
<b>Total Rubbish Collection</b>	<b>1,650,000.00</b>
<b>SERVICE BUILDING AND GROUNDS</b>	
Contractual Services	80,300.00
Supply & Materials	39,500.00
<b>Total Service Bldg. &amp; Grounds</b>	<b>119,800.00</b>
<b>MAYOR'S OFFICE</b>	
Personal Service	260,150.00
Contractual Services	33,650.00
Supply & Materials	2,950.00
Capital Outlay	1,000.00
<b>Total Mayor's Office</b>	<b>297,750.00</b>
<b>FINANCE DEPARTMENT</b>	
Personal Service	316,584.00
Contractual Services	129,950.00
Supply & Materials	2,250.00
Capital Outlay	1,000.00
<b>Total Finance Department</b>	<b>449,784.00</b>
<b>LEGAL ADMINISTRATION</b>	
Personal Service	369,300.00
Contractual Services	137,100.00
Supply & Materials	10,000.00
<b>Total Legal Administration</b>	<b>516,400.00</b>
<b>ENGINEERING DEPARTMENT</b>	
Personal Service	168,700.00
Contractual Services	105,350.00
Supply & Materials	1,200.00
Capital Outlay	12,500.00
<b>Total Engineering</b>	<b>287,750.00</b>
<b>LEGISLATIVE</b>	
Personal Service	316,900.00
Contractual Services	76,600.00
Supply & Materials	12,500.00
Capital Outlay	6,000.00
<b>Total Legislative Activity</b>	<b>412,000.00</b>
<b>MAYOR'S COURT</b>	
Personal Service	194,200.00
Contractual Services	65,100.00
Supply & Materials	1,800.00
<b>Total Mayor's Court</b>	<b>261,100.00</b>
<b>CIVIL SERVICE</b>	
Personal Service	5,050.00
Contractual Services	2,900.00
<b>Total Civil Service</b>	<b>7,950.00</b>
<b>CITY HALL BUILDING</b>	
Personal Service	144,200.00
Contractual Services	183,800.00
Supply & Materials	17,400.00
Capital Outlay	1,000.00
<b>Total City Hall Building</b>	<b>346,400.00</b>

**CITY OF NORTH ROYALTON**  
**2021 Original Budget Ordinance**

	<b>Total 2021 Original Budget Appropriations</b>
<b>OTHER GENERAL GOVERNMENT</b>	
Personal Services	10,000.00
Supply & Materials	225,000.00
Transfers-Out	3,866,400.00
<b>Total - Other General Government</b>	<b>4,101,400.00</b>
<b>TOTAL - GENERAL FUND</b>	<b>17,342,958.00</b>
<b>ENFORCEMENT AND EDUCATIONAL FUND #205</b>	
Personal Service	15,000.00
Supply & Materials	6,000.00
<b>Total - Enforcement &amp; Education</b>	<b>21,000.00</b>
<b>DRUG LAW ENFORCEMENT FUND #206</b>	
Supply & Materials	200.00
<b>Total - Drug Law Enforcement</b>	<b>200.00</b>
<b>POLICE FACILITY OPERATING FUND #207</b>	
Personal Service	907,500.00
Contractual Services	13,450.00
Supply & Materials	59,435.00
Capital Outlay	1,500.00
<b>Total - Police Facility Operating</b>	<b>981,885.00</b>
<b>LAW ENFORCEMENT TRUST FUND #208</b>	
Contractual Service	1,500.00
Supply & Materials	5,500.00
Capital Outlay	37,500.00
<b>Total - Law Enforcement Trust</b>	<b>44,500.00</b>
<b>EMERGENCY MEDICAL SERVICE LEVY FUND #209</b>	
Personal Service	2,925,500.00
Contractual Services	67,800.00
Supply & Materials	39,700.00
<b>Total EMS Levy Fund</b>	<b>3,033,000.00</b>
<b>MOTOR VEHICLE LICENSE FUND #210</b>	
Street Repair	230,000.00
<b>Total Motor Vehicle License Fund</b>	<b>230,000.00</b>
<b>STREET CONSTRUCTION, MAINTENANCE, &amp; REPAIR FUND #211</b>	
Signals & Signs	
Contractual Services	55,000.00
Supply & Materials	25,000.00
	<b>80,000.00</b>
Street Reconstruction	
Contractual Service	65,000.00
Capital Outlay	1,950,000.00
	<b>2,015,000.00</b>
Street Construction, Maintenance & Repair	
Personal Service	1,853,650.00
Contractual Services	139,775.00
Supply & Materials	451,500.00
	<b>2,444,925.00</b>
Snow Removal	
Personal Service	112,000.00
Contractual Services	15,000.00
Supply & Materials	450,000.00
Capital Outlay	406,000.00
	<b>983,000.00</b>
<b>Total SCMR Fund</b>	<b>5,522,925.00</b>
<b>STATE HIGHWAY FUND #212</b>	
Traffic Signals & Marking	
Contractual Services	25,000.00
Street Maintenance & Repair	
Operating Supplies	30,000.00
Snow & Ice Removal	
Supply & Materials	70,000.00
<b>Total State Highway Fund</b>	<b>125,000.00</b>

