

**5:00 p.m. – City Council Tour of the Medina Municipal Court Renovation Project.**

Anyone interested in attending the tour should plan to meet at 5:00 p.m. near the main entrance to the County Courthouse off of E. Washington Street. Parking is available at the Courthouse parking deck just east of the Courthouse. Please be advised, there is no elevator service currently in the building.

**FINANCE COMMITTEE AGENDA  
May 27, 2025 (Tuesday)**

**Finance Committee (6:00 p.m.)**

1. Assignment of Requests for Council Action
2. 25-069-3/24 – Interurban Building Relocation – Donation Agreement / Bill of Sale
3. 25-113-5/27 – Bond Anticipation Notes Ordinances
4. 25-114-5/27 – Purge Damaged Equipment from Service Dept. Flood
5. 25-115-5/27 – Application & Acceptance of MCDAC Grant – Police Dept.
6. 25-116-5/27 – Expenditure Purchase New Duty Handguns – Police Dept.
7. 25-117-5/27 – Zoning Map Amendment – East Washington St.
8. 25-118-5/27 – Increase Exp. Valley Technical Services – Law Dept.
9. 25-119-5/27 – Amend Ord. 76-25 – Henderson Products – Street Dept.
10. 25-120-5/27 – Increase P.O. #2025-1003 – Wintrow Construction – Engineering
11. 25-121-5/27 – Grant Application – Ohio Rail Development Comm. – Engineering
12. 25-122-5/27 – Expenditure - Locker Room Renovation – Medina City Schools
13. 25-123-5/27 – Donate Items to Medina County District Library
14. 25-125-5/27 – Easements for Medina Street Bridge
15. Executive Session: (imminent litigation/land acquisition)

## **REQUESTS FOR COUNCIL ACTION/DISCUSSION**

### **Finance Committee**

- 25-113-5/27 – Bond Anticipation Notes Ordinances
- 25-114-5/27 – Purge Damaged Equipment from Service Dept. Flood
- 25-115-5/27 – Grant Application & Acceptance of MCDAC Grant – Police Dept.
- 25-116-5/27 – Purchase New Duty Handguns – Police Dept.
- 25-117-5/27 – Zoning Map Amendment R-1 to R-4 – E. Washington Street
- 25-118-5/27 – Increase Exp. – Valley Technical Services – Law Dept.
- 25-119-5/27 – Amend Ord. 76-25, Henderson Products – Street Dept.
- 25-120-5/27 – Increase Exp. P.O. #2025-1003 – Wintrow Construction – Engineering
- 25-121-5/27 – Grant Application – Ohio Rail Development Commission – Engineering
- 25-122-5/27 – MCRC Locker Room Renovation – Medina City Schools
- 25-123-5/27 – Donate Items to Medina County District Library
- 25-125-5/27 – Easements for Medina Street Bridge

### **Emerging Technologies Committee**

- 25-124-5/27 – Discussion - Transitioning Cable TV Dept. to Communications Dept.

5/27/25 (Tuesday)

# REQUEST FOR COUNCIL ACTION

No. RCA 25-069-3/24

FROM: Andrew Dutton

Committee: Finance

DATE: 3/18/25

SUBJECT: Interurban Building Relocation and Use

## SUMMARY AND BACKGROUND:

### Interurban Building Background

The Interurban Building was originally located near the current intersection of Pearl Road and Stonegate Drive. The building served as a station on the Cleveland Southwestern and Columbus Railway, which reached Medina in 1907 and ceased operations in 1931. The Interurban Building was stored in a city garage for many years and in 1991, the Community Design Committee worked with the city to restore the building and place it at the northeast corner of the Feckley Parking Lot. The city currently maintains ownership of the Feckley Parking Lot and the Interurban Building.

### Temporary Relocation

At the September 9, 2024 Finance Committee meeting, there was discussion regarding the potential relocation of the Interurban Building. After consideration, the decision was made to temporarily relocate the Interurban Building to a trailer in the Feckley Parking during the construction of the hotel. The cost of the temporary move was paid by the developer of the Legacy Hotel.

### Legacy Hotel Construction

With demolition complete and construction of the hotel progressing, the Legacy Hotel team has asked for a decision regarding the location of the Interurban Building. The request has been made because the site will need to be prepared if the Interurban Building will be returned to its previous location adjacent to South Court Street.

### Council Consideration

City Council is being asked to consider proposals received from the Legacy Hotel and the Medina County Historical Society and determine the permanent location of the Interurban Building.

*Andrew - 2 proposals  
Hotel  
Med. Cty Hist. Society  
⑤ Feckley parking lot*

Estimated Cost: NA

Suggested Funding:

- sufficient funds in Account No.
- transfer needed from Account No. to Account No.
- NEW APPROPRIATION needed in Account No.

Emergency Clause Requested: No  
Reason:

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## COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken: *5/24/25 Hold next mtg  
4/14/25 Hold next mtg - get paperwork together*

Ord./Res.  
Date:

*Ord. 106-25  
5-27-25*

## Kathy Patton

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**From:** Sue Schaefer  
**Sent:** Thursday, May 8, 2025 2:31 PM  
**To:** Kathy Patton  
**Cc:** Greg Huber  
**Subject:** Interurban Building - Ordinance  
**Attachments:** Donation Agreement 5-8-25.docx; Bill of Sale 5-8-25.docx

Kathy: Attached are a Donation Agreement and a Bill of Sale for the Interurban Building. We will need an ordinance. Thanks.

Greg

Medina City Prosecutor's Office  
Medina City Law Department  
132 N. Elmwood Avenue  
Medina, Ohio 44256  
330.722.9070  
330.723.3508 (fax)



## DONATION AGREEMENT

EXH. A 106-25  
ORD. 98-25

This Agreement is made on this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the **City of Medina, an Ohio municipal corporation**, ("City") and the **Medina County Historical Society, an Ohio non-profit corporation**, ("Historical Society"). The City is part owner of a movable structure known as the Interurban Building, hereinafter referred to as the "Building," and has full power and authority to transfer the Building. The Historical Society is a non-profit organization dedicated to preserving and promoting the history of Medina County.

The City desires to transfer, donate, and convey all its rights, title, and interest in the Building to the Historical Society, which agrees to accept such transfer. As such, the parties agree as follows:

### 1. **TRANSFER OF PROPERTY**

The City shall transfer to the Historical Society all of its right, title, and interest in and to the Building immediately upon the approval of this Agreement.

### 2. **CONSIDERATION**

This transfer is made as a donation, with no monetary consideration exchanged, in recognition of the Historical Society's dedication to the preservation of historical landmarks within Medina County and the City of Medina.

### 3. **CONDITION OF BUILDING**

The Building is transferred "as is" without any warranties or guarantees, either express or implied, regarding the condition of the Building or any improvements thereon. The Historical Society accepts full responsibility for any necessary repairs, maintenance, or upgrades to the Building following the transfer.

### 4. **USE OF BUILDING**

The Historical Society agrees that the Building will be used for historical, educational, and cultural purposes consistent with the mission of the Historical Society. The Historical Society further agrees that it will use its best efforts to preserve the historical character and significance of the Building.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

**CITY OF MEDINA,**  
**an Ohio Municipal Corporation**

By: \_\_\_\_\_  
Dennis Hanwell  
Its: Mayor

**MEDINA COUNTY HISTORICAL,**  
**SOCIETY, an Ohio Non-Profit Corporation**

By: \_\_\_\_\_  
Brian T. Feron  
Its: President

## **BILL OF SALE**

In consideration of the obligations of the **Medina County Historical Society** ("Historical Society"), the **City of Medina** ("City") does hereby, in accordance with the Donation Agreement dated \_\_\_\_\_, 2025, between the City and the Historical Society, transfer to the Historical Society the personal property known as the Interurban Building ("Building"), to have and to hold the Building for use of the Historical Society, with full power and authority to obtain and retain possession of the Building, and to enforce the rights transferred hereunder.

The City further covenants that it will, at any time and from time to time, at the request of the Historical Society, execute, acknowledge, and deliver, or cause to be done, executed, acknowledged, and delivered, all such further acts and documents as the Historical Society may reasonably request to vest in the Historical Society full right, title, and interest in or to the Building.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_ day of \_\_\_\_\_, 2025.

**CITY OF MEDINA,  
an Ohio Municipal Corporation**

By: \_\_\_\_\_  
Dennis Hanwell  
Its: Mayor

## REQUEST FOR COUNCIL ACTION

No. RCA 25-113-5/27  
Committee: Finance + Council

FROM: Keith H. Dirham  
DATE: Tuesday, May 13, 2025  
SUBJECT: Bond Anticipation Notes Ordinances

### SUMMARY AND BACKGROUND:

As discussed, we plan to issue Bond Anticipation Notes (BANs) for the Courthouse Project. The Ordinances attached were prepared by Bond Counsel and are for two notes:

1. \$3,000,000 to be borrowed by the General Purpose Capital Fund (#301) from the General Fund (#001), and
2. \$5,000,000 to be borrowed by the Court Special Projects Fund (#169) from the Police Special Fund (#106)

Let me know if there are questions.

### Estimated Cost:

### Suggested Funding:

- sufficient funds in Account No.
- transfer needed from Account No.  
to Account No.
- NEW APPROPRIATION needed in Account No.

### Emergency Clause Requested:

### Reason:

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### COUNCIL USE ONLY:

### Committee Action/Recommendation:

### Council Action Taken:

Ord./Res. Ord. 104-25  
Date: ( \$3M from 301 )  
GEN PURPOSE  
Ord. 105-25  
( \$5M from 106 )  
Police Spec  
5-27-25

**ORDINANCE NO.**

**AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$3,000,000 OF NOTES OF THE CITY OF MEDINA FOR THE PURPOSE OF PAYING A PORTION OF THE COSTS OF CONSTRUCTING, RECONSTRUCTING, FURNISHING, EQUIPPING AND OTHERWISE IMPROVING BUILDING FACILITIES IMPROVEMENTS COMPRISING THE COURTHOUSE PROJECT, INCLUDING ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY.**

**WHEREAS**, the Director of Finance, as fiscal officer of this City, has certified to this Council that the estimated life or period of usefulness of each class of the improvements described in Section 1 is at least five years, the estimated maximum maturity of the Bonds described in Section 1 is at least 28 years, and the maximum maturity of the Notes described in Section 3, to be issued in anticipation of the Bonds, is 20 years from the date of issuance of the Notes authorized herein;

**NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Medina, Medina County, Ohio, that:**

- SEC. 1:** It is necessary to issue bonds of this City in the aggregate principal amount of not to exceed \$3,000,000 (the Bonds) for the purpose of paying a portion of the costs of constructing, reconstructing, furnishing, equipping and otherwise improving building facilities improvements comprising the courthouse project, including all necessary appurtenances thereto.
- SEC. 2:** The Bonds shall be dated approximately May 1, 2026, shall bear interest at the now estimated rate of 5.00% per year, payable semi-annually until the principal amount is paid, and are estimated to mature in 28 annual principal installments. The first principal payment is expected to be payable on December 1, 2027.
- SEC. 3:** It is necessary to issue and this Council determines that notes in the aggregate principal amount of not to exceed \$3,000,000 (the Notes) shall be issued in anticipation of the issuance of the Bonds. The principal amount shall be that amount determined by the Director of Finance of this City in a certificate of award (Certificate of Award) to be the amount necessary, after determining the amount of other funds available and appropriated for the purpose, necessary to finance the improvements described in Section 1 hereof. The Notes shall bear interest at a rate of not to exceed 5.00% per year (computed on a 360-day per year basis), payable at maturity or at any date of earlier prepayment as provided for in Section 4 of this ordinance and until the principal amount is paid or payment is provided for. The interest rate shall be established by the

Director of Finance in the Certificate of Award, in accordance with his determination of the best interests and financial advantages of the City.

**SEC. 4:** The debt charges on the Notes shall be payable in lawful money of the United States of America, or in Federal Reserve funds of the United States of America if so requested by the original purchaser, and shall be payable, without deduction for services of the City's paying agent, upon presentation and surrender, at the office of the Note Registrar, as paying agent to the persons in whose names the Notes are registered on the Note Register (both terms as defined in Section 5 hereof). The Notes shall be dated as of their date of issuance as set forth by the Director of Finance in the certificate of award, and shall mature no more than 1 year from the date of issuance of the Notes, with such date as set forth in the Certificate of Award. The Notes shall be prepayable without penalty or premium at the option of the City at any time prior to maturity as provided in this ordinance. Prepayment prior to maturity shall be made by deposit with the Note Registrar of the principal amount of the Notes together with interest accrued thereon to the date of prepayment. The City's right of prepayment shall be exercised by mailing a notice of prepayment, stating the date of prepayment and the name and address of the Note Registrar, by certified or registered mail to the original purchaser of the Notes not less than seven days prior to the date of that deposit, unless that notice is waived by the original purchaser of the Notes. If money for prepayment is on deposit with the Note Registrar on the specified prepayment date following the giving of that notice (unless the requirement of that notice is waived as stated above), interest on the principal amount prepaid shall cease to accrue on the prepayment date, and, upon the request of the City's Director of Finance, the original purchaser of the Notes shall arrange for the delivery of the Notes at the designated office of the Note Registrar for prepayment and surrender and cancellation.

**SEC. 5:** The Notes shall be signed by the Mayor and the Director of Finance in the name of the City and in their official capacities, provided that one of those signatures may be a facsimile. The Notes shall be issued in the denominations and numbers as requested by the original purchaser and approved by the Director of Finance, provided that the entire principal amount may be represented by a single note. The Notes shall not have coupons attached, shall be numbered as determined by the Director of Finance and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to this ordinance.

No Note shall be valid or obligatory for any purpose or shall be entitled to any security or benefit under this ordinance unless and until the certificate of authentication printed on the Note is signed by the Note Registrar as authenticating agent. Authentication by the Note Registrar shall be conclusive evidence that the Note so authenticated has been duly issued,

signed and delivered under, and is entitled to the security and benefit of, this ordinance. The Director of Finance shall act as Note Registrar. So long as any of the Notes remain outstanding, the City will cause the Note Registrar to maintain and keep at its office all books and records necessary for the registration, exchange and transfer of Notes as provided in this Section (the Note Register). The person in whose name a Note is registered on the Note Register shall be regarded as the absolute owner of that Note for all purposes of this ordinance. Payment of or on account of the debt charges on any Note shall be made only to or upon the order of that person; the City and the Note Registrar shall not be affected by any notice to the contrary, but the registration may be changed as provided in this Section. All such payments shall be valid and effectual to satisfy and discharge the City's liability upon the Note, including interest, to the extent of the amount or amounts so paid. Any Note may be exchanged for Notes of any authorized denomination upon presentation and surrender at the office of the Note Registrar, together with a request for exchange signed by the registered owner or by a person legally empowered to do so in a form satisfactory to the Note Registrar. A Note may be transferred only on the Note Register upon presentation and surrender of the Note at the office of the Note Registrar together with an assignment signed by the registered owner or by a person legally empowered to do so in a form satisfactory to the Note Registrar. Upon exchange or transfer, the Note Registrar shall complete, authenticate and deliver a new Note or Notes of any authorized denomination or denominations requested by the owner equal in the aggregate to the principal amount of the Note or Notes surrendered and bearing interest at the same rate and maturing on the same date. If manual signatures on behalf of the City are required, the Note Registrar shall undertake the exchange or transfer of Notes only after the new Notes are signed by the authorized officers of the City. In all cases of Notes exchanged or transferred, the City shall sign and the Note Registrar shall authenticate and deliver Notes in accordance with the provisions of this ordinance. The exchange or transfer shall be without charge to the owner, except that the City and Note Registrar may make a charge sufficient to reimburse them for any tax or other governmental charge required to be paid with respect to the exchange or transfer. The City or the Note Registrar may require that those charges, if any, be paid before the procedure is begun for the exchange or transfer. All Notes issued and authenticated upon any exchange or transfer shall be valid obligations of the City, evidencing the same debt, and entitled to the same security and benefit under this ordinance, as the Notes surrendered upon that exchange or transfer.

**SEC. 6:** The Notes shall be initially offered to the Treasury Investment Account, and if not taken, the Notes shall be sold by the Director of Finance at private sale in accordance with law and the provisions of this ordinance for not less than the par value; and the Director of Finance is hereby authorized and directed to deliver such note, when executed, to the

purchaser upon payment of such purchase price. The Director of Finance shall, consistent with the provisions of this ordinance sign the Certificate of Award evidencing the sale of the Notes, cause the Notes to be prepared, and have the Notes signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Notes if requested by the original purchaser, to the original purchaser upon payment of the purchase price. The Mayor, the Director of Finance, the Law Director and other City officials, as appropriate, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this ordinance

- SEC. 7:** The proceeds from the sale of the Notes, except any premium and accrued interest, shall be paid into the proper fund or funds and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. Any portion of those proceeds representing premium and accrued interest shall be paid into the Bond Retirement Fund.
- SEC. 8:** The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.
- SEC. 9:** During the year or years in which the Notes are outstanding, there shall be levied on all the taxable property in the City, in addition to all other taxes, the same tax that would have been levied if the Bonds had been issued without the prior issuance of the Notes. The tax shall be within the ten-mill limitation imposed by law, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Notes or the Bonds when and as the same fall due. In each year to the extent proceeds from the City's municipal income tax are available for the payment of debt charges on the Bonds or Notes and are appropriated for the purpose, the amount of the tax shall be reduced by the amount of the income tax so available and appropriated. The City hereby covenants that it will appropriate annually from lawfully available municipal income taxes and will continue to levy and collect those municipal income taxes in the amounts necessary to meet the debt charges on the Bonds or Notes when and as the same shall fall due.
- SEC. 10:** The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Notes in such manner and to such extent as may be

necessary so that (a) the Notes will not (i) constitute private activity bonds, arbitrage bonds or hedge bonds under Section 141, 148 or 149 of the Internal Revenue Code of 1986, as amended (the Code), or (ii) be treated other than as bonds to which Section 103 of the Code applies, and (b) the interest on the Notes will not be treated as an item of tax preference under Section 57 of the Code. The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Notes to be and remain excluded from gross income for federal income tax purposes, and (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Notes to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports, and (v) refrain from certain uses of those proceeds and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code. The Director of Finance, as the fiscal officer, or any other officer of the City having responsibility for issuance of the Notes is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Notes as the City is permitted to or required to make or give under the federal income tax laws, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments of penalties, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments, as determined by that officer, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Notes, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Notes, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Notes.

**SEC. 11:** The Clerk of the Council is directed to forward a certified copy of this ordinance to the County Director of Finance.

**SEC. 12:** This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Notes in order to make them legal, valid and binding general



obligations of the City have been performed and have been met, or will at the time of delivery of the Notes have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 9) of the City are pledged for the timely payment of the debt charges on the Notes; and that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

**SEC. 13:** This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public, in compliance with the law.

**SEC. 14:** This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public health, peace, safety and welfare of the City, and for the further reason that this ordinance must be immediately effective so that the Notes can be sold at the earliest possible date to enable the City to timely meet its obligations with respect to the improvements described herein; wherefore, this ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

**PASSED:** \_\_\_\_\_, 2025

**SIGNED:** \_\_\_\_\_  
**President of Council**

**ATTEST:** \_\_\_\_\_  
**Clerk of Council**

**APPROVED:** \_\_\_\_\_  
**Mayor**

**DATE:** \_\_\_\_\_

\_\_\_\_\_  
**Law Director**

**ORDINANCE NO.**

**AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF NOT TO EXCEED \$5,000,000 OF NOTES OF THE CITY OF MEDINA FOR THE PURPOSE OF PAYING A PORTION OF THE COSTS OF CONSTRUCTING, RECONSTRUCTING, FURNISHING, EQUIPPING AND OTHERWISE IMPROVING BUILDING FACILITIES IMPROVEMENTS COMPRISING THE COURTHOUSE PROJECT, INCLUDING ALL NECESSARY APPURTENANCES THERETO, AND DECLARING AN EMERGENCY.**

**WHEREAS**, the Director of Finance, as fiscal officer of this City, has certified to this Council that the estimated life or period of usefulness of each class of the improvements described in Section 1 is at least five years, the estimated maximum maturity of the Bonds described in Section 1 is at least 28 years, and the maximum maturity of the Notes described in Section 3, to be issued in anticipation of the Bonds, is 20 years from the date of issuance of the Notes authorized herein;

**NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Medina, Medina County, Ohio, that:**

- SEC. 1:** It is necessary to issue bonds of this City in the aggregate principal amount of not to exceed \$5,000,000 (the Bonds) for the purpose of paying a portion of the costs of constructing, reconstructing, furnishing, equipping and otherwise improving building facilities improvements comprising the courthouse project, including all necessary appurtenances thereto.
- SEC. 2:** The Bonds shall be dated approximately May 1, 2026, shall bear interest at the now estimated rate of 5.00% per year, payable semi-annually until the principal amount is paid, and are estimated to mature in 28 annual principal installments. The first principal payment is expected to be payable on December 1, 2027.
- SEC. 3:** It is necessary to issue and this Council determines that notes in the aggregate principal amount of not to exceed \$5,000,000 (the Notes) shall be issued in anticipation of the issuance of the Bonds. The principal amount shall be that amount determined by the Director of Finance of this City in a certificate of award (Certificate of Award) to be the amount necessary, after determining the amount of other funds available and appropriated for the purpose, necessary to finance the improvements described in Section 1 hereof. The Notes shall bear interest at a rate of not to exceed 5.00% per year (computed on a 360-day per year basis), payable at maturity or at any date of earlier prepayment as provided for in Section 4 of this ordinance and until the principal amount is paid or payment is provided for. The interest rate shall be established by the

Director of Finance in the Certificate of Award, in accordance with his determination of the best interests and financial advantages of the City.

**SEC. 4:** The debt charges on the Notes shall be payable in lawful money of the United States of America, or in Federal Reserve funds of the United States of America if so requested by the original purchaser, and shall be payable, without deduction for services of the City's paying agent, upon presentation and surrender, at the office of the Note Registrar, as paying agent to the persons in whose names the Notes are registered on the Note Register (both terms as defined in Section 5 hereof). The Notes shall be dated as of their date of issuance as set forth by the Director of Finance in the certificate of award, and shall mature no more than 1 year from the date of issuance of the Notes, with such date as set forth in the Certificate of Award. The Notes shall be prepayable without penalty or premium at the option of the City at any time prior to maturity as provided in this ordinance. Prepayment prior to maturity shall be made by deposit with the Note Registrar of the principal amount of the Notes together with interest accrued thereon to the date of prepayment. The City's right of prepayment shall be exercised by mailing a notice of prepayment, stating the date of prepayment and the name and address of the Note Registrar, by certified or registered mail to the original purchaser of the Notes not less than seven days prior to the date of that deposit, unless that notice is waived by the original purchaser of the Notes. If money for prepayment is on deposit with the Note Registrar on the specified prepayment date following the giving of that notice (unless the requirement of that notice is waived as stated above), interest on the principal amount prepaid shall cease to accrue on the prepayment date, and, upon the request of the City's Director of Finance, the original purchaser of the Notes shall arrange for the delivery of the Notes at the designated office of the Note Registrar for prepayment and surrender and cancellation.