**CITY OF NORTH ROYALTON**  
**2021 Original Budget Ordinance**

	<b>Total 2021 Original Budget Appropriations</b>
<b>CITY INCOME TAX FUND #213</b>	
Contractual Services	500,000.00
<b>Total City Income Tax Fund</b>	<b>500,000.00</b>
<b>POLICE LEVY FUND #215</b>	
Personal Services	1,300,000.00
Contractual Services	2,000.00
Capital Outlay	264,500.00
<b>Total - Police Levy Fund</b>	<b>1,566,500.00</b>
<b>FIRE LEVY FUND #216</b>	
Personal Service	980,000.00
<b>Total Fire Levy Fund</b>	<b>980,000.00</b>
<b>RECYCLING GRANT FUND #217</b>	
Contractual Services	6,000.00
<b>Total Recycling Grant</b>	<b>6,000.00</b>
<b>OFFICE ON AGING FUND #219</b>	
Personal Services	141,180.00
Contractual Services	46,550.00
Supply & Materials	11,550.00
Capital Outlay	800.00
<b>Total Office on Aging Fund</b>	<b>200,080.00</b>
<b>NOPEC GRANT FUND #221</b>	
Capital Outlay	120,000.00
<b>Total Nopec Grant Fund</b>	<b>120,000.00</b>
<b>COURT COMPUTER FUND #236</b>	
Contractual Services	10,000.00
Operating Supplies	5,000.00
Capital Outlay	4,300.00
<b>Total Court Computer Fund</b>	<b>19,300.00</b>
<b>COMMUNITY DIVERSION PROGRAM FUND #237</b>	
Personal Services	5,500.00
Contractual Services	2,000.00
Operating Supplies	450.00
<b>Total Community Diversion</b>	<b>7,950.00</b>
<b>ENTERPTISE ZONE FUND #239</b>	
Contractual Services	18,150.00
<b>Total Enterprise Zone Fund</b>	<b>18,150.00</b>
<b>YMCA SPECIAL REVENUE FUND #249</b>	
Transfers-Out	344,000.00
<b>Total YMCA Special revenue fund</b>	<b>344,000.00</b>
<b>ACCRUED BALANCES FUND #260</b>	
Personal Service	200,000.00
<b>Total Accrued Balances Fund</b>	<b>200,000.00</b>
<b>POLICE PENSION FUND #261</b>	
Personal Service	650,670.00
<b>Total Police Pension Fund</b>	<b>650,670.00</b>
<b>FIRE PENSION FUND #262</b>	
Personal Service	730,300.00
<b>Total Fire Pension Fund</b>	<b>730,300.00</b>
<b>GENERAL BOND RETIREMENT FUND #321</b>	
Contractual Service	10,000.00
Debt Service - Interest	400,000.00
Debt Service - Principal	1,060,000.00
<b>Total General Bond Retirement</b>	<b>1,470,000.00</b>

CITY OF NORTH ROYALTON  
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	Total 2021 Original Budget Appropriations
<b>SPECIAL ASSESSMENT FUND #341</b>	
Contractual Service	10,000.00
Debt Service	105,000.00
<b>Total Special Assessment Fund</b>	<b>115,000.00</b>
<b>SERVICE CAPITAL FUND #430</b>	
Capital Outlay	67,000.00
<b>Total Service Capital Fund</b>	<b>67,000.00</b>
<b>RECREATION CAPITAL IMPROVEMENT FUND #431</b>	
Capital Outlay	46,000.00
<b>Total Rec Capital Improvement</b>	<b>46,000.00</b>
<b>FUTURE CAPITAL IMPROVEMENT FUND #432</b>	
Transfers-Out	213,088.00
<b>Total Future Capital Improvement Fund</b>	<b>213,088.00</b>
<b>STORM AND SEWER DRAINAGE FUND #433</b>	
Contractual Services	62,000.00
<b>Total Storm &amp; Sewer Drainage</b>	<b>62,000.00</b>
<b>FIRE CAPITAL IMPROVEMENT FUND #434</b>	
Contractual Service	37,000.00
Operating Supplies	1,000.00
Capital Outlay	100,000.00
Debt Service	107,813.00
Transfer Out	146,973.00
<b>Total Fire Capital Improvement Fund</b>	<b>392,786.00</b>
<b>YMCA CAPITAL RESERVE FUND #437</b>	
Contractual Services	30,000.00
<b>Total YMCA Capital Imp Fund</b>	<b>30,000.00</b>
<b>WATER MAIN FUND #445</b>	
Contractual Services	15,000.00
<b>Total Water Main Fund</b>	<b>15,000.00</b>
<b>ISSUE 1 - SPRAGUE ROAD FUND #451</b>	
Transfer Out	17,887.00
<b>Total Issue 1 - Sprague Road Fund</b>	<b>17,887.00</b>
<b>TRADITIONS AT ROYALTON PLACE TIF #465</b>	
Capital Outlay	195,000.00
<b>Total Traditions at Royalton Place TIF</b>	<b>195,000.00</b>
<b>WASTEWATER TREATMENT FUND #551</b>	
Sanitary Sewer Treatment	
Personal Services	1,276,100.00
Contractual Services	2,472,800.00
Supply & Materials	466,800.00
Capital Outlay	300,000.00
<b>Total Wastewater Treatment Fund</b>	<b>4,515,700.00</b>



**CITY OF NORTH ROYALTON**  
**2021 Original Budget Ordinance**

	<b>Total 2021 Original Budget Appropriations</b>
<b>WASTEWATER MAINTENANCE FUND #552</b>	
Storm Sewer & Drainage Maintenance	
Personal Service	747,200.00
Contractual Services	302,600.00
Supply & Materials	167,500.00
Capital Outlay	572,000.00
<b>Total Stormwater &amp; Drainage</b>	<b>1,789,300.00</b>
 Wastewater Maintenance	
Personal Service	1,002,840.00
Contractual Services	269,600.00
Supply & Materials	195,000.00
Capital Outlay	452,000.00
<b>Total Wastewater Maintenance</b>	<b>1,919,440.00</b>
 <b>Total WW Maintenance Fund</b>	<b>3,708,740.00</b>
<b>WASTEWATER DEBT SERVICE FUND #553</b>	
Debt Service	733,300.00
<b>Total WW Debt Service Fund</b>	<b>733,300.00</b>
 <b>WASTEWATER REPAIR AND REPLACEMENT FUND #555</b>	
Transfers-Out	200,000.00
<b>Total WW Repair &amp; Replacem't</b>	<b>200,000.00</b>
 <b>IMPROVEMENT HOLDING FUND #763</b>	
Refunds	30,000.00
<b>Total Improvement Holding Fund</b>	<b>30,000.00</b>
 <b>OHIO BOARD OF BUILDING STANDARDS FUND #764</b>	
Other	10,000.00
<b>Total OBBS Fund</b>	<b>10,000.00</b>
 <b>BUILDING CONSTRUCTION BOND FUND #766</b>	
Other	50,000.00
<b>Total Bldg. Construction Bond</b>	<b>50,000.00</b>
 <b>OFFICE ON AGING DEPOSITS FUND #768</b>	
Other	1,000.00
<b>Total Office on Aging Deposits</b>	<b>1,000.00</b>
 <b>UNCLAIMED FUNDS #769</b>	
Other	500.00
<b>Total Unclaimed Funds</b>	<b>500.00</b>
 <b>FUND TOTALS</b>	<b>44,517,419.00</b>