**SEC. 5:** The Notes shall be signed by the Mayor and the Director of Finance in the name of the City and in their official capacities, provided that one of those signatures may be a facsimile. The Notes shall be issued in the denominations and numbers as requested by the original purchaser and approved by the Director of Finance, provided that the entire principal amount may be represented by a single note. The Notes shall not have coupons attached, shall be numbered as determined by the Director of Finance and shall express upon their faces the purpose, in summary terms, for which they are issued and that they are issued pursuant to this ordinance.

No Note shall be valid or obligatory for any purpose or shall be entitled to any security or benefit under this ordinance unless and until the certificate of authentication printed on the Note is signed by the Note Registrar as authenticating agent. Authentication by the Note Registrar shall be conclusive evidence that the Note so authenticated has been duly issued,

signed and delivered under, and is entitled to the security and benefit of, this ordinance. The Director of Finance shall act as Note Registrar. So long as any of the Notes remain outstanding, the City will cause the Note Registrar to maintain and keep at its office all books and records necessary for the registration, exchange and transfer of Notes as provided in this Section (the Note Register). The person in whose name a Note is registered on the Note Register shall be regarded as the absolute owner of that Note for all purposes of this ordinance. Payment of or on account of the debt charges on any Note shall be made only to or upon the order of that person; the City and the Note Registrar shall not be affected by any notice to the contrary, but the registration may be changed as provided in this Section. All such payments shall be valid and effectual to satisfy and discharge the City's liability upon the Note, including interest, to the extent of the amount or amounts so paid. Any Note may be exchanged for Notes of any authorized denomination upon presentation and surrender at the office of the Note Registrar, together with a request for exchange signed by the registered owner or by a person legally empowered to do so in a form satisfactory to the Note Registrar. A Note may be transferred only on the Note Register upon presentation and surrender of the Note at the office of the Note Registrar together with an assignment signed by the registered owner or by a person legally empowered to do so in a form satisfactory to the Note Registrar. Upon exchange or transfer, the Note Registrar shall complete, authenticate and deliver a new Note or Notes of any authorized denomination or denominations requested by the owner equal in the aggregate to the principal amount of the Note or Notes surrendered and bearing interest at the same rate and maturing on the same date. If manual signatures on behalf of the City are required, the Note Registrar shall undertake the exchange or transfer of Notes only after the new Notes are signed by the authorized officers of the City. In all cases of Notes exchanged or transferred, the City shall sign and the Note Registrar shall authenticate and deliver Notes in accordance with the provisions of this ordinance. The exchange or transfer shall be without charge to the owner, except that the City and Note Registrar may make a charge sufficient to reimburse them for any tax or other governmental charge required to be paid with respect to the exchange or transfer. The City or the Note Registrar may require that those charges, if any, be paid before the procedure is begun for the exchange or transfer. All Notes issued and authenticated upon any exchange or transfer shall be valid obligations of the City, evidencing the same debt, and entitled to the same security and benefit under this ordinance, as the Notes surrendered upon that exchange or transfer.

**SEC. 6:** The Notes shall be initially offered to the Treasury Investment Account, and if not taken, the Notes shall be sold by the Director of Finance at private sale in accordance with law and the provisions of this ordinance for not less than the par value; and the Director of Finance is hereby authorized and directed to deliver such note, when executed, to the

purchaser upon payment of such purchase price. The Director of Finance shall, consistent with the provisions of this ordinance sign the Certificate of Award evidencing the sale of the Notes, cause the Notes to be prepared, and have the Notes signed and delivered, together with a true transcript of proceedings with reference to the issuance of the Notes if requested by the original purchaser, to the original purchaser upon payment of the purchase price. The Mayor, the Director of Finance, the Law Director and other City officials, as appropriate, are each authorized and directed to sign any transcript certificates, financial statements and other documents and instruments and to take such actions as are necessary or appropriate to consummate the transactions contemplated by this ordinance

- SEC. 7:** The proceeds from the sale of the Notes, except any premium and accrued interest, shall be paid into the proper fund or funds and those proceeds are appropriated and shall be used for the purpose for which the Notes are being issued. Any portion of those proceeds representing premium and accrued interest shall be paid into the Bond Retirement Fund.
- SEC. 8:** The par value to be received from the sale of the Bonds or of any renewal notes and any excess funds resulting from the issuance of the Notes shall, to the extent necessary, be used to pay the debt charges on the Notes at maturity and are pledged for that purpose.
- SEC. 9:** During the year or years in which the Notes are outstanding, there shall be levied on all the taxable property in the City, in addition to all other taxes, the same tax that would have been levied if the Bonds had been issued without the prior issuance of the Notes. The tax shall be within the ten-mill limitation imposed by law, shall be and is ordered computed, certified, levied and extended upon the tax duplicate and collected by the same officers, in the same manner, and at the same time that taxes for general purposes for each of those years are certified, levied, extended and collected, and shall be placed before and in preference to all other items and for the full amount thereof. The proceeds of the tax levy shall be placed in the Bond Retirement Fund, which is irrevocably pledged for the payment of the debt charges on the Notes or the Bonds when and as the same fall due. In each year to the extent proceeds from the City's municipal income tax are available for the payment of debt charges on the Bonds or Notes and are appropriated for the purpose, the amount of the tax shall be reduced by the amount of the income tax so available and appropriated. The City hereby covenants that it will appropriate annually from lawfully available municipal income taxes and will continue to levy and collect those municipal income taxes in the amounts necessary to meet the debt charges on the Bonds or Notes when and as the same shall fall due.
- SEC. 10:** The City covenants that it will use, and will restrict the use and investment of, the proceeds of the Notes in such manner and to such extent as may be

necessary so that (a) the Notes will not (i) constitute private activity bonds, arbitrage bonds or hedge bonds under Section 141, 148 or 149 of the Internal Revenue Code of 1986, as amended (the Code), or (ii) be treated other than as bonds to which Section 103 of the Code applies, and (b) the interest on the Notes will not be treated as an item of tax preference under Section 57 of the Code. The City further covenants that (a) it will take or cause to be taken such actions that may be required of it for the interest on the Notes to be and remain excluded from gross income for federal income tax purposes, and (b) it will not take or authorize to be taken any actions that would adversely affect that exclusion, and (c) it, or persons acting for it, will, among other acts of compliance, (i) apply the proceeds of the Notes to the governmental purpose of the borrowing, (ii) restrict the yield on investment property, (iii) make timely and adequate payments to the federal government, (iv) maintain books and records and make calculations and reports, and (v) refrain from certain uses of those proceeds and, as applicable, of property financed with such proceeds, all in such manner and to the extent necessary to assure such exclusion of that interest under the Code. The Director of Finance, as the fiscal officer, or any other officer of the City having responsibility for issuance of the Notes is hereby authorized (a) to make or effect any election, selection, designation, choice, consent, approval, or waiver on behalf of the City with respect to the Notes as the City is permitted to or required to make or give under the federal income tax laws, for the purpose of assuring, enhancing or protecting favorable tax treatment or status of the Notes or interest thereon or assisting compliance with requirements for that purpose, reducing the burden or expense of such compliance, reducing the rebate amount or payments of penalties, or making payments of special amounts in lieu of making computations to determine, or paying, excess earnings as rebate, or obviating those amounts or payments, as determined by that officer, which action shall be in writing and signed by the officer, (b) to take any and all other actions, make or obtain calculations, make payments, and make or give reports, covenants and certifications of and on behalf of the City, as may be appropriate to assure the exclusion of interest from gross income and the intended tax status of the Notes, and (c) to give one or more appropriate certificates of the City, for inclusion in the transcript of proceedings for the Notes, setting forth the reasonable expectations of the City regarding the amount and use of all the proceeds of the Notes, the facts, circumstances and estimates on which they are based, and other facts and circumstances relevant to the tax treatment of the interest on and the tax status of the Notes.

**SEC. 11:** The Clerk of the Council is directed to forward a certified copy of this ordinance to the County Director of Finance.

**SEC. 12:** This Council determines that all acts and conditions necessary to be done or performed by the City or to have been met precedent to and in the issuing of the Notes in order to make them legal, valid and binding general

obligations of the City have been performed and have been met, or will at the time of delivery of the Notes have been performed and have been met, in regular and due form as required by law; that the full faith and credit and general property taxing power (as described in Section 9) of the City are pledged for the timely payment of the debt charges on the Notes; and that no statutory or constitutional limitation of indebtedness or taxation will have been exceeded in the issuance of the Notes.

**SEC. 13:** This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public, in compliance with the law.

**SEC. 14:** This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public health, peace, safety and welfare of the City, and for the further reason that this ordinance must be immediately effective so that the Notes can be sold at the earliest possible date to enable the City to timely meet its obligations with respect to the improvements described herein; wherefore, this ordinance shall take effect and be in full force and effect immediately upon its passage and approval by the Mayor.

**PASSED:** \_\_\_\_\_, 2025

**SIGNED:** \_\_\_\_\_  
**President of Council**

**ATTEST:** \_\_\_\_\_  
**Clerk of Council**

**APPROVED:** \_\_\_\_\_  
**Mayor**

**DATE:** \_\_\_\_\_

\_\_\_\_\_  
**Law Director**

OK  
Dr Hanwell  
5-13-2025

## REQUEST FOR COUNCIL ACTION

No. RCA 25-114-5/27  
Committee: Finance

FROM: Mayor Dennis Hanwell

DATE: May 13, 2025

SUBJECT: Damaged Equipment from Service Flood

### SUMMARY AND BACKGROUND:

Respectfully requesting Council's permission to purge damaged equipment from the Service Department flooding incident. The attached items are not safely suitable for auction and have since been replaced.

Estimated Cost:

Suggested Funding:

- Sufficient funds in Account No.
- Transfer needed from Account No.  
to Account No.

NEW APPROPRIATION needed in Account No.

Emergency Clause Requested: NO

Reason:

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COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken:

Ord./Res.  
Date:



## IT list of

## Equipment Lost

	Qty	Equipment	Model	Serial Number	Cost of Each	Total
	4	CyberPower 350VA Battery Backup			\$60.00	\$240
	2	Dell Keyboards (wired)			\$20.00	\$40
	7	C13 Power cords			\$3	\$21
	3	Displayport (male) to Displayport (male) Cables			\$10	\$30
	2	5 foot Cat6e Network Cables			\$5	\$10
	1	VGA Cable			\$6	\$6
	1	Logitech MK235 Wireless Keyboard and Mouse Combo			\$20	\$20
	1	USRobotic Modem	5686		\$60	\$60
	1	4.5 Feet DB9 (9 Pin) Female to DB25 (25 Pin) Male			\$10	\$10
	1	Yealink Phone	T54W	301081E011215372	\$125	\$125
	1	LG Monitor	W1934SI		\$60	\$60
	1	Dell Monitor	U2412Mc		\$230	\$230
	2	Dell Monitor	P2422H		\$200	\$200
			Precision			
	1	Dell PC	5820	J37YZV2	\$2,000	\$2,000
			OptiPlex			
	1	Dell PC	9020	48P3H02	\$900	\$900
			OptiPlex			
	1	Dell PC	7090	FOX0XM3	\$1,100	\$1,100
					Total	\$5,052

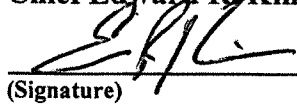
**REQUEST FOR COUNCIL ACTION**

No. RCA 25-115-5/27

Committee Finance

**From: POLICE DEPARTMENT  
Chief Edward R. Kinney**

Mayor's Initials:

  
(Signature)

Guidelines: See information on back of form

**Date:** 5/12/25

**Subject:** Application and Acceptance of MCDAC Grant

**Summary and Background:** The Medina Police Department respectfully requests approval to apply and accept grant funds from the 2025 MCDAC Grant. The amount requested is \$315,752.49. This grant is sought to fund our School Resource Officers' salaries and benefits. The SROs remain an integral part in the collaborative efforts to promote and administer safety precautions as well as encourage confidence and resiliency in our youth. The SROs serve as a bridge between youth and law enforcement building trust and familiarity. They attend school and community activities, engage and mentor. They also administer and promote the D.A.R.E. program to combat drug prevention.

**Suggested Funding:** N/A

**Sufficient Funds in Account:** n/a

**Transfer Needed From:** n/a      **To:**

**New Appropriation Needed:** No

**Account No:**

**Emergency Clause Requested:**

**No      Yes      If yes, reason:**

**Council Use Only:**

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**Committee Recommendation:**

**Council Action Taken:**

**Ord./Res.No:**

**Date:**

# Section I. Cover Sheet

**Implementing Agency Name:** Medina Police Department

**Federal Tax ID Number: Contact** 34-6001856

**Person's Name and Title: Mailing** Edward Kinney, Chief of Police

**Address:** 150 W Friendship St, Medina, OH 44256

**Telephone Number:** 330-725-7777

**Email:** ekinney@medinaoh.org

**Authorized Fiscal Officer's Name/Title:** Mr Keith Dirham, Finance Director

**Mailing Address:** 132 N Elmwood Ave, Medina, OH 44256

**Telephone Number:** 330-722-9050

**Email:** kdirham@medinaoh.org

**Project Director Name/Title:** Sgt Sara Lynn

**Project Title:** 2025 School Resource Officers for Medina City Schools

**Mailing Address:** 150 W Friendship Street, Medina, OH 44256

**Telephone Number:** 330-725-7777

**Email:** slynn@medinaoh.org

**Project Type:** Funding for School Resource Officers

**List each Project Location address, contact person, title and phone number:**

Medina Senior High School: 777 E Union Street, Medina, OH 44256

Elisa Tedona: 330-636-3200

A.I. Root Middle School: 333 W Sturbridge Drive, Medina, OH 44256

Mrs. Cindy Grice: 330-636-3500

Claggett Middle School: 420 E Union Street, Medina, OH 44256

Mr. Brian Condit: 330-636-3600

**Application Prepared by:** Sgt Sara Lynn

**Signature:**

**Date:** 04/30/2025

## **Section II. Project Plan Narrative**

Describe the project in detail. Include a general description of the project, the problems you are facing in your community, the needs of your organization, the target population of your project and any project goals and objectives you may have. Please include how you will evaluate the project and any outcome measures you will use at the completion of the project. Attach letter(s) of support from the organizations you collaborate with and your government officials.

A sworn law enforcement officer assigned as a School Resource Officer (SRO) is an integral part of the formation, development, and execution of a comprehensive school safety plan. The primary role of an SRO is to provide a safe learning environment by working collaboratively with various members of the school administration. They also respond to calls for service within the schools, document incidents, and identify at-risk students by their behaviors.

SROs typically have duties such as mentoring students and conducting presentations on youth-related issues. Another role is that of an informal counselor. Youth often look to these officers in the same way they might turn to parents or other adults in their lives. SROs build trust and foster relationships with youth through formal and informal interactions.

When youth are facing challenging issues, such as underage drinking, stressful life situations, or even the illegality of school pranks, students can trust SROs to answer questions and address problems. These relationships also allow SROs to intervene before issues escalate, refer students to appropriate resources (such as mental and behavioral services), and divert them from the juvenile justice system.

The Drug Abuse resistance Education (D.A.R.E.) program is the most comprehensive drug prevention curricula in the world taught in schools. The Surgeon General's 2016 landmark report entitled, "Facing Addiction in America: The Surgeon General's Report on Alcohol, Drugs, and Health", concluded that alcohol and drug misuse, disorders, and addiction, are pressing public health concerns. As the report states, "The good news is that there is strong scientific evidence supporting the effectiveness of prevention programs and policies." D.A.R.E. is a program the Surgeon General identified as building social, emotional, cognitive, and substance refusal skills. The primary goal of a curriculum-driven prevention programming is to encourage decisions to avoid drugs.

### Section III. Project Budget

Total MCDAC Requested Amount of Funding: **\$315,752.49** Total Cost of Project: **\$315,752.49**

Applicant Cost Share of Project: **\$0**

Type of Cost	Total Project Cost	MCDAC Requested Amount	Other Source Amount
Salary	\$203,158.80	\$203,158.80	
Benefits	\$112,593.69	\$112,593.69	
Equipment Purchase/Lease			
Other (Please detail any other project costs here):			
Total:	<b>\$315,752.49</b>	<b>\$315,752.49</b>	

The above financial report reflects true and accurate information to the best of our knowledge and belief.

Fiscal Officer: *Kent H. Davis*

Date: *5/1/25*

## Section III: Project Budget

### A. Personnel

Position: School Resource Officer

Name/Vacant: Nicholas MacLarren

Total Hours: 1560 Hourly Rate: \$43.41 Total Wages: \$67,719.60

(SRO's max 200 days = 1600 hours)

Employers Share of Monthly Rate (Fringe Benefits or % Rate)			Eligible Wage Amount or # of Months		Employer's Share of Fringes
PERS or STRS		X		=	
Medicare	.0145	X	\$67,719.60	=	\$981.93
FICA		X		=	
Other Pension (PERS Additional)	.195	X	\$67,719.60	=	\$13,205.32
Health Insurance	\$2,175.90	X	9	=	\$19,583.10
BWC	.03	X	\$67,719.60	=	\$2,031.59
Unemployment		X		=	
Other	\$168.42	X	9	=	\$1,515.78
			<b>Subtotal Fringes</b>	=	<b>\$37,317.72</b>
			<b>Subtotal Salary</b>	+	<b>\$67,719.60</b>
			<b>Personnel Total</b>	=	<b>\$105,037.32</b>

Position: School Resource Officer

Name/Vacant: Alan Roland

Total Hours: 1560 Hourly Rate: \$43.41 Total Wages: \$67,719.60

(SRO's max 200 days = 1600 hours)

Employers Share of Monthly Rate (Fringe Benefits or % Rate)			Eligible Wage Amount or # of Months		Employer's Share of Fringes
PERS or STRS		X		=	
Medicare	.0145	X	\$67,719.60	=	\$981.93
FICA		X		=	
Other Pension (PERS Additional)	.195	X	\$67,719.60	=	\$13,205.32
Health Insurance	\$2,175.90	X	9	=	\$19,583.10
BWC	.03	X	\$67,719.60	=	\$2,031.59
Unemployment		X		=	
Other	\$218.59	X	9	=	\$1,967.31
			<b>Subtotal Fringes</b>	=	<b>\$37,769.25</b>
			<b>Subtotal Salary</b>	+	<b>\$67,719.60</b>
			<b>Personnel Total</b>	=	<b>\$105,488.85</b>

## Section III: Project Budget

### A. Personnel

Position: School Resource Officer

Name/Vacant: James Tighe

Total Hours: 1560      Hourly Rate: \$43.41      Total Wages: \$67,719.60

(SRO's max 200 days = 1600 hours)

Employers Share of Monthly Rate (Fringe Benefits or % Rate)			Eligible Wage Amount or # of Months		Employer's Share of Fringes
PERS or STRS		X		=	
Medicare	.0145	X	\$67,719.60	=	981.93
FICA		X		=	
Other Pension (PERS Additional)	.195	X	\$67,719.60	=	\$13,205.32
Health Insurance	\$2,175.90	X	9	=	\$19,583.10
BWC	.03	X	\$67,719.60	=	\$2,031.59
Unemployment		X		=	
Other	\$189.42	X	9	=	1,704.78
			<b>Subtotal Fringes</b>	=	<b>\$37,506.72</b>
			<b>Subtotal Salary</b>	+	<b>\$67,719.60</b>
			<b>Personnel Total</b>	=	<b>\$105,226.32</b>

Position:

Name/Vacant:

Total Hours:                      Hourly Rate:                      Total Wages:

(SRO's max 200 days = 1600 hours)

Employers Share of Monthly Rate (Fringe Benefits or % Rate)			Eligible Wage Amount or # of Months		Employer's Share of Fringes
PERS or STRS		X		=	
Medicare		X		=	
FICA		X		=	
Other Pension (PERS Additional)		X		=	
Health Insurance		X		=	
BWC		X		=	
Unemployment		X		=	
Other		X		=	
			<b>Subtotal Fringes</b>	=	
			<b>Subtotal Salary</b>	+	
			<b>Personnel Total</b>	=	

### Section III: Project Budget

#### B. Equipment

Equipment	Purpose	Expense
	<b>Total Equipment Expense:</b>	

### Section III: Project Budget

#### C. Other Expenses

Please detail any expenses that are not include in the personnel or equipment sections.

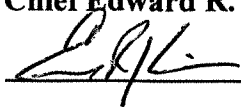
Other	Purpose	Expense
	<b>Total Other Expense:</b>	



## REQUEST FOR COUNCIL ACTION

No. RCA 25-116-5/27  
Committee Finance Only

From: **POLICE DEPARTMENT**  
**Chief Edward R. Kinney**



Mayor's Initials: \_\_\_\_\_

Guidelines: See information on back of form

Date: May 19, 2025

Subject: Purchase of New Duty Handguns for Medina Police Department Personnel

### **Summary and Background**

#### **Action Requested:**

- (1) Approval to purchase forty-six (46) FN 509 MRD LE 9mm pistols equipped with Holosun 509T enclosed red dot optics and compatible duty-rated holsters.
- (2) Authorization to trade the department's current Smith & Wesson M&P .40 caliber and Smith & Wesson Shield .40 caliber inventory to offset the overall purchase cost.
- (3) Authorization to trade four firearms forfeited to the Medina Police Department by court order.

#### **Background and Justification:**

The Medina Police Department's current duty sidearm, the Smith & Wesson M&P .40 caliber, has been in active service for over seven years. These firearms are nearing the end of their practical service life for frontline law enforcement duties. While still operational, routine wear, evolving equipment standards, and the increasing cost of maintenance and parts support necessitate their rotation out of the inventory. Best practices suggest cycling out service pistols every 6–8 years to ensure reliability, accuracy, and officer safety.

After a thorough evaluation process by a committee of officers, the department proposes transitioning to the **FN 509 MRD LE 9mm pistol**. This platform is currently in use by numerous federal and state agencies and offers several advantages over the existing .40 caliber system:

- **Reduced Recoil / Better Control:** The 9mm round offers lower recoil, allowing officers to shoot more accurately and recover their sight picture more quickly while under stress.
- **Higher Capacity:** The FN 509 MRD LE offers increased magazine capacity over the current .40 caliber platform, enhancing officer readiness.
- **Lower Operating Costs:** 9mm ammunition is considerably more economical, translating to budget savings for both training and duty use.
- **Modern Optics Integration:** Each pistol will be equipped with a **Holosun 509T enclosed red dot sight**, significantly improving target acquisition speed, especially in dynamic, low-light environments. The enclosed emitter design adds durability and eliminates common reliability issues seen with open optics.

This upgrade aligns Medina PD's firearm program with modern policing standards and reflects the growing national shift toward red dot-equipped 9mm platforms. The department has researched and tested the FN 509

MRD LE and determined it to be highly reliable, ergonomically advanced, and ideally suited for both patrol and specialized operations.

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**Trade-In Credit:**

The current Smith & Wesson M&P and Shield pistols will be traded in as part of the procurement process. The selected vendor has offered a fair-market credit toward the purchase of the new pistols and holsters. This approach minimizes budget impact and eliminates the need for storage or surplus handling.

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**Fiscal Impact:**

A comprehensive cost proposal outlining vendor pricing, trade-in credits, and relevant budget allocations is attached for review. This purchase will be funded using carryforward funds that have been strategically reserved for this project.

**Estimated Cost:** Not to exceed \$35,000.00

**Suggested Funding:** Carryforward

**Sufficient Funds in Account No:** 106-0101-54413 Equipment

**Transfer Needed From:**                      **To:**

**New Appropriation Needed:** No

**Account No:** 106-0101-54413 Equipment

**Emergency Clause Requested:**

No      Yes      If yes, reason:

**Council Use Only:**

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**Committee Recommendation:**

**Council Action Taken:**

**Ord./Res.No:**

**Date:**



# Proposal

## LEPD FIREARMS, RANGE & TRAINING FACILITY

Date: 5/14/2025

Invoice: 25-01P 509T Final 3

To: City of Medina Police Department

PO:

Req #

330 725 7777

Attn: Bryan Wagner

[bwagner@medinaoh.org](mailto:bwagner@medinaoh.org)

Tax Exempt #:

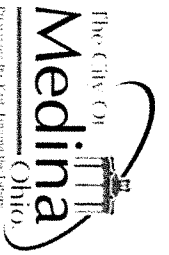
Salesperson	Service/Item	Payment Terms
ERIC DELBERT	Misc Items	Due upon receipt

HRs/Qty	6 Lane Range Rental/Classroom Use/Officer Qualification	Unit Price/HR or Officer	Line Total
Qty	Targets/Merchandise	Unit Price	Line Total (no tax)
33.00	Safariland 6360RDS-2702-131 FN509 +OPTIC + X300U STX TAC BLK RH (LH&RH TBD) (currently have TLR1/HL)	\$135.25	\$4,463.25
8.00	Safariland 6360RDS-27027-131 FN509 +OPTIC + TLR7A TAC BLK RH (LH&RH TBD)	\$142.50	\$1,140.00
45.00	Gunsmith Mount/Zero optic	\$15.00	\$675.00
45.00	C&H Plate FN509-509T-ST	\$54.87	\$2,469.15
45.00	Holosun HE509TGR X2	\$307.00	\$13,815.00
0.00	<del>20 100032-1 FN 509, 9MM MAG, 17RD, BLK</del>	<del>\$36.99</del>	<del>\$0.00</del>
0.00	<del>Zero Nine Mag Pouch (melle/tek lok)</del>	<del>\$33.35</del>	<del>\$0.00</del>
	Subtotal		\$22,562.40
Qty	Ammunition/Firearms	Unit Price	Line Total (no tax)
45	FN 509 MRD LE NMS BLK/BLK NS 3X17 LAPD (66-101287)	\$465.00	\$20,925.00
0	<del>S&amp;B or Magtech 9mm 124gr 1,000rds/case</del>	<del>\$210.00</del>	<del>\$0.00</del>
0	<del>Federal HST 124gr +P HST 1000rds (P9HST3)</del>	<del>\$550.00</del>	<del>\$0.00</del>
39	Trade of S&W MP Shield 40sw w/mags (box?) (\$150 buyback)	(\$85.00)	(\$3,315.00)
47	Trade of S&W MP 40 + duty holster w/3 mags (\$200 buyback)	(\$140.00)	(\$6,580.00)
1	Trade of G42(\$150) + Sig 365x (\$300) + Sig 365 (\$200)+ Mossberg 715 (\$200)	(\$850.00)	(\$850.00)
0	<del>Misc. S&amp;W MP 40sw Magazines</del>	<del>(\$5.00)</del>	<del>\$0.00</del>
0	<del>40SW Range Ammunition (1,000rds/case)</del>	<del>(\$140.00)</del>	<del>\$0.00</del>
0	Option for Officers to Purchase Reflex at \$444.99	\$0.00	\$0.00
	Subtotal		\$10,180.00
	Sales Tax		see above
	Total		\$32,742.40

Please include invoice number with payment & make all checks payable to LEPD FIREARMS & RANGE. Thank you for your business!

999 Bethel Road, Columbus, Ohio 43214

(614) 999-1009



# MEDINA POLICE DEPARTMENT

150 West Friendship Street  
Medina, Ohio 44256-1896  
Phone: 330-725-7777  
Fax: 330-722-4451  
Printed on May 12, 2025

## Equipment Log

Type	All Types	Make	Model	Serial #	Property #	Assigned To	Location
Personnel Assigned To	All Personnel	Vehicle Assigned To	Smith and Wesson	All Vehicles	Division Assigned To	All Models	
Section Assigned To	All Sections	Service Dog Assigned To	All Service Dogs	All Active	Replace By	for all dates	
Location	All	Status			Serial #		
Property #		Fixed Asset #			Other		
Type	Equip. Name	Make	Model	Serial #	Property #	Assigned To	Location
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NAR2392		unassigned	Armory
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NAR2505		Roland, Alan	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NAV2572		Anderson, Erica	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	██████████		Wesner, Michael	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NAZ1313		Tighe, James	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBJ6481		Zaremba, Darin	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBJ7047		Wagner, Bryan	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBJ9910		Howell, Tyler	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	██████████		Rickenbrode, Alan	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3376		Gonyea, Seth	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3380		Wade, Christopher	Personnel

Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3381	Warner, Daniel	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3384	MacLarren, Nicholas	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3385	Thompson, Tyler	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	<del>NBK3386</del>	Andrews, Robert	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3395	Bache, Kirsten	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3399	Calabrese, Joseph	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	<del>NBK3400</del>	Calabrese, Christina	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	<del>NBK3401</del>	Horton, George	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3547	Rose, Tyler	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	<del>NBK3548</del>	Ohlin, Brian	
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3592	Terwilliger, James	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3594	Habrat, Gregory	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3597	Deeks, Christopher	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3629	Moran, Kelly	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3648	Lynn, Sara	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3652	Hughes, Tyler	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3654	unassigned ✓	Armory

Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3655	•	Weber, Dalton	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	<del>NBL4962</del>	•	unassigned ✓	Armory
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3659		Simpson, Nathan	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3674		Sloan, Patrick	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBK3725		Scherer, Evan	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL4947		unassigned ✓	Armory
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL4949		Laskowski, Ryan	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL4953		Martincin, Matthew	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	<del>NBL4955</del>		Dickel, Thomas	
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL4956		Wilson, Joshua	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	<del>NBL4957</del>		Zuehlke, Kenneth	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL4962		Witthuhn, Matthew	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL4964		Stanton, Nicholas	
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	<del>NBL4965</del>	•	unassigned ✓	Armory
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	<del>NBL4966</del>	•	unassigned ✓	Armory
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL6015		Kinney, Edward	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL6019		unassigned ✓	Armory

Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL7174	English, Michael	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	<del>NBL7766</del>	Bowyer, Myra	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL7762	Winebrenner, Daryn	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL7766	unassigned	Armory
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL7770	Brink, Christopher	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL7771	Wovna, Michael	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL7839	Baker, Ian	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL7845	Grice, Todd	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL7850	Marcum, Scott	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL7852	Ory, Raven	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL7854	Johnson, Brandon	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL9609	Hagan, Bailey	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL9611	Crooks, Derek	Personnel
Firearm	DUTY WEAPON	Smith and Wesson	M&P 40 2.0	NBL9619	Dziak, Andrew	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	CS40	<del>NBL7766</del>	Hanwell, Dennis	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAK6304	Brink, Christopher	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAK6533	Wagner, Bryan	Personnel

Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAK6816	Roland, Alan	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAK8024	unassigned ✓	Armory
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAK8551	Thompson, Tyler	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAK8644	Winebrenner, Daryn	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAK8650	Lynn, Sara	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAK9211	Calabrese, Joseph	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAK9403	unassigned ✓	Armory
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0143	MacLarren, Nicholas	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0149	unassigned ✓	Armory
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0153	Hughes, Tyler	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0155	Scherer, Evan	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0165	unassigned ✓	Armory
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0478	unassigned ✓	Armory
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0714	Sloan, Patrick	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	<del>HAP0716</del>	Hanwell, Dennis	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0727	Wilson, Joshua	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0898	Deeks, Christopher	Personnel



Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0902	unassigned ✓	Armory
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0905	Baker, Ian	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0907	Hagan, Bailey	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0908	Withuhn, Matthew	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0911	Weber, Dalton	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0913	Tighe, James	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0972	Laskowski, Ryan	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0984	Habrat, Gregory	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0990	Anderson, Erica	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0996	Martincin, Matthew	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP0999	unassigned ✓	Armory
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP1000	unassigned ✓	Armory
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP1180	Terwilliger, James	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP1199	unassigned ✓	Armory
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP1202	Wovna, Michael	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP1205	Marcum, Scott	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP1217	Zaremba, Darin	Personnel

Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP1226	English, Michael	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP1229	Grice, Todd	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HAP1476	Kinney, Edward	Personnel
Firearm	Off Duty Weapon	Smith and Wesson	Shield	HLM3654	unassigned ✓	Armory

Glock 42 .380  
ACZH879

Sig Sauer 365X 9mm  
66F661655

Sig Sauer 365 9mm  
66B560146

Mossberg Model 715T 22LR HP Rifle  
EM13907682

# REQUEST FOR COUNCIL ACTION

No. RCA 25-117-6/27  
Committee: Finance

FROM: Andrew Dutton

DATE: 5/14/25

SUBJECT: Zoning Map Amendment

## SUMMARY AND BACKGROUND:

A Zoning Map Amendment request was submitted to change the zoning of properties on the north side of East Washington Street with Parcel Numbers 028-19B-17-001, 028-19B-17-072, 028-19B-23-006, 028-19B-23-117, and 028-19B-23-129, including the addresses of 995, 997, and 999 East Washington Street, from R-1 (Low Density Residential) to R-4 (Multi-Family Residential).

The Planning Commission recommended approval of the request by a vote of 3-2 at their May 8<sup>th</sup> regular meeting.

As indicated in the Community Development Department Staff Report, staff does not recommend approval of the Zoning Map Amendment as the proposed R-4 zoning is not compatible with area zoning, density, and land uses, does not comply with the Comprehensive Plan, and raises concerns from City Engineering and Fire Departments.

The review of the Zoning Map Amendment follows Sections 1107.06 and 1107.07, which require a public hearing prior to City Council's decision on the request.

Estimated Cost: \$0

Suggested Funding:

- sufficient funds in Account No.
- transfer needed from Account No. \_\_\_\_\_ to Account No. \_\_\_\_\_
- NEW APPROPRIATION needed in Account No. \_\_\_\_\_

Emergency Clause Requested: No  
Reason:

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## COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken:

Ord./Res.  
Date:

## Kathy Patton

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**From:** Andrew Dutton  
**Sent:** Wednesday, May 14, 2025 2:09 PM  
**To:** Kathy Patton; Teresa Knox  
**Subject:** RCA - Zoning Map Amendment  
**Attachments:** Packet to Council 5-14-25 NEED TRANSCRIPT.pdf; E Washington St Rezoning Abutting Owners 5-14-25.xlsx; Applicable Zoning and ORC Sections.pdf

Kathy/Teresa,

Attached is an RCA for a Zoning Map Amendment. A couple of items:

- The amendment requires a public hearing, which I believe requires a notice in the paper and a letter to adjacent property owner. I've attached a spreadsheet of the current adjacent property owners, though we should re-check the owners before the notice is sent out.
- I did not recommend approval, however, the Planning Commission recommended approval on a split vote of 3-2.

Section 1107.06(d) states: "Following the hearing, Council shall approve, overrule or modify the Planning Commission's recommendation. No action of Council, however, shall be taken modifying the recommendation of the Planning Commission except by a vote of three-fourths (¾) of the members of Council."

In my reading of the Section, Council can approve or deny the request with a simple majority, but requires a ¾ vote to modify.

For example, this request is from R-1 to R-4. If Council wants to rezone to R-3, it would be a modification requiring a ¾ vote.

I've sent this section to Greg and the Mayor but have not had further discussion. I've attached the section of our code dealing with zoning amendments and the referenced section of the ORC.

-Andrew

**Andrew Dutton, AICP**  
**Community Development Director**  
City of Medina  
adutton@medinaoh.org  
330-722-9023

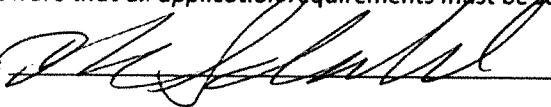




# BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue  
330-722-9038  
www.medinaoh.org

Application Number **P25-07**

GENERAL	Date of Application <u>3-12-25</u> Property Location <u>19B-23-117, 19B-23-006, 19B-23-129, 19B-17-072, 19B-17-001</u> Description of Project <u>Rezone the subject parcels from R-1 to R-4 Multi-Family Residential to construct 50 or less luxury townhomes, feature walking arounds, fountains, sidewalks, and possibly more.</u>
CONTACT INFORMATION	<b>Applicant</b> Name <u>Matt Schmahl</u> Address <u>3200 W. MARKET ST, SUITE 104</u> City <u>AKRON</u> State <u>OH</u> Zip <u>44333</u> Phone <u>330-322-4919</u> Email <u>matthew.schmahl@gmail.com</u> <b>Property Owner</b> Name <u>Harry R Greenberg/Jenny Lor Kahn</u> Address <u>995-997-999 East Washington</u> City <u>Medina</u> State <u>Ohio</u> Zip <u>44256</u> Phone <u>330-813-0923</u> Email <u>rickgreenberg100@gmail.com</u>
APPLICATION TYPE	Planning Commission Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input checked="" type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> Cert. of Appr. (TCOV) <input type="checkbox"/> Other <input type="checkbox"/> Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/>
APPLICANT SIGNATURE	By signing this application, I hereby certify that: 1) The information contained in this application is true and accurate to the best of my knowledge; 2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record; 3) I assume sole responsibility for correspondence regarding this application; and 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application. Signature <u></u> Date <u>3.12.2025</u>
OFFICIAL USE	Zoning District <u>R-1/R-4 (Proposed)</u> Fee (See Fee Sheet) \$ <u>200</u> Meeting Date <u>5/8/25</u> Check Box when Fee Paid <input checked="" type="checkbox"/>



**CITY OF MEDINA**  
**Community Development Department**  
132 N. Elmwood Ave. Medina, OH 44256  
Phone: 330-722-9056

May 9, 2025

Matt Schmahl  
3200 W. Market St., Suite 104  
Akron, OH 44333

Dear Mr. Schmahl

At the May 8, 2025 meeting of the Planning Commission, the Commission considered application **P25-07**: Matt Schmahl requesting approval of a Zoning Map amendment to change the zoning of properties on the north side of East Washington Street between Woodland Drive and Glenshire Lane with Medina County Parcel Numbers 028-19B-23-117, 028-19B-23-006, 028-19B-23-129, 028-19B-17-072, and 028-19B-17-001 from R-1 (Low Density Residential) to R-4 (Multi-Family Residential).

After discussion, a motion was made to recommend approval of the application to City Council. The motion received the necessary votes of the Commission and the **application was approved**.

This action of the Planning Commission does not constitute approval of a Site Plan, Zoning Certificate, Variance, Building Permit, Engineering Permit, Sign Permit, or other application required by the City of Medina Codified Ordinances.

Please feel free to contact me at (330) 722-9023 or [adutton@medinaoh.org](mailto:adutton@medinaoh.org) if you have any questions or need any further information.

Sincerely,

Andrew Dutton  
Community Development Director

**P25-07**  
**East Washington Street Rezoning**

**Property Owners:** Harry Greenberg and Jenny Kahn Trustee

**Applicant:** Matt Schmahl

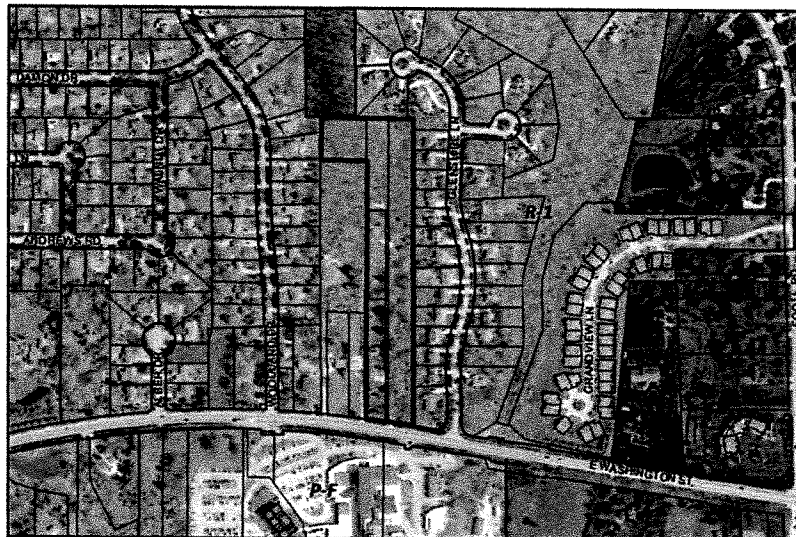
**Location:** North side of East Washington Street with Parcel Numbers 028-19B-17-001, 028-19B-17-072, 028-19B-23-006, 028-19B-23-117, and 028-19B-23-129 including the addresses of 995, 997, and 999 East Washington Street

**Request:** Zoning Map Amendment to change the zoning of the properties from R-1 (Low Density Residential) to R-4 (Multi-Family Residential).

**LOCATION AND SURROUNDING USES**

The subject site is composed of five properties encompassing 5.88 acres located on the north side of East Washington Street. Adjacent properties contain the following uses and zoning:

- North – Single-Family Residential (R-1) and Vacant (Unincorporated)
- South – Hospital (P-F)
- East – Single-Family Residential (R-1)
- West – Single-Family Residential (R-1)



**BACKGROUND/PROPOSED APPLICATION**

The subject site encompasses three properties with detached single-family homes, one property with a garage/barn, and one vacant property. The properties are all accessed via a single drive off of East Washington Street, west of the traffic light for the Hospital Emergency Room.

The applicant is proposing a zoning map amendment to change the zoning of the properties from R-1 (Low Density Residential) to R-4 (Multi-Family Residential). A plan and text have been provided illustrating the applicant's intent to construct 50 or 61 attached single-family dwellings with a single access point off of East Washington Street, an approximate 1,000 ft. long drive, and a "T" turnaround.



### USES

The below chart indicates permitted, and conditionally permitted, and prohibited uses in the R-1 zoning district and the R-4 zoning district:

Use	R-1	R-4	Use	R-1	R-4
Single-Family Detached Dwelling	P	P	Group Home up to 8 Individuals	C	C
Single-Family Attached Dwelling	X	P	Group Home 9 – 16 Individuals	X	C
Two-Family Dwelling	X	P	In-Law Suite	C	
Multi-Family Dwelling	X	C	Manufactured Housing Park or Mobile Home Park	X	C
Assisted Living Facility	X	C	Publicly Owned or Operated Government Facility	C	C
Cemetery	X	C	Public or Quasi-Public Owned Park or Recreation Facility	C	C
Conservation Use	C	C	Religious Place of Worship	X	C
Educational Institution - Pre-School, Kindergarten, and Elementary School	C	C	Transitional Housing	X	C
Educational Institution - Junior High School, Middle School, Intermediate School, and High School	X	C			
P – Permitted, C – Conditionally Permitted, X – Prohibited					

### DEVELOPMENT STANDARDS

The below chart indicates development standards in the R-1 zoning district and the R-4 zoning district:

Standard	R-1	R-4
Minimum Lot Size	10,000 sq. ft.	<ul style="list-style-type: none"> <li>• 7,000 sq. ft. Single-Family Detached Dwelling</li> <li>• 14,000 sq. ft. Two-Family Dwelling &amp; Other Uses</li> <li>• 5,400 sq. ft. per Dwelling Unit for Multi-Family and Single Family Attached</li> </ul>
Minimum Lot Width at Building Line	80 ft.	<ul style="list-style-type: none"> <li>• 65 ft. Single-Family Detached Dwelling</li> <li>• 85 ft. Two-Family Detached Dwelling &amp; Other Uses</li> <li>• 100 ft. for Multi-Family and Single-Family Attached</li> </ul>
Minimum Lot Frontage	50 ft.	40 ft.
Maximum Lot Depth	None	5 Times the Lot Width as Measured at the Building Line
Minimum Usable Open Space	None	25%
Maximum Lot Coverage	50%	60%
Minimum Dwelling Floor Area	None	<ul style="list-style-type: none"> <li>• 1 Bedroom - 700 sq. ft.</li> <li>• 2 Bedroom - 850 sq. ft.</li> <li>• 3 Bedroom - 1,000 sq. ft.</li> <li>• For each additional bedroom over 3, add 100 sq. ft. floor area</li> </ul>

Standard	R-1	R-4
Minimum Front Yard	40 ft.	40 ft.
Minimum Rear Yard	50 ft. Principal Use/Structure 5 ft. Accessory Use/Structure	30 ft. Principal Use/Structure 5 ft. Accessory Use/Structure
Minimum Side Yard	10 ft. Principal Use/Structure 5 ft. Accessory Use/Structure	5 ft. Principal Use/Structure 5 ft. Accessory Use/Structure
Maximum Height	35 ft. Principal Use/Structure 15 ft. Accessory Use/Structure	35 ft. Principal Use/Structure 15 ft. Accessory Use/Structure

**Maximum Lot Depth** – Three of the individual properties do not meet the above R-4 Maximum Lot Depth requirement. Changing the zoning of the properties to R-4 would create three nonconforming lots. Nonconforming lots may be used for single-family dwellings per Section 1151.02(c).

In addition, if the subject properties were zoned R-4, a variance to the Maximum Lot Depth requirement would be needed to combine the properties for the proposed development.

**Density** – The maximum density in the R-4 zoning district is 1 unit per 5,400 sq. ft. The 5.88 acre (256,133 sq. ft.) site would therefore be permitted 47 units. The submitted text and concept plan indicate 50 and 61 units, respectively.

**Area Developments** – The area on the north side of East Washington Street is predominately composed of single-family detached dwellings on medium to large lots.

An exception is the 40-unit Glenshire Hollows development to the east which contains single-family detached, two-family, and three-family attached condominiums with access off of Foote Road. The 40-acre development has a density of 11,326 sq. ft. per unit, which is considerably lower than the R-4 zoning district maximum. The development was approved in 1998 as Planned Unit Development (PUD), which is no longer an active zoning overlay district.

### **COMPREHENSIVE PLAN**

The Comprehensive Plan Future Land Use Section designates the site as “Suburban Residential”. Suburban Residential is the lowest density residential land use in the Future Land Use Section and “is characterized by a clustering of single-family homes with moderate quantities of conservation/open space areas”. The Description and Development Character page for Suburban Residential has been included with this report.

### **ENGINEERING AND FIRE DEPARTMENT COMMENTS**

The City Engineer has identified concerns regarding traffic impacts on State Route 18, a traffic impact study requirement prior to Site Plan approval, the length of the cul-de-sac, and water age.

The Assistant Fire Chief has identified concerns regarding sufficient area for emergency vehicle turnaround and only a single ingress/egress point for the development.

### **COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION**

Staff does not recommend approval of application P25-07 as the proposed R-4 zoning is not compatible with area zoning, density, and land uses, does not comply with the Comprehensive Plan, and raises concerns from City Engineering and Fire Departments.

## Andrew Dutton

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**From:** Patrick Patton  
**Sent:** Thursday, May 1, 2025 1:35 PM  
**To:** Andrew Dutton  
**Subject:** RE: Site Plan Review

Andrew-

My comments for the attached:

1. Please refer to the attached engineering checklist for site plan approval.
2. I have concerns about the impact caused by adding this much new traffic onto State Route 18 at this location. I will require that a traffic impact study be completed to review these impacts and potential improvements. I would suggest the Commission withhold approval of the site plan until this study is completed.
3. Though this isn't a cul-de-sac street, it should be noted that the City's subdivision code provides the following comment regarding the length of a cul-de-sac street: "Cul-de-sac streets are permitted in a residential area to discourage through traffic and promote public safety. Such streets should not be greater than 600 feet in length except where existing topographic conditions discourage the use of an alternate street pattern". I believe that with only one access point, the length of this street is too long.
4. Public water service to this development will be private. This will require the applicant furnish and install a City approved concrete meter vault and associated equipment.
5. Since this private water main likely won't be looped, I have concerns about water quality to the homes adjacent to the western end of the development, specifically water age. Prior to site plan approval, I will require the applicant completed a hydraulic analysis to study this concern.

Thank you.

Patrick Patton, PE  
City Engineer  
City of Medina, Ohio

Phone: (330) 721-4721  
Email: [ppatton@medinaoh.org](mailto:ppatton@medinaoh.org)  
Website: [www.medinaoh.org](http://www.medinaoh.org)

Medina City Hall / 132 N. Elmwood Avenue / Medina, Ohio 44256



## Andrew Dutton

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**From:** Mark Crumley  
**Sent:** Wednesday, April 30, 2025 10:36 AM  
**To:** Sarah Tome  
**Cc:** Andrew Dutton  
**Subject:** Case P25-07

Andrew,

After review of Case P25-07 I have the following comments:

- 1) Fire hydrants will need to added on the property.
- 2) The side of the street that the fire hydrants will be on will need to be posted as No Parking.
- 3) Will the street be given it's own name or will the property have a single Wadsworth Road address and then Unit Numbers?
- 4) The T turnaround at the end will need to be large enough to accommodate the Fire Department's Ladder Truck.
- 5) Both sides of the street on the T section will need to be marked as No Parking.
- 6) With 61 units propose is there is concern with only one means of ingress/egress.

Thanks

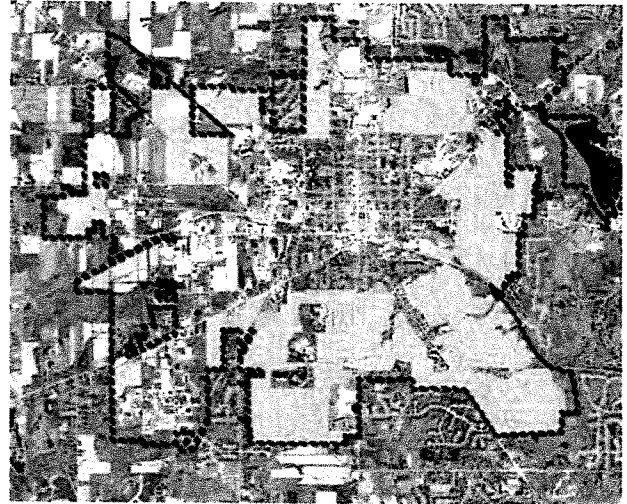
Mark Crumley, Asst. Chief  
Medina Fire Department  
300 W. Reagan Pkwy.  
Medina, Ohio 44256

Office: 330-723-5704



Suburban Residential is characterized by a clustering of single-family homes with moderate quantities of conservation/open space areas.

- **Development Character** should be single family residential and community facilities that consume smaller percentages of the total site, with the remaining land being conserved for natural or communal purposes.
- **Development Intensity** should be three to four dwelling units per acre. Higher net densities may be achieved through open space dedication, as long as the overall density does not generally exceed four units per acre, unless density bonuses allow.
- **Open Space** should make up at least 25% of the site and may include preservation areas where land has been restored to its natural state and sensitive features are protected. Recreational paths should be included within open space and make connections to existing paths whenever possible. Open spaces should be landscaped with native plants that require little care and support a variety of habitats.
- **Connectivity** should be that of a neighborhood character, with narrow street widths and streetscapes that include trees, lighting, green stormwater infrastructure, etc.

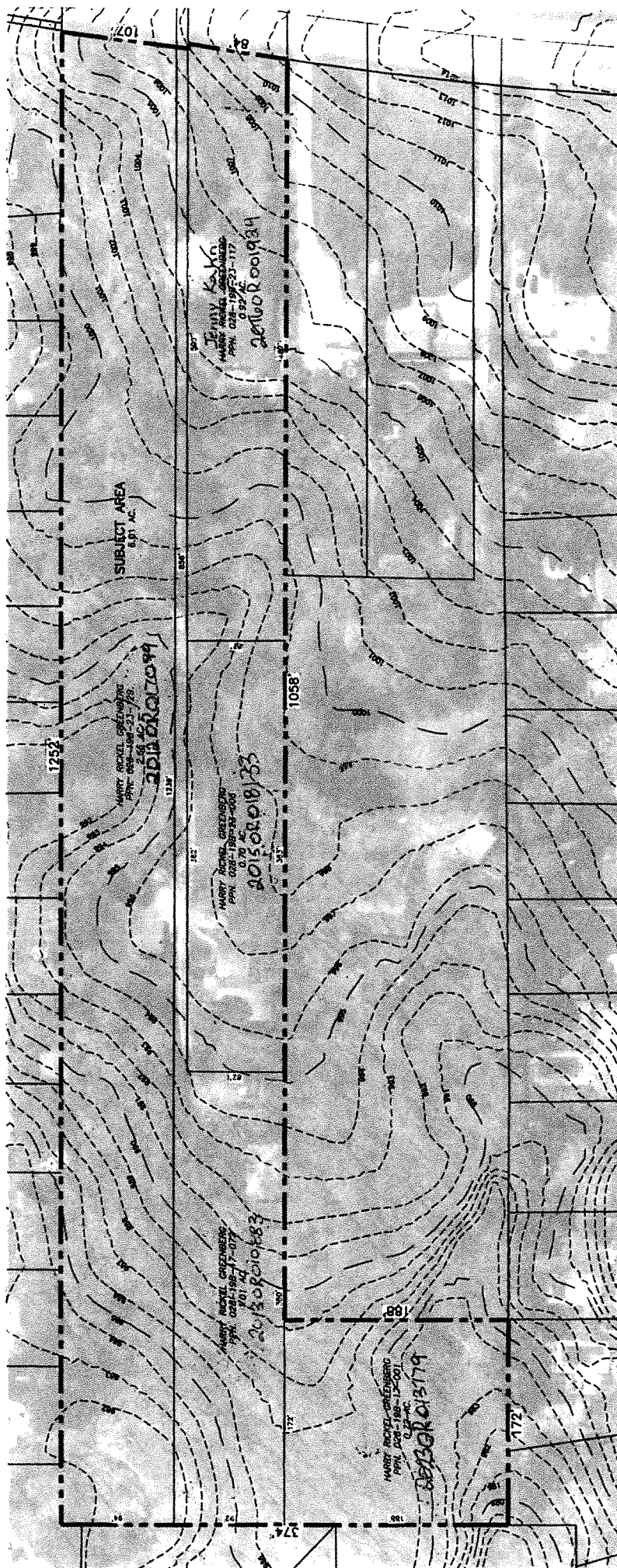


#### Suburban Residential Development

Height	1-2 stories
Front Setback	25-100 ft
Parking	--
Recommended Development Intensity	Conservation of 25-50% of site or overall development
Recommended Uses	<ul style="list-style-type: none"> <li>• Attached Single Family</li> <li>• Detached Single Family</li> <li>• Public</li> <li>• Semi Public</li> </ul>



*Examples of single family homes with large lots and open space.*



ASIN

20120K017099  
20130K010883  
20160K001044

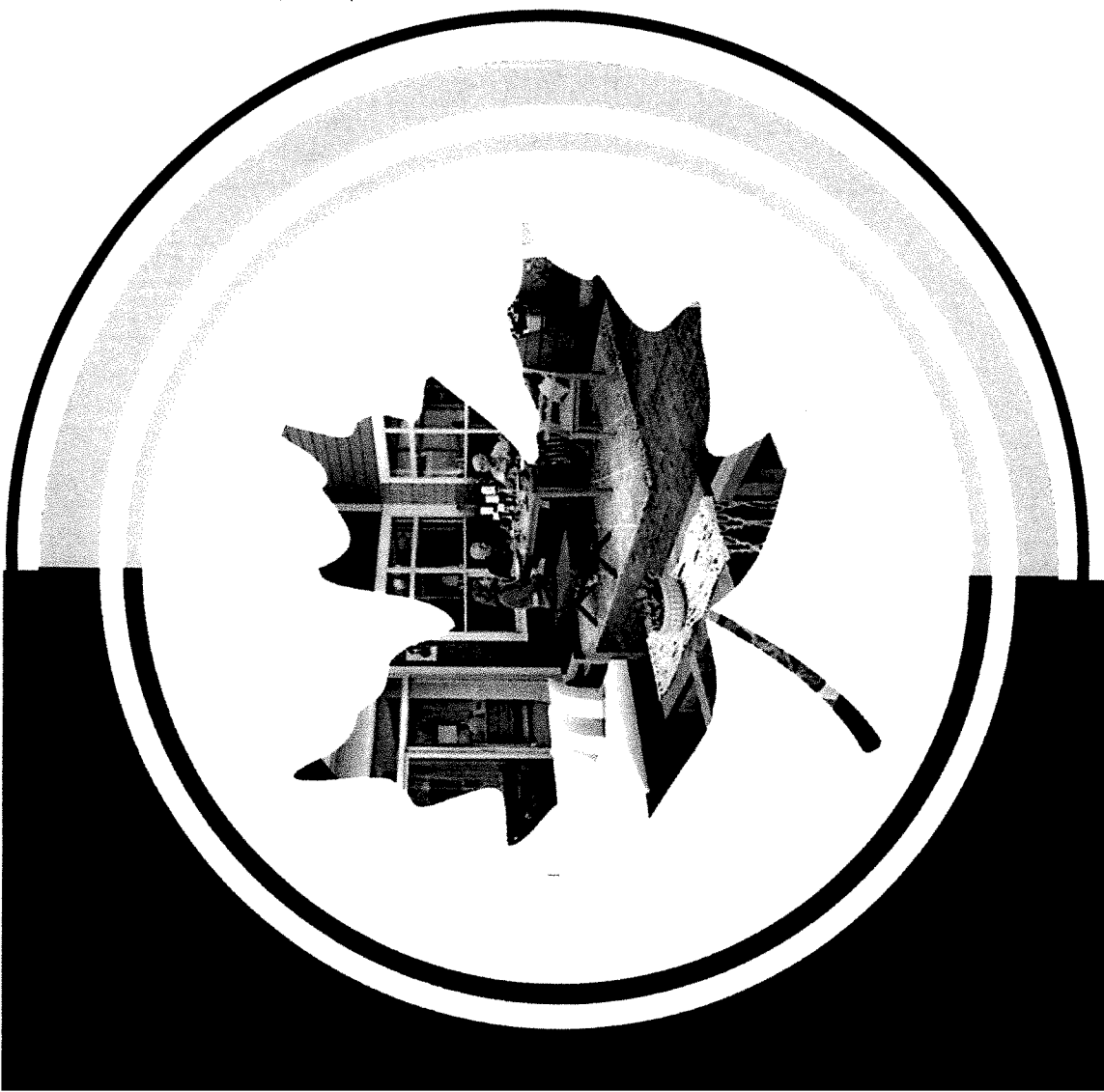
*Faint handwritten notes at the bottom of the page.*



# NEW LEAF DEVELOPMENT

---

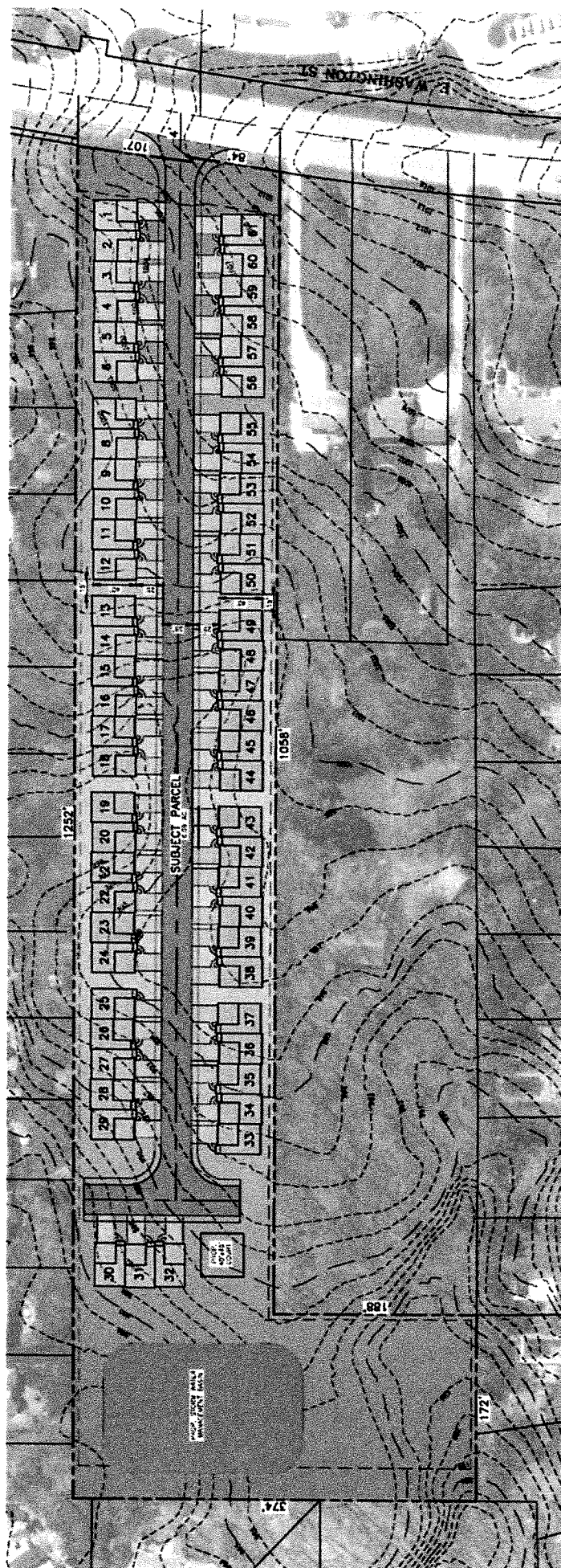
# Ryan Homes



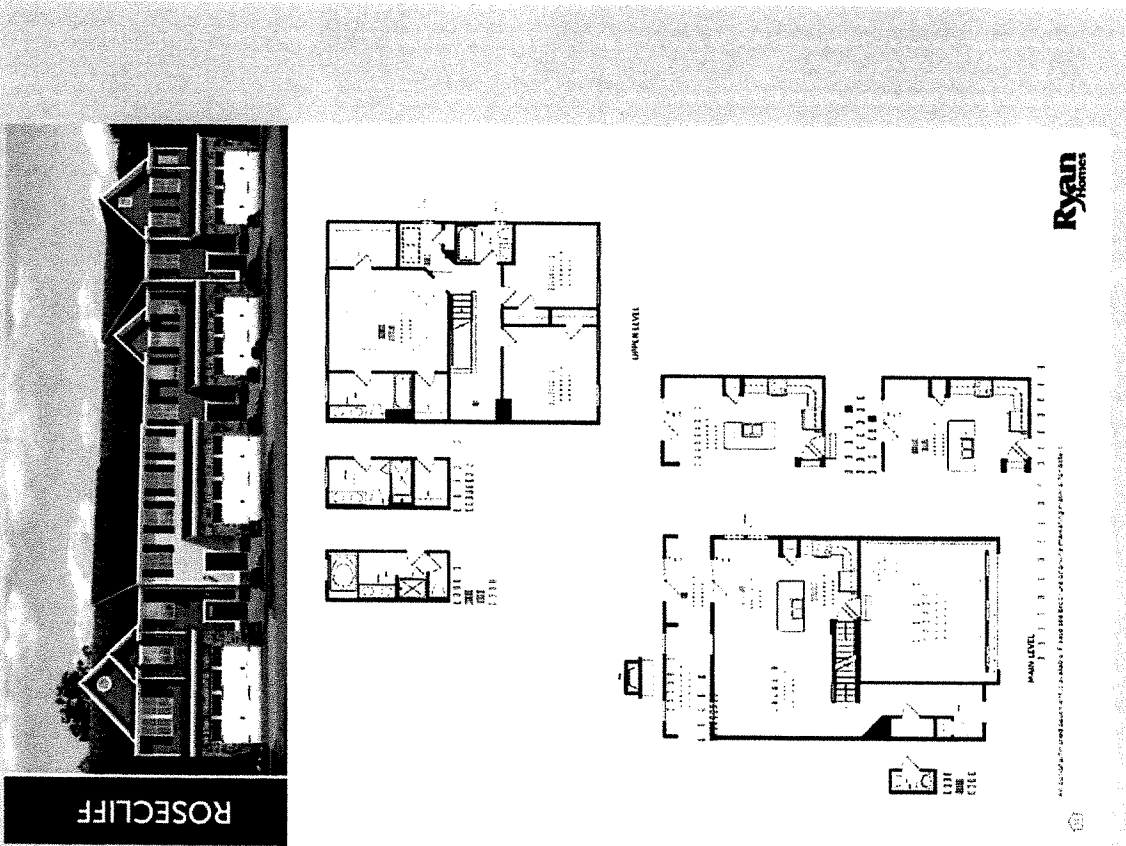
# Concept Plan

- The parcels are currently R-1 (Low Density Residential) and we are asking for R-4 (Multi -Family Residential) . Phase 2 will complete
  - 50 homesites, build to own .
  - Single phase development
  - We would curve the road to utilize the cross-section across the street as well as the light
-









01

NEED SQ FOOTAGE OF LAYOUTS (I replaced rendering with correct plan. Plan starts at 1,782 sq'.

02

Walking trails, fountain, small private development

03

HOA will be in place to handle – Snow/Lawn maintenance included.

04

Full Basements Included. Finished basement available.





\* 2 0 1 2 0 R 0 1 7 0 9 9 \*

20120R017099

COLLEEN M. SWEDYK  
MEDINA COUNTY RECORDER  
MEDINA, OH

RECORDED ON  
07/13/2012 03:08:31PM

REC FEE: \$28.00

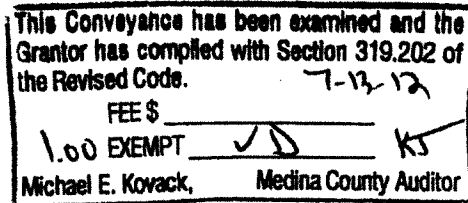
PAGES: 2

DOC TYPE: QC

MEDINA COUNTY RECORDER

COLLEEN M. SWEDYK

(DO NOT REMOVE THIS COVER SHEET.  
THIS IS THE FIRST PAGE OF THIS DOCUMENT)



QUIT CLAIM DEED

Kay Schwartz, unmarried, of Erie County, Ohio for valuable consideration paid, grants, to Harry Rickel Greenberg, married to Carmen Greenberg, whose tax-mailing address is 997 E. Washington Street, Medina, Ohio, 44256, all of my interest in the following real property:

Situated in the City of Medina, County of Medina, and State of Ohio:

And formerly known as being a part of Lot 77 in <sup>Medina</sup> Township and bounded and described as follows: Beginning at a point in the northerly line of said Lot 77, said point being the northeast corner of lands now\* owned by John Kramer and Minnie C. Kramer; thence easterly along the northerly line of said lot about 92.75 feet to a point, said point being the northwest corner of land now\* owned by Helen B. Riegger; thence southerly along the westerly line of said Riegger's land about 1299.1 feet the center of the Akron-Medina Road, so called; thence in a northwesterly direction along the center line of said road about 95 feet to a point being the southeast corner of land now\* owned by John Kramer and Minnie C. Kramer; thence northerly along the easterly line of said Kramer's land to the place of beginning and containing within said boundaries 2.753 acres of land, be the same more or less, but subject to all legal highways.

\*or formerly

Now known as being Medina City Lot No. 5249

Permanent Parcel Number: 028-19B-23-010

Prior Deed - 201202017098

17099-1



Also, another parcel situated in the City of Medina, County of Medina and State of Ohio, and known as being the whole of City Lot Eighteen Hundred Seventy-Two (1872) of said City of ~~Medina, Boardman Township, Medina County, Ohio.~~

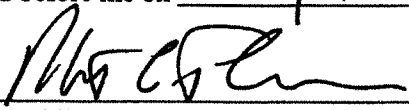
Permanent Parcel Number: 028-19B-23-007

Prior Instrument Reference: \_\_\_\_\_

  
Kay Schwartz

STATE OF OHIO                    )  
  ) SS:  
COUNTY OF Ottawa            )

The foregoing instrument was acknowledged before me on July 3, 2012  
by Kay Schwartz.

  
Notary Public

ROBERT C. TUCKER, Attorney  
NOTARY PUBLIC - STATE OF OHIO  
My commission expires on \_\_\_\_\_  
My commission was issued on \_\_\_\_\_

This instrument was prepared by:  
Tucker Ellis LLP  
925 Euclid Avenue, Suite 1150  
Cleveland, Ohio 44115-1414  
(216) 592-5000

17099.2



\* 2 0 1 3 0 R 0 1 0 8 8 3 \*

20130R010883

COLLEEN M. SWEDYK  
MEDINA COUNTY RECORDER  
MEDINA, OH

RECORDED ON  
04/24/2013 04:11:48PM

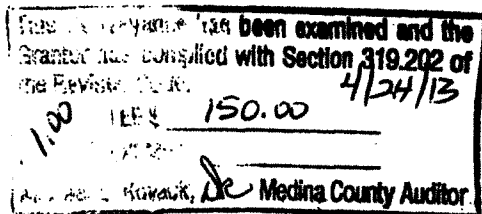
REC FEE: \$36.00  
PAGES: 3  
DOC TYPE: W

MEDINA COUNTY RECORDER

COLLEEN M. SWEDYK

(DO NOT REMOVE THIS COVER SHEET.  
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## WARRANTY DEED

STEWART TITLE  
No. 3802

KNOW ALL MEN BY THESE PRESENTS THAT Hal Mark Kahn, as Trustee of the Lee Jerome Kahn and Shirley Renee Kahn Irrevocable Trust dated June 21, 2010, the Grantor, claiming title (1/2 interest) by or through instrument recorded as Document No. 12-0002837, for valuable consideration thereunto given, grant and convey, with general warranty covenants, to Harry Rickel Greenburg, the Grantee, whose TAX MAILING ADDRESS is 999 East Washington Street, Medina, Ohio 44256, his heirs and assigns forever, all such right, title and interest as he has in and to the following described piece or parcels of land (Grantor's 1/2 interest):

### PARCEL NO. 1

Situated in the City of Medina, County of Medina and State of Ohio:

And formerly known as being a part of Lot 77 in said <sup>City</sup> ~~Township~~ and bounded and described as follows:

Beginning at a point in the northerly line of said Lot 77, said point being the northeast corner of land now <sup>OR FORMERLY</sup> owned by John Kramer and Minnie C. Kramer;

Thence easterly along the northerly line of said lot about 92.75 feet to a point, said point being the northwest corner of land now <sup>OR FORMERLY</sup> owned by Helen B. Riegger;

Thence southerly along the westerly line of said Riegger's land about 1299.1 feet the center of the Akron-Medina Road, so called;

10883-1

Thence in a northwesterly direction along the center line of said road about 95 feet to a point being the southeast corner of land now owned by John Kramer and Minnie C. Kramer;  
*OR FORMERLY*

Thence northerly along the easterly line of said Kramer's land to the place of beginning and containing within said boundaries 2.753 acres of land, being the same more or less, but subject to all legal highways.

*NOW KNOWN AS BEING MEDINA CITY LOT NO. 5249*

Permanent Parcel Number: 028-19B-23-010

Property Address: Medina Road, Medina, Ohio 44256

**PARCEL NO. 2**

Situated in the City of Medina, County of Medina and State of Ohio:

And known as being the whole of City Lot Eighteen Hundred Seventy-Two (1872) of said City of Medina.

Permanent Parcel Number: 028-19B-23-007

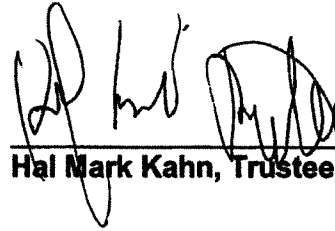
Property Address: 999 East Washington Street, Medina, Ohio 44256

TO HAVE AND TO HOLD the above premises, with the appurtenances thereunto belonging, unto the said Grantee, and his heirs and assigns forever.

AND THE SAID Grantor, for himself and his heirs, executors and administrators, hereby covenants with the said Grantee, his heirs and assigns, that said Grantors are the true and lawful owner of said premises, and are well seized of the same in fee simple, and has good right and full power to bargain, sell and convey the same in the manner aforesaid, and that the same are free and clear from all encumbrances, except zoning ordinances, easements, reservations, conditions and restrictions of record, if any, and real estate taxes and assessments, general and special, which are a lien at the time of transfer, but which are not then due and payable, and further, that said Grantor will warrant and defend the same against all claims whatsoever except as provided herein.

*10883-2*

IN WITNESS WHEREOF, the Grantor hereunto set his hands the 24th  
day of April, 2013.

  
Hal Mark Kahn, Trustee

STATE OF OHIO     )  
                              ) ss:  
MEDINA COUNTY    )

BE IT REMEMBERED, that on this 24th day of April, 2013  
before me, the subscriber, a Notary Public in and for said state, personally came **Hal  
Mark Kahn, as Trustee**, who executed the foregoing instrument and acknowledged  
executing the same as his voluntary act and deed.

IN WITNESS THEREOF, I have hereunto subscribed my name and affixed my  
Official Seal on the day and year last aforesaid.

  
NOTARY PUBLIC

Document Prepared By:  
Attorney Lawrence J. Courtney (#0003475)  
203 North Broadway – P. O. Box 277  
Medina, Ohio 44258  
T: 330.725.8474  
F: 330.725.8518



CHERYL A. GALLUCCI  
Notary Public, State of Ohio  
Commission Expires Aug. 1, 2016

10883-3



8 1 0 1 3 4 4  
Tx:8079187

**2015OR018133**

**COLLEEN M. SWEDYK  
MEDINA COUNTY RECORDER  
MEDINA, OH**

**RECORDED ON  
08/20/2015 10:23 AM**

**REC FEE: 28.00  
PAGES: 2  
DOC TYPE: QC**

**MEDINA COUNTY RECORDER**

**COLLEEN M. SWEDYK**

**(DO NOT REMOVE THIS COVER SHEET.  
THIS IS THE FIRST PAGE OF THIS DOCUMENT)**

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. 8/20/2015

FEE \$                     

.50 EXEMPT ✓ D

Michael E. Kevash [Signature] Medina County Auditor

QUIT-CLAIM DEED

Kay Schwartz, unmarried, of Erie County, Ohio, for valuable consideration paid, grants to Harry Rickel Greenberg, married, whose tax-mailing address is 997 E. Washington Street, Medina, Ohio 44256, the following real property:

Situated in the City of Medina, County of Medina, and State of Ohio:

Known as being the whole of Medina City Lot 1871, be the same more or less, but subject to all legal highways.

Permanent Parcel Number: 028-19B-23-006

Prior Instrument Reference: Volume \_\_\_\_\_, Page \_\_\_\_\_, of the Deed Records of Medina County, Ohio.

Executed on August 7, 2015.

[Signature]  
Kay Schwartz

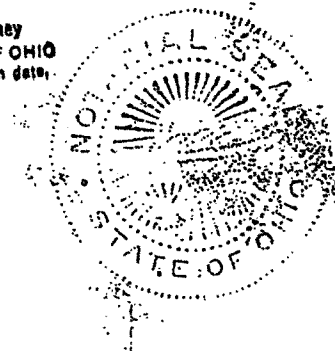
STATE OF OHIO )  
COUNTY OF Erie ) SS:

The foregoing instrument was acknowledged before me on August 7, 2015 by Kay Schwartz.

[Signature]  
Notary Public

This instrument was prepared by:  
Tucker Ellis LLP  
950 Main Avenue, Suite 1100  
Cleveland, Ohio 44113  
(216) 592-5000

ROBERT C. TUCKER, Attorney  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R. C.





8 1 1 8 2 9 5  
Tx:8091622

**2016OR001924**

**COLLEEN M. SWEDYK  
MEDINA COUNTY RECORDER  
MEDINA, OH**

**RECORDED ON  
01/29/2016 1:44 PM**

**REC FEE: 60.00  
PAGES: 7  
DOC TYPE: AFFID/TR**

**MEDINA COUNTY RECORDER**

**COLLEEN M. SWEDYK**

**(DO NOT REMOVE THIS COVER SHEET.  
THIS IS THE FIRST PAGE OF THIS DOCUMENT)**

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. 1/28/16  
FEE \$  
EXEMPT EX-T  
Michael E. Kovack, Medina County Auditor

**AFFIDAVIT OF SUCCESSOR TRUSTEE**  
(O.R.C. 5302.171)

I, **JENNY LOR KAHN**, residing at 1012 Bunker Drive, Apt. 300, Fairlawn, Ohio 44333, being first duly sworn, depose and state that:

I am the Successor Trustee of the **KAHN FAMILY TRUST** which holds title to real property located at 995 East Washington Street, Medina, Medina County, Ohio 44256, Permanent Parcel No. 028-19B-23-005. (Copy of Appointment of Successor Trustee attached.)

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

The Trustee who preceded me, **HAL MARK KAHN**, due to his resignation on June 3, 2013, no longer serves as Trustee. (Copy of Resignation attached.)

**SHIRLEY RENEE KAHN** also resigned as Trustee on June 11, 2013. (Copy of Resignation attached.)

I am the sole Trustee of the **KAHN FAMILY TRUST**.

The above facts are true. Further affiant sayeth naught.

Witness my hand this 26<sup>th</sup> day of January, 2016.

  
**JENNY LOR KAHN**  
(Trust ID # 27-667-8888)

STATE OF OHIO )  
COUNTY OF Summit ) ss:

BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above named JENNY LOR KAHN who under penalty of perjury in violation of Section 2921.11 of the Revised Code, acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at W. Park Summit County, Ohio this 26 day of January, 2016.



BRANDYN OSSO  
Notary Public, State of Ohio  
My Comm. Expires Aug. 4, 2018

Brandyn Ossso  
NOTARY PUBLIC

**Prepared by:**  
Attorney Lawrence J. Courtney #0003475  
203 N. Broadway Street  
Medina, Ohio 44256  
330.725.8474



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Situated in the City of Medina, County of Medina and State of Ohio:

Formerly being part of <sup>MEDINA TOWNSHIP</sup> Lot 77, beginning at the intersection of the west line of Lot 77 with the center line of S.R. 18;

Thence Easterly along the center of S.R. 18 and a 1° 30' curve to the right, a distance of 174.35 feet to the true place of beginning of this parcel;

Thence continuing along said center of S.R. 18 and 1° 30' curve to the right, a distance of 33.02 feet to the P.T. of said curve;

Thence South 80° 51' east, a distance of 4998 feet;

Thence North 0° 50' east, a distance of 540.0 feet to an iron pin;

Thence North 89° 10' west, a distance of 82.81 feet to an iron pin

Thence South 0° 50' west, a distance of 527.00 feet to the center of S.R. 18 and the place of beginning, containing within said boundaries 1.01 acres of land, more or less, subject to legal highways, as surveyed by Art Roepke, Registered Surveyor #2733 in July 1953. Now known as the whole of City Lot 1870.

**Permanent Parcel No.: 028-19B-23-005**

**Property Address: 995 East Washington Street, Medina, Ohio 44256**

**RESIGNATION OF APPOINTMENT  
OF TRUSTEE OF  
THE KAHN FAMILY TRUST**

On this 11th day of June, 2013, I, SHIRLEY RENEE KAHN, hereby resign as Trustee of the Kahn Family Trust effective this date, having no further powers, discretions, rights, obligations or duties with reference to the Trust.

Shirley Renee Kahn  
SHIRLEY RENEE KAHN, TRUSTEE

We hereby certify that the above instrument was signed, sealed and declared by SHIRLEY RENEE KAHN as a revoking to her appointment as Trustee in our presence and that we, in her presence and in the presence of each other, have signed our names as witnesses thereto, believing her to be of sound mind at the time of signing.

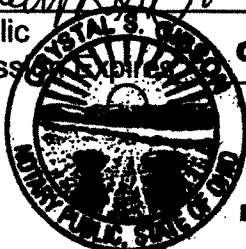
Crystal S. Gibson Residing at Rettsman Ohio  
Toni P. Mackay Residing at Medina, Ohio

State of Ohio        )  
                              ) ss.  
County of Medina )

On this 11th day of June, 2013, before me, the undersigned Notary Public personally appeared SHIRLEY RENEE KAHN, known to me or satisfactorily proven to be the person whose name is subscribed above and who has acknowledged that she has executed the same for the purposes expressed therein.

Crystal S. Gibson  
Notary Public  
My Commission Expires September 30, 2013

**CRYSTAL S. GIBSON**  
**NOTARY PUBLIC**  
**STATE OF OHIO**  
My Comm. Expires September 30, 2013



**RESIGNATION OF APPOINTMENT**

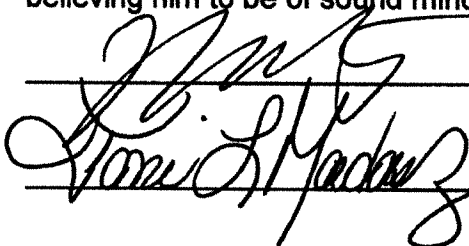
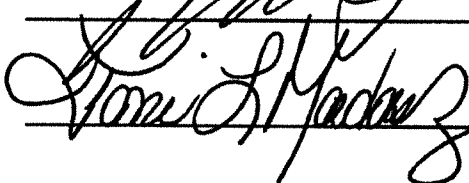
**OF TRUSTEE OF**

**THE KAHN FAMILY TRUST**

On this 3rd day of June, 2013 I, HAL MARK KAHN, hereby resign as Trustee of the Kahn Family Trust effective this date, having no further powers, discretions, rights, obligations or duties with reference to the Trust.

  
HAL MARK KAHN, TRUSTEE

We hereby certify that the above instrument was signed, sealed and declared by HAL MARK KAHN as a revoking to his appointment as Trustee in our presence and that we, in his presence and in the presence of each other, have signed our names as witnesses thereto, believing him to be of sound mind at the time of signing.

 Residing at Madison, Ohio  
 Residing at Madison, Ohio

State of Ohio  
County of Madison ss.

On this 3rd day of June, 2013, before me, the undersigned Notary Public personally appeared HAL MARK KAHN, known to me or satisfactorily proven to be the person whose name is subscribed above and who has acknowledged that he has executed the same for the purposes expressed therein.

  
Notary Public  
My Commission Expires \_\_\_\_\_

LAWRENCE J. COURTNEY  
Notary Public, State of Ohio  
My Commission Has No  
Expiration Date. 147.03 C.R.C.

Tx ID: [REDACTED]

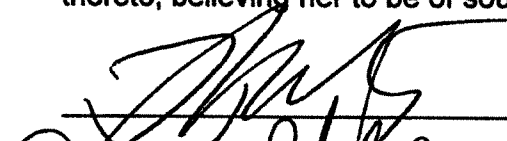
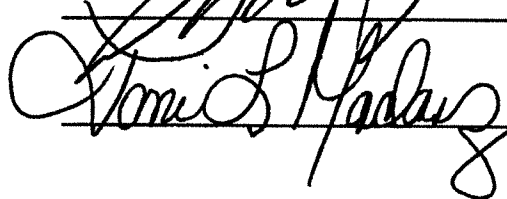
**APPOINTMENT OF SUCCESSOR TRUSTEE**  
**OF**  
**THE KAHN FAMILY TRUST**

Upon the resignation of Trustee, HAL MARK KAHN, and pursuant to Article XI of the Kahn Family Trust, JENNY LOR KAHN, is hereby appointed Successor Trustee with all such powers, discretions, rights, obligations and duties given said Successor Trustee by said Trust Agreement.

The undersigned, JENNY LOR KAHN, hereby accepts the appointment and the duties as stated in the Trust Agreement.

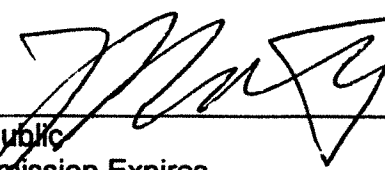
  
\_\_\_\_\_  
JENNY LOR KAHN  
SUCCESSOR TRUSTEE

We hereby certify that the above instrument was signed, sealed and declared by JENNY LOR KAHN as to her appointment as Successor Trustee in our presence and that we, in her presence and in the presence of each other, have signed our names as witnesses thereto, believing her to be of sound mind at the time of signing.

 Residing at Medina, Ohio  
 Residing at Medina, Ohio

State of Ohio            )  
County of Medina    ) ss.

On this 3<sup>rd</sup> day of June, 2013, before me, the undersigned Notary Public personally appeared JENNY LOR KAHN, known to me or satisfactorily proven to be the person whose name is subscribed above and who has acknowledged that she has executed the same for the purposes expressed therein.

  
\_\_\_\_\_  
LAWRENCE J. COURTNEY   Notary Public  
Notary Public, State of Ohio   My Commission Expires \_\_\_\_\_  
My Commission Has No  
Expiration Date.   147.03   R.C.



**2019OR025409**

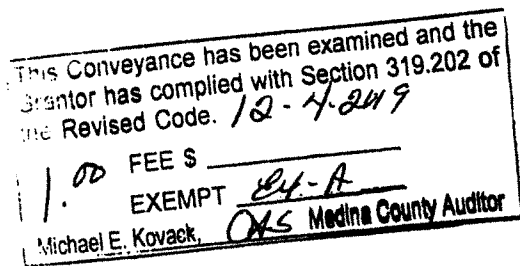
**JOSEPH F. SALZGEBER  
MEDINA COUNTY RECORDER  
MEDINA, OH  
RECORDED ON  
12/04/2019 02:52 PM**

**REC FEE: 68.00  
PAGES: 7  
DOC TYPE: WD**

**MEDINA COUNTY RECORDER**

**JOSEPH F. SALZGEBER**

**(DO NOT REMOVE THIS COVER SHEET.  
THIS IS THE FIRST PAGE OF THIS DOCUMENT)**



ODOT RE 202  
Rev. 10/2017

W  
State

## WARRANTY DEED

Jenny Lor Kahn, Successor Trustee of the Kahn Family Trust, the Grantor(s), in consideration of the sum of \$1,425.00, to be paid by the State of Ohio, Department of Transportation, does grant with general warranty covenants, to the State of Ohio and its successors and assigns for the use and benefit of the Department of Transportation, the Grantee, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 018 - WD

MED-18-12.99

SEE EXHIBIT A ATTACHED

Medina County Current Tax Parcel No. 028-19B-23- 118

Prior Instrument Reference: Inst. #2016OR001924, Medina County Recorder's Office.

Grantor(s), for itself and its successors and assigns, covenants with the Grantee, its successors and assigns, that it is the owner(s) of the above parcel(s) in fee simple, and has the right and power to convey the above parcel(s), and that the above parcel(s) are free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the above parcel(s) against all claims of all persons.

The property conveyed to Grantee is being acquired for one of the statutory purposes the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property conveyed if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase; provided however that such right of repurchase is subject to the authority of the Director of Transportation to convey unneeded property pursuant to Section 5501.34 (F) of the Revised Code. The price to be paid upon such repurchase shall be the property's fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. The right of repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

IN WITNESS WHEREOF the Kahn Family Trust by and through Jenny Lor Kahn, the Successor Trustee of the Kahn Family Trust, has hereunto subscribed her name on the 3<sup>rd</sup> day of December, 2019.

KAHN FAMILY TRUST

By:   
JENNY LOR KAHN  
SUCCESSOR TRUSTEE


STATE OF OHIO, COUNTY OF SUMMIT ss:

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of December, 2019, by Jenny Lor Kahn as Successor Trustee of the Kahn Family Trust.

In Testimony Whereof, I have subscribed my name and affixed my official seal on the day and year last aforesaid.



CLIFTON DURHAM  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Expires 11/30/2020

  
NOTARY PUBLIC  
My Commission expires: \_\_\_\_\_

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.



TAX MAP DEPT.

WV

**EXHIBIT A**

NOV 22 2019

Page 1 of 3

Rev. 06/09

RX 250 WD

APPROVED  
MEDINA COUNTY

Ver. Date 09/11/19

PID 92953

**PARCEL 18-WD**

**MED-18-12.99**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Medina, City of Medina and being part of City Lot 1870, also being part of Original Township Lot 77, also being within Township 3 North, Range 14 West of the Connecticut Western Reserve and also being part of a deed of record 1.01 acre parcel of land conveyed to Jenny Lor Kahn, Successor Trustee of the Kahn Family Trust (herein called the grantor) as recorded on 01-29-2016 in Document Number 2016OR001924 of the Medina County Recorder's Records and being more particularly described as follows:

Being a parcel lying on the left side of the centerline of right of way of State Route 18 as part of the MED-18-12.99 Centerline Plat made by Northwest Consultants, Inc. for the Ohio Department of Transportation as recorded in the Recorder's Records of Medina County, Ohio and being located within the following described points in the boundary thereof:

Commencing at a point at the intersection of the centerline of right of way of Glenshire Lane (60 feet wide) with the centerline of right of way of State Route 18, said point being station 700+68.22 of State Route 18 centerline of right of way, said point witnessed by a "GPD" capped iron pin found within a monument box on the centerline of right of way of Glenshire Lane as shown on Glenshire Woods Phase 1 plat as recorded in Plat Book 25, Page 160 of the Recorder's Records of Medina County, Ohio, North 08 degrees 51 minutes 28 seconds East, 40.00 feet, said capped iron pin found within a monument box being 40.00 feet left of State Route 18 centerline of right of way station 700+68.22;

Thence westerly on the centerline of right of way of State Route 18, North 81 degrees 08 minutes 19 seconds West, 266.84 feet, to a point on the centerline of right of way of State Route 18, said point being station 698+01.38, said point also described as the grantor's southeast corner and the southeast corner of said City Lot 1870 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

## **EXHIBIT A**

RX 250 WD

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- 1) Thence westerly continuing on the centerline of right of way of State Route 18, also being on the grantor's south property line, also being on the south lot line of said City Lot 1870, **North 81 degrees 08 minutes 19 seconds West, 53.09 feet**, to a point of curvature on the centerline of right of way of State Route 18, said point being PT station 697+48.29;
- 2) Thence continuing on the centerline of right of way of State Route 18, also being on the grantor's south property line, also being on the south lot line of said City Lot 1870, in a westerly direction on a curve to the left with a **central angle of 00 degrees 37 minutes 44 seconds and a radius of 3819.73 feet, an arc distance of 41.92 feet, the chord of which bears North 81 degrees 27 minutes 11 seconds West for a distance of 41.92 feet**, to a point on the centerline of right of way of State Route 18, said point being station 697+06.38, said point also described as the grantor's southwest corner and the southwest corner of said City Lot 1870;
- 3) Thence northerly on the grantor's west property line, also being on the west lot line of said City Lot 1870, also being on the east lot line of City Lot 2721, **North 00 degrees 14 minutes 15 seconds West, 40.44 feet**, to a point on the existing north standard highway easement line of State Route 18, said point being 40.00 feet left of station 697+00.48, said point witnessed by a 5/8 inch iron pin found **South 57 degrees 17 minutes 06 seconds East, 1.49 feet**;
- 4) Thence **South 82 degrees 57 minutes 23 seconds East, 94.19 feet**, to an iron pin set on the grantor's east property line, also being on the east lot line of said City Lot 1870, also being on the west lot line of City Lot 1872, said pin being 42.69 feet left of station 697+94.13;
- 5) Thence southerly on the grantor's east property line, also being on the east lot line of said City Lot 1870, also being on the west lot line of said City Lot 1872, **South 00 degrees 46 minutes 53 seconds East, 43.30 feet**, to the **TRUE POINT OF BEGINNING** and containing 0.0898 acres, of which 0.0871 acres is PRO (Present Road Occupied), leaving a net take of 0.0027 acres, more or less, subject to legal highways and other easements of record.

The above described area is contained within Medina County Auditor's permanent parcel number 028-19B-23-005.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of November 2014 through July 2015 as well as April 2016 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

**EXHIBIT A**

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Bearings used herein are relative to Grid North of the Ohio State Plane Coordinate System, North Zone, NAD 83(2011) datum and are for the purpose of defining angular measurement as further defined on said MED-18-12.99 Centerline Plat datum note.

All iron pins set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "ODOT R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC.". Iron pins to be set that will be disturbed during construction may be reset by the construction contractor's surveyor and the new cap shall include the words "RESET".

This description was prepared on September 11, 2019 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

  
Joshua R. Mihelcic

09-11-2019  
Date

Registered Surveyor of Ohio: No. S-008453





8 2 8 1 3 2 8  
Tx:8188356

**2020OR003672**

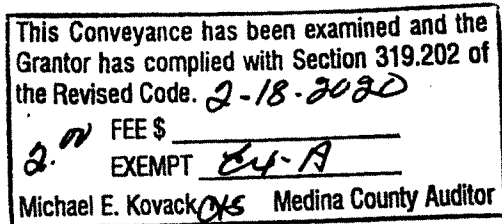
**JOSEPH F. SALZGEBER  
MEDINA COUNTY RECORDER  
MEDINA, OH  
RECORDED ON  
02/18/2020 01:27 PM**

**REC FEE: 90.00  
PAGES: 10  
DOC TYPE: WD**

**MEDINA COUNTY RECORDER**

**JOSEPH F. SALZGEBER**

**(DO NOT REMOVE THIS COVER SHEET.  
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ODOT RE 202  
Rev. 10/2017

W  
State

### WARRANTY DEED

Harry Rickel Greenberg, aka Harry Rickel Greenburg, Married, the Grantor(s), in consideration of the sum of \$2,900.00, to be paid by the State of Ohio, Department of Transportation, does grant with general warranty covenants, to the State of Ohio and its successors and assigns for the use and benefit of the Department of Transportation, the Grantee, all right, title and interest in fee simple in the following described real estate:

PARCEL(S): 019 - WD1 & WD2

MED-18-12.99

SEE EXHIBIT A ATTACHED


Medina County Current Tax Parcel No. 028-19B-23-010 & 028-19B-23-007  
Prior Instrument Reference: 2012OR017099 and 2013OR010883, Medina County Recorder's Office.

Grantor(s), for himself and his successors and assigns, covenants with the Grantee, its successors and assigns, that he is the owner(s) of the above parcel(s) in fee simple, and has the right and power to convey the above parcel(s), and that the above parcel(s) are free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the above parcel(s) against all claims of all persons.

The property conveyed to Grantee is being acquired for one of the statutory purposes the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property conveyed if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase; provided however that such right of repurchase is subject to the authority of the Director of Transportation to convey unneeded property pursuant to Section 5501.34 (F) of the Revised Code. The price to be paid upon such repurchase shall be the property's fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. The right of repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

IN WITNESS WHEREOF Harry Rickel Greenberg, aka Harry Rickel Greenburg has set his hand on the 17<sup>th</sup> day of February, 2020.

  
HARRY RICKEL GREENBERG,  
AKA HARRY RICKEL  
GREENBURG


STATE OF OHIO, COUNTY OF Meeker ss:

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2020, by Harry Rickel Greenberg, Aka Harry Rickel Greenburg.

IN TESTIMONY WHEREOF, I have subscribed my name and affixed my official seal on the day and year last aforesaid.



RYAN MICHAEL BURGESS  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Expires 07/06/2024

  
NOTARY PUBLIC  
My COMMISSION expires: 7/06/2024

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

RX 250 WD

Ver. Date 09/11/19

**EXHIBIT A**

**MEDINA COUNTY  
APPROVED**

**FEB 18 2020**

**MM**

**TAX MAP DEPT.**

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PID 92953

**PARCEL 19-WD1**

**MED-18-12.99**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

---

**[Surveyor's description of the premises follows]**

---

Situated in the State of Ohio, County of Medina, City of Medina and being part of City Lot 1872, also being part of Original Township Lot 77, also being within Township 3 North, Range 14 West of the Connecticut Western Reserve and also being part of a parcel of land conveyed to Harry Rickel Greenberg, aka Harry Rickel Greenburg (herein called the grantor) as recorded on 04-24-2013 in Document Number 2013OR010883 and as recorded on 07-13-2012 in Document Number 2012OR017099 of the Medina County Recorder's Records and being more particularly described as follows:

Being a parcel lying on the left side of the centerline of right of way of State Route 18 as part of the MED-18-12.99 Centerline Plat made by Northwest Consultants, Inc. for the Ohio Department of Transportation as recorded in the Recorder's Records of Medina County, Ohio and being located within the following described points in the boundary thereof:

Commencing at a point at the intersection of the centerline of right of way of Glenshire Lane (60 feet wide) with the centerline of right of way of State Route 18, said point being station 700+68.22 of State Route 18 centerline of right of way, said point witnessed by a "GPD" capped iron pin found within a monument box on the centerline of right of way of Glenshire Lane as shown on Glenshire Woods Phase 1 plat as recorded in Plat Book 25, Page 160 of the Recorder's Records of Medina County, Ohio, North 08 degrees 51 minutes 28 seconds East, 40.00 feet, said capped iron pin found within a monument box being 40.00 feet left of State Route 18 centerline of right of way station 700+68.22;



## EXHIBIT A

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Thence westerly on the centerline of right of way of State Route 18, North 81 degrees 08 minutes 19 seconds West, 256.84 feet, to a point on the centerline of right of way of State Route 18, said point being station 698+11.38, said point also described as the grantor's southeast corner and the southeast corner of said City Lot 1872 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

- 1) Thence westerly continuing on the centerline of right of way of State Route 18, also being the grantor's south property line, also being on the south lot line of said City Lot 1872, **North 81 degrees 08 minutes 19 seconds West, 10.00 feet**, to a point on the centerline of right of way of State Route 18, said point described as the grantor's southwest corner and the southwest corner of said City Lot 1872, said point being station 698+01.38;
- 2) Thence northerly on the grantor's west property line, also being on the west lot line of said City Lot 1872, also being on the east lot line of City Lot 1870, **North 00 degrees 46 minutes 53 seconds West, 43.30 feet**, to an iron pin set on the grantor's west property line, said pin being 42.69 feet left of station 697+94.13;
- 3) Thence **South 82 degrees 57 minutes 23 seconds East, 9.95 feet**, to an iron pin set on the grantor's east property line, said pin being 43.00 feet left of station 698+04.07;
- 4) Thence southerly on the grantor's east property line, also being on the east lot line of said City Lot 1872, also being on the west lot line of City Lot 5249, **South 00 degrees 46 minutes 53 seconds East, 43.62 feet**, to the **TRUE POINT OF BEGINNING** and containing 0.0098 acres, of which 0.0092 acres is PRO (Present Road Occupied), leaving a net take of 0.0006 acres, more or less, subject to legal highways and other easements of record.

The above described area is contained within Medina County Auditor's permanent parcel number 028-19B-23-007.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of November 2014 through July 2015 as well as April 2016 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are relative to Grid North of the Ohio State Plane Coordinate System, North Zone, NAD 83(2011) datum and are for the purpose of defining angular measurement as further defined on said MED-18-12.99 Centerline Plat datum note.

**EXHIBIT A**

RX 250 WD

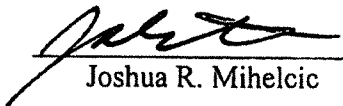
Page 3 of 3

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All iron pins set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "ODOT R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC.". Iron pins to be set that will be disturbed during construction may be reset by the construction contractor's surveyor and the new cap shall include the words "RESET".

This description was prepared on September 11, 2019 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

PPN: 028-198-23-128

  
Joshua R. Mihelcic

09-11-2019  
Date



Registered Surveyor of Ohio: No. S-008453

RX 250 WD

Ver. Date 09/11/19

**EXHIBIT A**

**MEDINA COUNTY  
APPROVED**

**FEB 18 2020**

**TAX MAP DEPT.**

Page 1 of 3

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PID 92953

**PARCEL 19-WD2  
MED-18-12.99  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Medina, City of Medina and being part of City Lot 5249, also being part of Original Township Lot 77, also being within Township 3 North, Range 14 West of the Connecticut Western Reserve and also being part of a deed of record 2.753 acre parcel of land conveyed to Harry Rickel Greenberg, aka Harry Rickel Greenburg (herein called the grantor) as recorded on 04-24-2013 in Document Number 2013OR010883 and as recorded on 07-13-2012 in Document Number 2012OR017099 of the Medina County Recorder's Records and being more particularly described as follows:

Being a parcel lying on the left side of the centerline of right of way of State Route 18 as part of the MED-18-12.99 Centerline Plat made by Northwest Consultants, Inc. for the Ohio Department of Transportation as recorded in the Recorder's Records of Medina County, Ohio and being located within the following described points in the boundary thereof:

Commencing at a point at the intersection of the centerline of right of way of Glenshire Lane (60 feet wide) with the centerline of right of way of State Route 18, said point being station 700+68.22 of State Route 18 centerline of right of way, said point witnessed by a "GPD" capped iron pin found within a monument box on the centerline of right of way of Glenshire Lane as shown on Glenshire Woods Phase 1 plat as recorded in Plat Book 25, Page 160 of the Recorder's Records of Medina County, Ohio, North 08 degrees 51 minutes 28 seconds East, 40.00 feet, said capped iron pin found within a monument box being 40.00 feet left of State Route 18 centerline of right of way station 700+68.22;

## EXHIBIT A

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Thence westerly on the centerline of right of way of State Route 18, North 81 degrees 08 minutes 19 seconds West, 161.84 feet, to a point on the centerline of right of way of State Route 18, said point being station 699+06.38, said point also described as the grantor's southeast corner, said point also described as the southeast corner of said City Lot 5249 and also being the **TRUE POINT OF BEGINNING** for the parcel of land herein described;

- 1) Thence westerly continuing on the centerline of right of way of State Route 18, also being the grantor's south property line, also being on the south lot line of said City Lot 5249, **North 81 degrees 08 minutes 19 seconds West, 95.00 feet**, to a point on the centerline of right of way of State Route 18, said point described as the grantor's southwest corner, said point also described as the southwest corner of said City Lot 5249, said point being station 698+11.38;
- 2) Thence northerly on the grantor's west property line, also being on the west lot line of said City Lot 5249, also being on the east lot line of City Lot 1872, **North 00 degrees 46 minutes 53 seconds West, 43.62 feet**, to an iron pin set on the grantor's west property line, said pin being 43.00 feet left of station 698+04.07;
- 3) Thence **South 82 degrees 57 minutes 23 seconds East, 94.54 feet**, to an iron pin set on the grantor's east property line, said pin being 46.00 feet left of station 698+98.56;
- 4) Thence southerly on the grantor's east property line, also being on the east lot line of said City Lot 5249, also being on the west lot line of City Lot 6347, **South 00 degrees 46 minutes 53 seconds East, 46.66 feet**, passing a yellow "GPD LS5927" capped iron pin found 39.99 feet left of station 698+99.53, to the **TRUE POINT OF BEGINNING** and containing 0.0971 acres, of which 0.0872 acres is PRO (Present Road Occupied), leaving a net take of 0.0099 acres, more or less, subject to legal highways and other easements of record.

The above described area is contained within Medina County Auditor's permanent parcel number 028-19B-23-010.

Description based on a field survey conducted by Northwest Consultants, Inc. between the months of November 2014 through July 2015 as well as April 2016 under the direction and supervision of Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

Bearings used herein are relative to Grid North of the Ohio State Plane Coordinate System, North Zone, NAD 83(2011) datum and are for the purpose of defining angular measurement as further defined on said MED-18-12.99 Centerline Plat datum note.

**EXHIBIT A**


RX 250 WD

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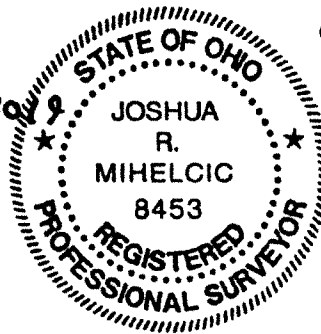
All iron pins set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "ODOT R/W, P.S. 8453, NORTHWEST CONSULTANTS, INC.". Iron pins to be set that will be disturbed during construction may be reset by the construction contractor's surveyor and the new cap shall include the words "RESET".

This description was prepared on September 11, 2019 by Joshua R. Mihelcic, Registered Surveyor 8453 of the State of Ohio.

  
Joshua R. Mihelcic

09-11-2019  
Date

Registered Surveyor of Ohio: No. S-008453





DocId:8521030

Tx:8379215

**2023OR013179**

**LINDA HOFFMANN  
MEDINA COUNTY RECORDER**

**MEDINA, OH  
RECORDED ON  
08/28/2023 01:48 PM**

**REC FEE: 34.00**

**PAGES: 3**

**DOC TYPE: WD**

**MEDINA COUNTY RECORDER**

**LINDA HOFFMANN**

**(DO NOT REMOVE THIS COVER SHEET.  
THIS IS THE FIRST PAGE OF THIS DOCUMENT)**

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code. 8-28-23  
 FEE \$ 82.50  
 60 EXEMPT \_\_\_\_\_  
 Anthony P. Capretta, 2 Medina County Auditor

**\* RED STAMPED**  
**MUST HAVE A NEW SURVEY**  
**OR DESCRIPTION PRIOR TO NEXT**  
**TRANSFER. SEE "STAR" FILE.**  
*TAKE OFF DIMENSIONS NEXT*  
*TRANSFER, ONLY SHOW THE*  
*WHOLE OF MCL 2720*

MEDINA CO. MAP OFFICE  
 APPROVED JP\*  
 FILE # 08281215  
 DATE 8-28-2023

**GENERAL WARRANTY DEED**

NANCY A. LEGG aka NANCY LEGG, widowed and not remarried, and for valuable consideration paid, grants, with general warranty covenants, to HARRY R. GREENBERG, the following real property:

Situated in the City of Medina, County of Medina, Ohio

And being a parcel land in the North part of Lot #1868 in said City, and bounded and described as follows:

Beginning at an iron- pin found in the North East corner of Lot #2603 in Royal Oaks Subdivision #2 in said City and going South 0°05' East along the Easterly line of said Lot #2603 and Lot #2602 in said City of Medina, a distance of 171.25 feet to an iron pin found on the South East corner of said Lot #2602;

Thence going South 89° 51' East, a distance of 183.21 feet to an iron pin set on the West line of Lot #1872 in said City;

Thence North 0° 01' West along the West Line of said Lot #1872 and the West property line of land now or formerly in the name of A. Lewis Schwartz and Eva Schwartz, a distance of 171.25 feet to an iron pin found on the Northwest corner of said Lot #1872;

Thence North 89°51' West along the North line of Subject Lot #1868, a distance of 183.40 feet to the Place of Beginning and containing within said boundaries 0.72 acres of land, as surveyed by T.J. Hood May 22, 1963. Now known as the whole of Medina City Lot 2720, as created in Volume 11, Page 62 of the Medina County Plat Records.

Tax Mailing Address: 997 E. Washington St MEDINA

Except a) any mortgage assumed by Grantee; b) such restrictions, conditions, easements (however

created), and encroachments as do not materially adversely affect the use or value of the property, c) zoning ordinances, if any, and d) taxes and assessments, both general and special, not yet due and payable.

Permanent Parcel Number: 028-19B-17-001

Prior Instrument Reference: 2008OR001043, 2018OR001349 & 2022OR022970

Property Address: V/L Woodland Drive, Lot 2720, Medina, OH 44256

Executed by NANCY A. LEGG aka NANCY LEGG, this the 24 day of August, 2023.

Nancy A. Legg aka Nancy Legg  
NANCY A. LEGG aka NANCY LEGG

State of Ohio

County of Medina

This is an acknowledgment clause. No oath or affirmation was administered to the signer.

The foregoing instrument was acknowledged before me this 24 day of August, 2023 by NANCY A. LEGG aka NANCY LEGG.

Jessica Sulenski  
NOTARY PUBLIC

This document was prepared by:  
Leonard A. Cuilli  
Sandhu Law Group, LLC  
1213 Prospect Ave., STE 300  
Cleveland, OH 44115  
(216) 373-1001  
2023-07-0611-184590



JESSICA SULENSKI  
Notary Public  
State of Ohio  
My Comm. Expires  
June 5, 2027



Draft Planning Commission Meeting Minutes 5/8/25
---

Present for the case was Eben Selby, 455 Lafayette Road. Mr. Selby stated that he wanted to tie the new roof into the existing one, but had discovered extensive roof and soffit deterioration, which led to a near-total rebuild of the second story. He added that he was considering installing board and batten siding on the east side of the second story, but he was also open to installing a window.

Mr. Grice asked if anyone from the public had comments. There were no comments from the public.

Ms. Russell made a motion to approve application P24-12 as submitted with the condition that a feature or features be incorporated on the east side of the addition's second floor such as a window, alternative material, design element, or similar item.

Mr. Thompson seconded the motion.

Vote:

Grice	Y	Rose	Y
Russell	Y	Thompson	Y
Gold	Y		
Approved	<u>5-0</u>		

2. P25-07                      Matt Schmahl                      North Side of East Washington Street                      COM

Mr. Dutton stated that the applicant was proposing a zoning map amendment to change the zoning of the properties from R-1 (Low Density Residential) to R-4 (Multi-Family Residential). Mr. Dutton stated that the applicant had submitted a potential plan, which was not required, to construct 50 to 61 attached single-family dwellings with a single access point off of East Washington Street with an approximately 1,000 ft. long drive and a "T" turnaround. He noted that the current proposal before the Planning Commission was for the rezoning, and the applicant would have to return to the Planning Commission for Site Plan review if the rezoning was approved.

Mr. Dutton stated that the R-1 zoning district allowed single-family detached homes as a permitted use and R-4 allowed single family attached, single-family detached, and two-family dwellings were permitted uses. Additionally, he noted that the R-4 district allowed multi-family dwellings as a conditional use.

Mr. Dutton stated that the R-4 district allowed a maximum lot depth of five times the lot width and required a twenty-five percent minimum useable open space. Mr. Dutton stated that if the properties were rezoned to R-4, three of the lots would be nonconforming in regards to maximum lot depth. He added that if the subject properties were zoned R-4, a variance to the Maximum Lot Depth requirement would be needed to combine the properties for the proposed development.

Mr. Dutton stated that the maximum density in the R-4 zoning district was 1 unit per 5,400 sq. ft. and the 5.8 acre site would be permitted 47 units. He reiterated that the submitted text and concept plan indicated between 50 and 61 units, respectively. Mr. Dutton stated that, in

Draft Planning Commission Meeting Minutes  
5/8/25

general, the land on the north side of East Washington Street was predominantly single-family residential on medium to large lots. He noted that the only exception was the Glenshire Hollows development off of Foote Road, which included single-family detached, two-family, and three-family attached condominiums. He added that their density was 11,326 sq. ft. per unit, which was considerably lower than the R-4 zoning district maximum. He stated that the Glenshire Development was approved in 1998 as a Planned Unit Development, which was no longer an active zoning overlay district.

Mr. Dutton stated that the City Engineer had identified concerns regarding traffic impacts on State Route 18, a traffic impact study requirement prior to Site Plan approval, the length of the cul-de-sac, and water age. Additionally, he noted that the Assistant Fire Chief had identified concerns regarding sufficient area for emergency vehicle turnaround and only a single ingress/egress point for the development.

Mr. Dutton added that the City's Comprehensive Plan indicated that the future land use of the properties in question was "Suburban Residential", which was the lowest density residential on the land use plan and was characterized by "a clustering of single-family homes with moderate quantities of conservation/open space areas".

Mr. Dutton stated that staff did not recommend approval of application P25-07 as the proposed R-4 zoning was not compatible with area zoning, density, and land uses, did not comply with the Comprehensive Plan, and raised concerns from the Engineering and Fire Departments.

Present for the case was Matt Schmahl of Gables Management Group, 3200 West Market Street, Suite 104 in Akron, and Nate Gehring of Ryan Homes, 6770 West Snowville Road in Brecksville. Mr. Schmahl stated that the potential plan was the first draft and the engineer had put as much development on a property as possible. He noted that the plan would probably change several times prior to final approval. Mr. Schmahl stated that he estimated around 40 to 47 townhomes would be proposed for the site. He noted that they would like to lower the density of the site plan, put in parking and a walking trail, and line up the entrance with the stoplight at the hospital.

Mr. Gehring noted that there was a need for affordable housing and that the proposed townhomes would probably be selling in the mid to upper three hundred thousands.

Mr. Grice asked if anyone from the public had any comment. There were comments from the public.

Mr. Rose stated that he felt the developer was attempting to get as much on the property as possible, which would reduce their costs. He noted that the city would have to provide services, and it would be difficult for a garbage truck or fire truck to access the site.

Mr. Gold expressed concern over access to the site for city services, noting that having only one ingress/egress made access difficult. He also noted the City Engineer's comment on water age on the site.

Mr. Schmahl stated that he believed any development with over fifty units required a secondary access point and the project would stay under that amount. He noted that he would

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like to match the entrance to the stoplight at the hospital, which would also allow for parking. He added that he could envision having a cul-de-sac for easier turnarounds.

After further discussion, Mr. Dutton noted that the Commission was only evaluating the change of zoning for the site from R-1 to R-4 and that the developer would have to come back before the Planning Commission for Site Plan approval. He added that the project would have to meet the standards of the R-4 District, which allowed for a maximum of 47 units on the site. There was a discussion as to the Glenshire Hollows development. Mr. Dutton stated that the density of the PUD Overlay was far less than what was allowed in the R-4 district.

Mr. Rose asked what other uses would be allowed if they approved the R-4 zoning and inquired if the developer could come back before the Planning Commission if an apartment building was proposed. Mr. Dutton stated that multi-family residential was a conditional use in the R-4 district, so the applicant could apply for such a project.

The owner of the bulk of the property in question, Rick Greenburg, 997 East Washington Street, stated that he was interested in building something that Medina could be proud of. He noted he felt that high-end multi-family units were lacking in the city. He added that the site's location across from the Medina Hospital would be great for people of his generation, as well as the easy access to shopping downtown.

Mr. Gold made a motion to recommend approval of the application to City Council.

Ms. Russell seconded the motion.

Vote:

Rose	<u>Y</u>	Russell	<u>Y</u>
Thompson	<u>Y</u>	Gold	<u>N</u>
Grice	<u>N</u>		
Approved	<u>3-2</u>		

3.	P25-08	Andrew Kason	232 West Smith Road	COM
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Mr. Dutton stated that the property contained an existing 4,400 sq. ft. bar and restaurant with an interior concert venue and an 1,100 sq. ft. rear patio. He added that the existing site had a gravel parking lot capable of accommodating approximately 50 parking spaces.

Mr. Dutton continued that the applicant was proposing an outdoor concert venue in the eastern portion of the property's parking lot, enclosed by a rope fence, which staff had calculated at approximately 15,000 sq. ft. He noted that concerts were proposed every Friday from Memorial Day to Labor Day, between the hours of 6 pm and 10:30 pm, with an additional concert in August for the South Town Music Festival.

Mr. Dutton stated that a concert venue was considered "Commercial Entertainment", which was a permitted use in the subject C-2 zoning district. He noted that the use did not include specific standards and there was not a distinction between an indoor or outdoor Commercial Entertainment use. He added that in 2024, the applicant had received permission to conduct



1  
2  
3 CITY OF MEDINA PLANNING COMMISSION

4 CASE P25-07

5 NORTH SIDE OF EAST WASHINGTON STREET WITH  
6 PARCEL NUMBERS 028-19B-17-001, 028-19B-17-072,  
7 028-19B-23-006, 028-19B-23-117, AND 028-19B-23-129  
8 INCLUDING THE ADDRESSES OF  
9 995, 997, AND 999 EAST WASHINGTON STREET

10  
11  
12  
13 Transcript of Proceedings held on Thursday,  
14 the 8th day of May, 2025, before the  
15 City of Medina Planning Commission, commencing  
16 at approximately 6:00 p.m., as taken by  
17 Makenzie J. Sabo, RPR, Notary Public within and for  
18 the State of Ohio, and held in Medina City Hall,  
19 132 North Elmwood Avenue, Medina, Ohio 44256.  
20

21  
22  
23 MEDINA COURT REPORTERS  
24 209 North Broadway Street  
Medina, Ohio 44256  
(330) 723-2482  
25 office@crmedina.com

1 APPEARANCES:

2 Rick Grice, Chairman,  
3 Bob Thompson, Member,  
4 Bruce Gold, Member,  
5 Monica Russell, Member,  
6 Paul Rose, Member.

7 City of Medina Planning and Community  
8 Development Department,  
9 Andrew Dutton, Community Development Director,  
10 Sarah Tome, Administrative Assistant.

11 Applicant:

12 Rick Greenburg, Applicant.  
13  
14 Matt Schmahl, Gables Management Group.  
15  
16 Nate Gehring, Ryan Homes.  
17  
18  
19  
20  
21  
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1 (Whereupon, all persons in attendance  
2 were previously placed under oath by the  
3 notary.)

4 - - -  
5 PROCEEDINGS  
6 - - -

7 CHAIRMAN: Next item on our  
8 agenda is Case 25-07, and this is the  
9 property -- or properties on East Washington  
10 Street for a rezoning.

11 Andrew.

12 MR. DUTTON: (Displaying case  
13 packet.)

14 All right. Here on the map you're showing  
15 the proposed site, which is five properties  
16 encompassing 5.88 acres on the north side of  
17 East Washington Street between Woodland Drive  
18 and Glenshire Lane across from the hospital.  
19 The subject site currently has three  
20 single-family homes and other structures. The  
21 properties are accessed via one access drive  
22 off of East Washington.

23 So here the applicant is proposing a zoning  
24 map amendment to change the zoning of the  
25 property from R-1, low density residential, to

1 R-4, multifamily residential.

2 So the application here is just the  
3 rezoning, so a plan or additional documents  
4 aren't required; however, they're encouraged so  
5 the Commission and then City Council are aware  
6 of the intent of the developer.

7 So here you show the potential plan, which  
8 is to construct between fifty and sixty-one  
9 attached single-family dwellings with a single  
10 access point off of East Washington and  
11 approximate one-thousand-foot-long drive and  
12 then a "T" turnaround.

13 So as I noted, we're just looking at the  
14 rezoning. Any build-out of the site will have  
15 to come out to you for site plan review if the  
16 rezoning gets approved.

17 So the differences in the zoning districts.  
18 R-1 is a single-family zoning district, allows  
19 for single-family detached homes as a permitted  
20 use. There are some conditional uses, which is  
21 schools and things of that nature. The R-4  
22 district is the multifamily district, which  
23 allows single-family detached, single-family  
24 attached, two-family, and multifamily as a  
25 conditional use, so it's a more intense



1 district with regard to uses.

2 So what you see here would be considered  
3 single-family attached, which would be a  
4 permitted use in the R-4 district.

5 You have in your packet there standards  
6 which differ in the R-1 and R-4. Something to  
7 note is the R-4 has a maximum lot depth of five  
8 times the lot width, twenty-five percent usable  
9 open space. It also has a minimal dwelling  
10 area for units.

11 Regarding the lot depth, so if this was  
12 rezoned to R-4, we'd have nonconforming lots in  
13 regards to maximum lot depth. Those  
14 nonconforming lots are permitted to have  
15 single-family homes, so the existing homes  
16 would not have an issue; however, they would  
17 need a variance if the lots were combined and  
18 the development was proposed.

19 The density in the R-4 district, the  
20 maximum is one unit per fifty-four hundred  
21 square feet. So for the proposed site, that  
22 would be forty-seven units. As I noted, the  
23 concept plans and text indicate between fifty  
24 and sixty-one units.

25 If you look in the general area, land on

1 the north side of East Washington Street is  
2 predominantly single-family residential  
3 dwellings on medium to large lots. The  
4 exception would be a little bit to the east  
5 there, the Glenshire Hollows development, which  
6 includes single-family detached, two-family,  
7 and three-family attached condominiums off of  
8 Foote Road. However, their density is much  
9 less than eleven thousand square feet or so per  
10 unit, which is much lower than the R-4 district  
11 maximum. This was actually permitted in 1998  
12 under a Planned Unit Development. This is  
13 something which we don't -- we no longer have  
14 in our zoning code.

15 You have in your packet comments from  
16 Engineering and Fire Departments. The  
17 City Engineer has identified concerns related  
18 to traffic impacts on State Route 18,  
19 requirement for a traffic impact study during  
20 site plan review, issues with the length of the  
21 cul-de-sac, and water age. The assistant fire  
22 chief has identified concerns regarding  
23 sufficient area for emergency vehicle  
24 turnaround and having only a single ingress and  
25 egress point.

1           When we look at rezonings, we also consider  
2           our Comprehensive Plan. The Comprehensive Plan  
3           includes a section regarding future land use  
4           and designates the area as suburban  
5           residential. This is -- suburban residential  
6           is the lowest density residential in the land  
7           use plan and is characterized by a clustering  
8           of single-family homes and moderate quantities  
9           of conservation and open space.

10           You also have in your packet materials from  
11           the applicant of what the buildings may look  
12           like. So here you have some two-story attached  
13           condos, look a little bit similar to the  
14           Beacon Park development, which is to the rear  
15           of opening-soon Acme.

16           You have some interior pictures of the  
17           units as well.

18           So staff does not recommend approval of  
19           Application P25-07, as proposed R-4 zoning is  
20           not compatible with the area zoning, density,  
21           and land uses, does not comply with the  
22           Comprehensive Plan, and raises concerns from  
23           the City Engineer and Fire Departments.

24           Thank you.

25           CHAIRMAN:

Thank you.

1                   Gentlemen, can we have your name and  
2                   address; and any comments you'd like to add.

3                   MR. SCHMAHL:                   Matt Schmahl;  
4                   Gables Management Group, 3200 West Market  
5                   Street, Akron, Ohio.

6                   So we are local family developers and we've  
7                   been working with Mr. Greenburg, the owner  
8                   here, for a couple years now, trying to figure  
9                   out how we can work with his land to have some  
10                  sort of potential development here.

11                  So in submitting this, this is the first  
12                  brush from engineering. Of course engineers  
13                  just put on there as much as possible. We're  
14                  fully aware this plan will change probably  
15                  several times, but we're at the point where we  
16                  wanted to give Mr. Greenburg here a yes or a no  
17                  if anything is feasible on his land aside from  
18                  as it sits today.

19                  Our goal is to match what is further -- I  
20                  guess would be east, I believe, about eight  
21                  hundred feet away, with the condos. So that  
22                  was when -- we were working with Andrew trying  
23                  to figure out what that was, because it's R-1  
24                  with a PUD, so we are looking to match that.

25                  We know what is shown here is extremely

1 aggressive. I wouldn't want this either. We  
2 were looking to do something around that forty  
3 to forty-seven townhomes. These would be fee  
4 simple project development roads, and we  
5 envision that this would change. We just  
6 didn't want, you know, perfection to stop  
7 progress for Mr. Greenburg here.

8 So some of the things that we knew we would  
9 like to change and modify, obviously the  
10 density, lower it; we are looking to put in  
11 spaces for additional parking, walking trails;  
12 we're looking to modify that road to match with  
13 the stoplight that is there as well, so -- but,  
14 again, we were just here for discussion just to  
15 see, in very basic terms, if we have a  
16 discussion point to modify and come back, or if  
17 this is something that the City does not see at  
18 all in your future.

19 There would be an HOA established as well  
20 and, again, this would be a private road, so it  
21 would be completely in-house from a management  
22 standpoint with no impact to the City.

23 I'm trying to think if there's anything  
24 else I should mention here at this time.

25 That was it.

1 And we have Nate here from Ryan Homes.

2 I'll go ahead and let him introduce himself.

3 MR. GEHRING: I'm Nate Gehring;  
4 Ryan Homes, 6770 West Snowville Road in  
5 Brecksville.

6 I think most of my comments are going to  
7 mirror what Matt stated. I think a big part of  
8 this is, looking at that, it is very dense, and  
9 we were just looking to come in and have a very  
10 preliminary discussion about what the City sees  
11 for that area and if there's something they  
12 could see us doing. Obviously development  
13 costs are high today and everything, so getting  
14 density is an important part for any developer,  
15 any builder on projects today, but at the same  
16 time, again, we're putting this forward. This  
17 was just kind of the engineer through a density  
18 study, just look what's the most that could go  
19 in here, and it's really to look at our units  
20 and figure out what product's right for  
21 different setbacks and stuff like that. But,  
22 again, we probably see it being somewhat more  
23 in the forty to fifty range.

24 As a builder, I see it as a desirable area.  
25 I mean, obviously affordable housing has

1 changed over the years. There's obviously a  
2 need for it. With these townhomes, on average,  
3 we'd probably be -- and this is just an  
4 estimate, but they'd be probably selling in the  
5 mid-threes, up threes, when everything was said  
6 and done. With the hospital there, it's a  
7 great location, and obviously there's not a  
8 whole lot of new housing in the City of Medina.  
9 A lot more going on, on the south side in the  
10 townships.

11 But we're here for feedback, is what it is,  
12 and so we can take that back and see if there's  
13 something that we can work out here that works  
14 for everybody.

15 CHAIRMAN: Okay. Thank you.

16 Anybody with us tonight have any comment to  
17 that?

18 (No response.)

19 CHAIRMAN: Okay. Comments  
20 by members of the Commission?

21 MR. ROSE: Mr. Chairman.

22 CHAIRMAN: Mr. Rose.

23 MR. ROSE: Thank you.

24 You've made a comment that strikes home to  
25 me, and that's the you want to get as much on a

1 piece of property as you can to reduce your  
2 costs. That's kind of like what the auto  
3 industry does. You know how many times I gouge  
4 my fingers trying to change a light bulb  
5 because it's easy to -- I don't want to say --  
6 it's easy to manufacture but impossible to  
7 maintain. And I think that's what we're facing  
8 here. You're getting all these units in there  
9 and your unit cost is going to be reduced, but  
10 then we've got to provide all the services  
11 that -- you know, fire trucks is the big thing.  
12 That was the first thing that struck my mind  
13 when I saw the picture as well as, you know,  
14 getting a garbage truck up and down that street  
15 and -- those are the things you're going to see  
16 regularly.

17 If it were me, I would ask you to see what  
18 you can do to thin it out a little bit to make  
19 it closer to the numbers that we have in our  
20 code and, you know, make it something that  
21 people are going to enjoy. Okay?

22 Thank you.

23 CHAIRMAN:

Thank you.

24 Any other comments?

25 MR. GOLD:

My big concern is



1 access for City services and emergency  
2 services. Having only one ingress and egress  
3 to the property is -- makes it pretty  
4 difficult. Wondering at -- at key times when  
5 people are leaving the property to go to work,  
6 so forth, and having to enter Route 18, it  
7 becomes somewhat of a traffic jam and it could  
8 be problematic. But the biggest thing is  
9 safety services and the fact in the City  
10 Engineer's comments about the water system and  
11 having problems with the units that are  
12 farthest away from that water system, and being  
13 the density probably maybe help it, but it's a  
14 detriment in other aspects of the plan, one  
15 being the ingress/egress and the safety  
16 services.

17 So I'm just wondering, is there anything  
18 that you can do to change the traffic flow?

19 MR. SCHMAHL: Yes. May I  
20 answer Mr. Gold?

21 So yes, we absolutely will drop it. I  
22 believe with the State of Ohio, anything over  
23 fifty units would require a secondary means of  
24 egress. We'll definitely be at or below.  
25 Sounds like below that, probably around

1           forty-seven units, give or take. My -- you  
2           know, what I've seen, version 2.0 - and, again,  
3           if we get far enough along we'll probably have  
4           7.0 - but I can envision, you know, basically  
5           that front section going away so we can have  
6           some curvature to that road to try and match  
7           with the stoplight, and then intermix  
8           throughout the different units, we'll have  
9           parking that would be pull-off, if you will, so  
10          you can be off the main road, and we'll have  
11          that intermixed throughout. You know, we have  
12          a "T" there for trucks to turn around,  
13          especially fire trucks. I can envision us  
14          having a full cul-de-sac as well so it's easier  
15          to turn all the way around for the fire truck  
16          radiuses.

17                 And, again, I apologize. This might come  
18                 off as, you know, really extreme to see it like  
19                 this, but this is literally our first brush  
20                 with engineering. We didn't mark out anything  
21                 for the amenities, you know, fountains, walking  
22                 trails, and things like that, so absolutely  
23                 this density we know is far too high, but  
24                 hopefully some of those things that we can  
25                 address that I just mentioned would be a much

1           softer, more realistic approach.

2                   MR. GOLD:                   Probably another  
3           issue would be the visitor parking. You really  
4           don't have any room for it.

5                   MR. SCHMAHL:               So by dropping  
6           the density, if you can envision even like that  
7           front section north on each side of the road,  
8           that would go away, so we would have more  
9           spacing in between the units; and then we would  
10          have parking, you know, probably five parking  
11          spaces intermixed throughout the street as  
12          well, so there would be room for additional  
13          parking.

14                   And some of the reasons why we have all  
15          gone -- you know, Rick has been so patient with  
16          us and Nate from Ryan. It's kind of a tough  
17          site. We always joke internally that all the  
18          easy sites have already been developed. We  
19          have a lot of constraints with this site. We  
20          didn't approach any of the other neighbors  
21          basically because we have such a tight width.  
22          Even if we are to try and do a single-family  
23          road, single-loaded with houses, would also  
24          blow the project due to costs all being loaded  
25          onto one house on one side of the street, so,

1           so far, you know, even if we dropped it down to  
2           forty-seven units, this is, you know, the best  
3           use from a pen-and-paper standpoint for  
4           Mr. Rick here, so --

5                       CHAIRMAN:                       Thank you.

6                       MR. DUTTON:                   And I know we're  
7           kind of getting down into some details with the  
8           plan. It's good to have as an example, but the  
9           only thing we're really evaluating right now is  
10          changing this red area from the R-1 to R-4, and  
11          then if that happens, you would come back and  
12          it would have to meet the standards of the R-4  
13          district, and that density would be --  
14          forty-seven units per acre would be the maximum  
15          in that case -- or forty-seven total units.  
16          I'm sorry.

17                      MR. SCHMAHL:                 What we were  
18           trying to mimic -- I believe it's roughly a  
19           hundred feet. What you see on your screen  
20           there is we're trying to mimic basically what  
21           was there with that PUD overlay.

22                      MR. DUTTON:                   And if you  
23           applied the density of the PUD overlay, it  
24           would be twenty-three units, so that PUD is far  
25           less dense than what could be built if this was

1 R-4.

2 CHAIRMAN: If that were  
3 still in the code.

4 MR. DUTTON: Correct, yeah,  
5 but as built on Foote Road is far less dense  
6 than the R-4.

7 MR. ROSE: Thank you,  
8 Mr. Chairman.

9 Andrew, if we allow R-4, what else goes  
10 with that that we're not seeing here in this  
11 picture? What --

12 CHAIRMAN: Other uses.

13 MR. ROSE: Other uses.

14 Could we get a, you know, six-story apartment  
15 building or something?

16 MR. DUTTON: Multifamily would  
17 be a conditional use, but that -- I mean, that  
18 could be a potential development. I don't  
19 think I have a --

20 The height is still thirty-five feet, so  
21 the height doesn't increase that much, but --

22 MR. ROSE: Okay.

23 MR. DUTTON: -- you know, a  
24 part of it's --

25 MR. ROSE: So we could get

1 something that we're not seeing here?

2 MR. DUTTON: Correct. So,  
3 yeah, the only thing you're really reviewing is  
4 changing that site to R-4.

5 MR. SCHMAHL: It is not our  
6 intention, so we'd be happy to put that into  
7 our developer's agreement. We are not looking  
8 to do like a for-rent product or anything like  
9 that.

10 MR. ROSE: What happens --  
11 because I've seen this happen in the city  
12 before, where Rick comes in and he says he  
13 wants his property redone to this, and then  
14 something happens and now Andrew's in here on  
15 this property --

16 MR. GEHRING: I believe that it  
17 would be conditional. I believe -- anything  
18 approved for rezoning I believe would be  
19 conditional. And whether any applicant -- and  
20 I could be incorrect here, but when they came  
21 back, this would be for a rezone, but that'd be  
22 conditional upon X, Y, and Z, so I don't --

23 MR. ROSE: Yeah. Because  
24 we've had that happen a couple of times here,  
25 they say A and we get Z.

1 MR. GEHRING: Right. Then it  
2 wouldn't be approved.

3 MR. DUTTON: So the rezoning  
4 doesn't have any conditions. It's -- you're  
5 just taking it from that zone R-1 to R-4 and  
6 then you have to follow the R-4 rules. So  
7 Council ultimately makes the decision, but they  
8 can't say, "Well, it's going to be R-4, but you  
9 can't have rentals." That's not how the  
10 process works.

11 MR. GEHRING: But the plans  
12 still need to be additionally approved by --

13 MR. DUTTON: Yeah.

14 MR. GEHRING: -- council later.

15 MR. DUTTON: Well, it would  
16 just go back through the Planning Commission.

17 MR. GEHRING: I got you. Okay.

18 MS. RUSSELL: I have a quick  
19 question.

20 What would be the minimum amount of units  
21 that you would build on this development that  
22 would still make it a feasible project?

23 MR. SCHMAHL: That's entirely  
24 on Rick's sale price that we're also working  
25 with.

1                   MR. GEHRING:                   There also --  
2                   there's a lot of -- speaking of water, there's  
3                   a lot of unknowns at this point. It's very  
4                   early. Without getting an engineer involved to  
5                   look at -- again, it's always the little steps.  
6                   You got a traffic study, you have utility  
7                   study, sewer. Being in that area, I believe  
8                   sewer capacity is probably there, would be my  
9                   assumption. Water, there's water loops. You  
10                  know, there's so many things that kind of you  
11                  keep plugging in as you get further down the  
12                  line. At this point, you know, I think to  
13                  answer a lot of questions, you know, the idea  
14                  of going to forty-seven gets rid of a lot of  
15                  third -- maybe a little less than a third of  
16                  what is shown, twenty percent of what's shown,  
17                  which would allow for the buildings to get  
18                  spaced out, additional parking.

19                 We have only looked -- there would be an  
20                 amenity of some sort, you know, pavilion, some  
21                 walking trails, but yeah, it's really hard as a  
22                 developer, as we're trying not -- but I work  
23                 with them every day. You just keep getting  
24                 down the line a little bit further before you  
25                 really know your costs at the end.



It's tough out there right now. I mean, it's the same with everything. You know, everything -- as you see when you go by, you know, groceries, everything is more expensive. Affordability is down, rates are up, so there's a balance.

But by looking at this preliminarily with that zoning, you know, going to -- I think it was forty-seven units, it does seem, in my mind, without any crazy things happening, to pencil out, decently to work.

MR. GREENBURG: Can I? Do you mind?

CHAIRMAN:                      Microphone and  
name and address.

MR. GREENBURG: Hi. I'm Rick Greenburg. I am -- I own the bulk of the property. My cousin owns a piece of it. And I live at 997 East Washington.

So for those of you who know me - and I think several of you do - you know, my family has been in Medina for almost a hundred years. I have an emotional attachment to this city. You know, my family's had a business here. My wife still has a business here. I'm not

1 interested in making this something that's not  
2 going to make Medina proud, and the reason that  
3 I kind of came at this the way I did and went  
4 to Matt was because I felt like some level of  
5 high-end multifamily is lacking in the City of  
6 Medina, so that was a little bit.

7 And then with the location, people of, you  
8 know, my generation now, they want this kind of  
9 housing. And location, you know, proximity to  
10 the hospital is great, proximity to the  
11 shopping is excellent. We're only a  
12 mile-and-a-half from downtown.

13 So, you know, I'm not -- you know, like I  
14 said, to me, if there's anything that these  
15 guys do that I don't agree with, I'm going to  
16 stop them before it ever gets to you guys,  
17 because I absolutely believe that, you know,  
18 this is something that has to be an asset for  
19 the City and for the residents of Medina.

20 So that's all I have to say.

21 CHAIRMAN: Thank you.

22 Any other questions or comments by members  
23 of the Commission?

24 MR. GOLD: Mr. Chairman, I'd  
25 like to put forth a motion to approve the

1 change from R-1 to R-4.

2 CHAIRMAN: We have a motion.

3 Is there a second?

4 MS. RUSSELL: Second.

5 CHAIRMAN: We have a motion  
6 and a second.

7 Any other discussion?

8 (No response.)

9 CHAIRMAN: Roll call.

10 MS. TOME: Rose?

11 MR. ROSE: Yes.

12 MS. TOME: Russell?

13 MS. RUSSEL: Yes.

14 MS. TOME: Thompson?

15 MR. THOMPSON: Yes.

16 MS. TOME: Gold?

17 MR. GOLD: No.

18 MS. TOME: Grice?

19 CHAIRMAN: No.

20 MS. TOME: Motion carried.

21 CHAIRMAN: Okay. It's

22 approved three to two. It will be recommended  
23 to council to go forward.

24 Thank you.

25 (Case concluded.)

1       STATE OF OHIO               )  
2                                       ) ss:  
3       COUNTY OF MEDINA.       )

4                                       CERTIFICATE

5               I, Makenzie J. Sabo, RPR, Notary Public within  
6       and for the State of Ohio, duly commissioned and  
7       qualified, hereby certify that before the giving of  
8       their testimony, all persons were first duly sworn  
9       to testify to the truth, the whole truth, and  
10       nothing but the truth in this case aforesaid.

11              I further certify that said hearing was held at  
12       the time and place specified in the above case and  
13       was concluded on the 8th day of May, 2025.

14              IN WITNESS WHEREOF, I have hereunto set my hand  
15       and affixed my seal of office at Medina, Ohio this  
16       20th day of May, 2025.

17                                       *Makenzie J. Sabo*

18                                       \_\_\_\_\_  
19       Makenzie J. Sabo, RPR  
20       and Notary Public within and for  
21       the State of Ohio.  
22       My commission expires 09/19/28.  
23  
24  
25

RCA 25-118-5/27  
Finance Only

**City of Medina**  
**Board of Control/Finance Committee Approval**  
**Administrative Code: 141**

- Department Heads can authorize expenditures up to \$2,000.00 (requisition)
- Board of Control authorizes expenditures from \$2,000.01 to \$20,000.00 (BOC form).
- Finance Committee authorizes expenditures from \$20,000.01 to \$35,000.00 (BOC form).
- Council authorizes expenditures/bids over \$35,000.01 (RCA form). Board of Control awards all bids, unless otherwise specified in authorizing ordinance. (Ord. 77-23)

Date: 5/19/2025

Department: LAW

Amount: \$30,000

B.O.C. Approval Date: \_\_\_\_\_

(Finance Use Only)

Account Number: 001-0704-52226

Vendor: Valley Technical Services (V00011)

Department Head/Authorized Signature: 

Item/Description:

Currently \$5000

Increase 2025 PO (25-1097) for Legal Services/Crash Reconstruction; to pay current invoice dated 4/21/2025

and in preparation for expert appearance at jury trial. 4 day jury trial scheduled in August 2025

New total \$35,000

-----  
FINANCE COMMITTEE APPROVAL: (expenditures from \$20,000.01 to \$35,000.00)

Date Approved/Denied by Finance Committee: \_\_\_\_\_

\_\_\_\_\_  
Clerk of council

Date to Finance: \_\_\_\_\_

- Please have all BOC items for the agenda to the Mayor's Office before 5 p.m. on Friday before the scheduled BOC meeting.
- Please have all Finance Committee items for the agenda to the Clerk of Council's Office before 5 p.m. on Tuesday before the scheduled Finance Committee meeting.  
Thank you.

Revised: 4/25/2023

*OK 26 Henderson 5-15-25*

**REQUEST FOR COUNCIL ACTION**

No. RCA 25-119-5/27  
Finance

**FROM:** Nino Piccoli Service Director

**Street Department**

**Date:** May 15, 2025

**Subject:** Amend Ordinance # 76-25 Henderson Dump Body

**SUMMARY AND BACKGROUND:**

Respectfully request Council's authorization to amend Ordinance #76-25 passed on April 28, 2025. The Ordinance allows the Street department to purchase a Dump Body from Henderson Products, Inc. to be mounted on a Cab and Chassis purchased from Montrose Ford. The Purchase Order for Henderson Products needs to be increased by \$1,500.00 to cover freight charges related to the Dump Body. The new total for the Henderson PO will be \$71,741.00.

**Estimated Cost:** \$1,500.00

**Suggested Funding:**

- sufficient funds in Account No. 105-0610-54417
- transfer needed from Account No.  
To Account No.
- NEW APPROPRIATION needed in Account No.

**Emergency Clause Requested:** No

**Reason:**

**Council Action Taken:**

**Ord./Res.**

**Date:**



City of Medina  
132 North Elmwood Ave  
P.O. Box 703  
Medina, OH 44258

## PURCHASE ORDER

Page: 1  
P.O. Number: 2025001278  
P.O. Date: 04/28/2025  
Req. Number: ORD 76-25  
Requested By: Michele Sloan  
Blanket Type:  
Ship Via:  
Terms:

**Deliver To** STREET DEPARTMENT  
CITY OF MEDINA  
781 WEST SMITH ROAD  
MEDINA, OHIO 44256

**Vendor** H00260  
HENDERSON TRUCK EQUIPMENT  
DBA: HENDERSON PRODUCTS INC  
8211 SOLUTIONS CENTER  
CHICAGO, IL 60677-8002

**TERMS:**

1. City of Medina is exempt from excise or sales tax.
2. Purchase order number must appear on all invoices, packages, packing slips, shipping papers and all other correspondence.
3. Delivery must be prepaid to destination shown above or billed to same.
4. No change may be made in this order without consent of the Director of Finance.

DO NOT DUPLICATE THIS ORDER

FID# 34-6001856

Line	Description	Account	Qty	Unit	Price/Unit	Amount
ORD 76-25; PASSED 4/28/25; EFFECTIVE 5/28/25						
Accounting						
001	MARK III SINGLE AXLE DUMP BODY	105-0610-54417				\$70,241.00

Purchase Order Total: \$70,241.00

This amount has been lawfully appropriated for such purpose and is in the treasury or in the process of collection.

Director of Finance

5/6/2025

Date

RCA 25-120-5/27  
Finance/Council

City of Medina

Board of Control/Finance Committee Approval

Administrative Code: 141


- Department Heads can authorize expenditures up to \$2,000.00 (requisition)
- Board of Control authorizes expenditures from \$2,000.01 to \$20,000.00 (BOC form).
- Finance Committee authorizes expenditures from \$20,000.01 to \$35,000.00 (BOC form).
- Council authorizes expenditures/bids over \$35,000.00 (RCA form). Board of Control awards all bids, unless otherwise specified in authorizing ordinance. (Ord. 77-23)

Date: 5/20/2025 Department: Engineering

Amount: \$45,000.00 B.O.C. Approval Date: (Finance Use Only)

Account Number: 145-0630-54411

Vendor: Wintrow Construction Corporation

Department Head/Authorized Signature: 

Item/Description:  
Increase PO #2025-1003 by \$45,000 to a total of \$65,000 to cover railroad emergency repairs and PUCO mandated repairs.

-----  
FINANCE COMMITTEE APPROVAL: (expenditures from \$20,000.01 to \$35,000.00)

Date Approved/Denied by Finance Committee:

Clerk of council Date to Finance:

- Please have all BOC items for the agenda to the Mayor's Office before 5 p.m. on Friday before the scheduled BOC meeting.
  - Please have all Finance Committee items for the agenda to the Clerk of Council's Office before 5 p.m. on Tuesday before the scheduled Finance Committee meeting.
- Thank you.



## REQUEST FOR COUNCIL ACTION

FROM: Patrick Patton

DATE: May 20, 2025

SUBJECT: Application for grant assistance with the Ohio Rail Development Commission (ORDC)

NO. PCA 25-121-5/27

COMMITTEE  
REFERRAL: Finance

This request is for Council's authorization to submit a grant application to the Ohio Rail Development Commission (ORDC) to reconstruct the City's railroad between State Road and Progress Drive.

This section of rail has been the location of most of our rail line breaks and maintenance efforts. The rail is 90+ years old and very brittle. Through discussions with our rail inspectors, our railroad consultant and our railroad contractor, all agree that the longtime solution would be for complete replacement of this 1,500 foot long section.

Through discussions with the ORDC, they have grant funding available for this type of work. They have encouraged us to apply for this funding for this project. This grant will fund up to 80% of the costs with a 20% local match. The current budget estimate for this project is \$520,000, which means the funding splits are as follows:

- ORDC: \$416,000
- City: \$104,000
- TOTAL: \$520,000

Finally, please note that in addition to the authorization to submit the grant application, this request asks that if successful, the Mayor be authorized to enter into an agreement with ODOT to accept the grant.

Thank you for your consideration.

ESTIMATED COST: \$104,000

SUGGESTED FUNDING: City share: 145 Railroad

Sufficient Funds in Account Number:

Transfer Needed From:  
To:

New Appropriation:

Emergency Clause Requested: No

Reason:

COUNCIL USE ONLY:

COMMITTEE RECOMMENDATION:

Council Action Taken:

Ord./Res. Number:

Date:

OK  
R. Hamell  
5-20-25

## REQUEST FOR COUNCIL ACTION

No. RCA 25-122-5/27

FROM: Medina Recreation Center <sup>JSW</sup>  
DATE: May 16, 2024  
SUBJECT: Locker Room Renovation- Medina City Schools

Committee: Finance

### SUMMARY AND BACKGROUND:

The Medina Recreation Center (MRC) is respectfully requesting a purchase order for Medina City Schools in the amount of \$150,000 for renovations of the Rec Center's main locker rooms. The Rec Center locker rooms are original to the facility. MRC staff would like to renovate the locker rooms to improve the aesthetics, cleanliness, and align with branding throughout the building. As such, similar to other recent building renovations, the MRC is requesting to pay for 100% of this project.

This project consists of demo and installation of new tile flooring and shower & restroom partitions. Vendors have been selected by the Medina City Schools Maintenance Department based on successful past projects. Work is to commence during our slowest month, July, to minimize patron disruption. During renovations, patrons will have access to the physical education locker rooms attached to the competition pool.

The Locker Room Renovation Plan has been approved by the Recreation Advisory Committee on May 8, 2025. The Medina City Schools Facilities Committee has also reviewed and approved the project. Funding is requested from unappropriated Rec Center carryforward.

Please refer to the attached quotes. Additional funds are requested as contingency for unforeseen circumstances during construction.

**Estimated Cost: \$150,000.00**

#### **Suggested Funding:**

- sufficient funds in Account No.
- transfer needed from Account No. \_\_\_\_\_ to Account No. \_\_\_\_\_
- NEW APPROPRIATION needed in Account No. 574-0351-53322

**Emergency Clause Requested: No**

**Reason:**

---

### **COUNCIL USE ONLY:**

**Committee Action/Recommendation:**

**Council Action Taken:**

**Ord./Res.**

**Date:**

# D&R COMMERCIAL FLOORING



January 14, 2025

CHRISTY MOATS  
MEDINA COMMUNITY REC CENTER  
855 WEYMOUTH ROAD  
MEDINA, OH 44256

Re: MEDINA REC CENTER LOCKER ROOMS  
MEDINA REC CENTER LOCKER ROOMS

Bid # Q38465

Scope of Work:

DEMO/FLR:	[FLOOR TILE & WALL BASE] Demo & disposal of the existing floor tile and tile wall base.	\$7,801.15
PREP:	[FLOOR TILE & WALL BASE] Self leveling floor prep @ ~3/16" thick throughout.	\$6,370.67
WTRPRF:	[FLOOR TILE & WALL BASE] Schonox HA crack isolation & waterproofing system	\$7,735.88
FT-1:	[FLOOR TILE] American Olean Unglazed Mosaic floor tile TBD.	\$47,895.23
FTB-1:	[TILE WALL BASE] Manf - Pattern, Color: TBD - Size: TBD	\$12,395.36
SUBTOTAL		\$82,198.29

---

DEMO/WALL:	[SHOWER WALL TILE] Demo & disposal of the existing wall tile.	\$2,085.43
PREP:	[SHOWER WALLS PREP] Skim coat prep over CMU block walls.	\$1,224.23
WTRPRF:	[SHOWER WALL TILE] Schonox HA waterproofing system behind all wall tile	\$1,716.30
WT-1:	[SHOWER WALL TILE] 12"x24" porcelain wall tile TBD.	\$12,839.11
SCH/WT-1:	[SHOWER WALL TILE TRIM] Schluter - SCHIENE, Finish: Satin Anodized Aluminum	\$656.64
SUBTOTAL		\$18,521.71

---

Total Price \$100,720.00

*Exceeding our customers' expectations. one job at a time!*

6668 Engle Road Middleburg Heights, OH 44130 - Ph: 216.335.9751 - Fax: 216.335.9755

WWW.DRFLOORINGGROUP.COM



# QUOTATION

WWW.WOLFFBROS.COM

Quote No. 00759159

S  
O  
L  
D  
T  
O  
MEDINA CITY SCHOOLS-  
739 Weymouth Rd  
MEDINA OH 44256-2037

S  
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P  
T  
O  
MEDINA CITY SCHOOLS  
680 LAFAYETTE RD  
MEDINA OH 44256-3650

Quote Prepared By: MARC CANCELLA  
330/764-4171

6078 Wolff Road  
Medina, OH 44256-9487

TERMS: Customer is responsible for verifying that material purchased is correct for the application. No materials are to be returned without our permission. Cut lengths of pipe, cable, and fabricated items are not returnable. Special order returns also require manufacturer approval. All returned items except defectives must be in like-new condition and packaged as originally received. Returnable items must be returned within 90 days of invoice date. Returns are subject to a Wolff Bros. Supply minimum 15% restocking fee. All special order returns are subject to additional manufacturer restocking fees plus return freight and handling costs. Item credit pricing will be net of restocking charges. For defective material, no allowances will be made beyond the manufacturer's warranty. Claims for billing discrepancies or pricing errors must be made within 10 working days of invoice date. A 2% per month service charge will be invoiced to your account on all past due balances.

CUSTOMER NO.	CUSTOMER ORDER NO.	SLSM.	ENTRY DATE	WHS	EXP. DATE	ORDERED BY	PAGE
3696	MEDINA REC-PARTITIONS	610	05/16/2025	MED	05/25/2025	STEVE MISHLER	1
Qty.	Item Number	Description	Price	Ext. Price			

Quoted as direct shipment

!!!!!! This order contains special order items !!!!!!  
!!!!!! Special order items may not be returnable !!!!!!  
!!!!!! !!!!!!  
!!!!!! !!!!!!

1	#711PLG	PARTITIONS PER MICKEY'S MEASUREMEMNTS ON SITE: PARTITIONS CONSISTING OF: *12 TOILET PARTITIONS WITH DOORS *11 STALLS WITH SHOWER CURTNS *4 CHANGING STALLS WITH DOORS IN FRONT OF SHOWERS *SOLID POLYMER/SOLID CHANELS *PRICING INCLUDES INSTALL AND DELIVERY	23975.0000 EA	23,975.00			
1	FRTINPPD	INCOMING FREIGHT PREPAID	EA	.00			

Subtotal 23,975.00  
Tax 6.750% .00  
Total 23,975.00

Prices are subject to change without notice. # Special order items may not be returnable.  
DELIVERY CHARGES: A delivery charge will be added to deliveries that are less than \$800; deliveries \$800  
and over will be prepaid. UPS and special freight charges will also be invoiced.

# REQUEST FOR COUNCIL ACTION

No. RCA 25-123-5/27

**FROM:** Grants

**Committee:** City Council

**DATE:** May 14, 2025

**SUBJECT:** Donation of Items to the Medina County District Library

## **SUMMARY AND BACKGROUND:**

Prior to the 2024 Solar Eclipse, the City of Medina was designated as a Solar Eclipse Ambassador Community by the Great Lakes Science Center. As such, the city received a telescope and an orrery. We inquired with the schools to see if anyone could use them, but there were no takers. However, the library would like to have them to use for their STEM programs.

Since the next Solar Eclipse is not until 2099, we are requesting that City Council approve donating these two items to the Medina District Library.

**Estimated Cost:**

**Suggested Funding:**

- sufficient funds in Account No.
- transfer needed from Account No.    to Account No.
- NEW APPROPRIATION needed in Account No.

**Emergency Clause Requested:**

---

## **COUNCIL USE ONLY:**

**Committee Action/Recommendation:**

**Council Action Taken:**

**Ord./Res.**

**Date:**

**REQUEST FOR COUNCIL ACTION**NO. RCA 25-125.5/k

FROM: Patrick Patton

DATE: May 21, 2025

COMMITTEE REFERRAL: Finance

SUBJECT: Easements for Medina Street Bridge

In order to complete the reconstruction of the Medina Street Bridge, the City must acquire three easements. Two of the property owners have agreed and signed the easements, the properties are:

Address	Parcel	FMVE
551 W. Smith Road	028-19A-20-054	\$400
555 W. Smith Road	028-19A-20-055	\$500
TOTAL		\$2,050

This request asks for Council's acceptance of the easements and authorization to make payment to the property owners for these easements..

Thank you for your consideration..

ESTIMATED COST: \$900

SUGGESTED FUNDING: 108-0610-54411

Sufficient Funds in Account Number:

Transfer Needed from: To:

New Appropriation Account Number:

Emergency Clause Requested: Yes

Reason: The property owner has signed the easement, we would like to get it recorded and the owner paid as soon as possible..

COUNCIL USE ONLY:

COMMITTEE RECOMMENDATION:

Council Action Taken:

Ord./Res. Number:

Date:

## **GRANT OF EASEMENT**

KNOWN TO ALL MEN BY THESE PRESENTS, that Richard B. Milgate, Jr., single, the Grantor(s), for and in consideration of Four Hundred Dollars (\$400.00) and other valuable considerations received to my/our full satisfaction from the CITY OF MEDINA, OHIO, the Grantee, do hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns to have and to hold forever an easement upon real property with the right to enter upon said real property easement to construct, maintain, operate, repair and remove a water main and appurtenances in, through and under the real property described as follows:

Said easement is granted upon parcel number **028-19A-20-054**

**\*\*\*\*SEE EXHIBIT A ATTACHED\*\*\*\***

Prior Instrument Reference: O.R. Volume 722, Page 826, Medina County Recorder's Office.

No structure, buildings, ponds or other utilities of any kind shall be constructed or placed on or in said easement without the written consent of the CITY OF MEDINA, OHIO.


As a part of the consideration for the granting of said easement(s) to the Grantee, the Grantee for its successors and assigns agrees that it will use its best efforts to have the construction of the proposed water main undertaken by a competent contractor who shall complete said construction as expeditiously as possible and who shall restore the site of the work as nearly as possible to its original condition and shall maintain it in such condition for a period of one (1) year after completion of said construction.

TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns forever.

And the said Grantor(s) for themselves and their heirs, executors and administrators, hereby covenant with said Grantee, its successors and assigns that they are the true and lawful owner(s)

of said premises, and are lawfully seized of the same in fee simple, and have good right and full power, to grant, bargain, sell, convey and release the same in the manner aforesaid.

IN WITNESS WHEREOF, Richard B. Milgate, Jr. has hereunto set his hand on the 8 day of MAY, 2015.

  
Richard B. Milgate, Jr.

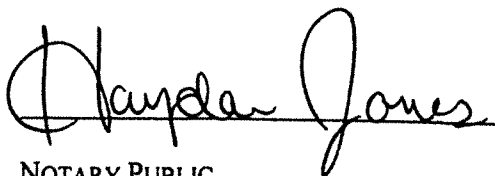
STATE OF OHIO, COUNTY OF MEDINA, SS:

BE IT REMEMBERED, that on the 8 day of MAY, 2015, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Richard B. Milgate, Jr. who acknowledged the foregoing instrument to be his voluntary acts and deeds. No oath or affirmation was administered to Richard B. Milgate, Jr. with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



**HAYDAN R. JONES**  
Notary Public, State of Ohio  
My Commission Expires  
05/12/2029



NOTARY PUBLIC  
My Commission expires: 5/12/29

This document was prepared by: MCSE  
791 W. Smith Rd., Medina, OH 44256





## Cunningham & Associates, Inc.

Civil Engineering & Surveying  
203 W. Liberty St., Medina, Oh 44256  
Phone: (330) 725-5980 \* Fax (330) 725-8019

### **EXHIBIT A**

Legal Description for a 0.0022 Acre Easement Area  
Project No. 23-285  
October 10, 2024

Situated in the City of Medina, County of Medina, State of Ohio and being known as part of Medina City Lot (MCL) 312, also being a part of lands conveyed to Richard B. Milgate Jr. by deed dated July 31, 1992 as recorded in Official Record Volume 722, Page 826 of the Medina County Recorder's Records, further bounded and described as follows:

Commencing at the Southwest corner of MCL 311, also being the Southwest corner of lands conveyed to Montrose Land Corporation by deed dated July 10, 2001 as recorded in Document Number 2001OR023509 of the Medina County Recorder's Records, also being a point on the Easterly Right-of-Way of Medina Street, having a varied width Right-of-Way;

Thence along the Southern line of said MCL 311 and said lands of Montrose Land Corporation, bearing North 89°09'32" East, a distance of 15.32 feet to a point thereon, also being the Northeast corner of lands conveyed to Todd A. and Laura L. Naftzger by deed dated June 07, 2007 as recorded in Document Number 2007OR015363 of the Medina County Recorder's Records and the **TRUE PLACE OF BEGINNING** of the Easement Area herein described;

Thence continuing along the Southern line of said MCL 311 and said lands of Montrose Land Corporation, bearing North 89°09'32" East, a distance of 14.84 feet to a point thereon;

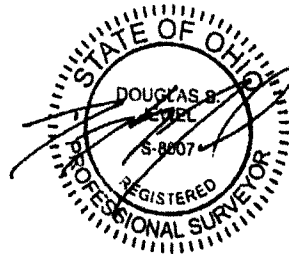
Thence, bearing South 05°19'36" West, a distance of 6.33 feet to a point;

Thence, bearing South 85°55'55" West, a distance of 14.25 feet to a point on the Eastern line of aforesaid lands of Naftzger;

Thence along the Eastern line of said lands of Naftzger, bearing North 00°20'47" West, a distance of 7.09 feet to a point on the Southern line of aforesaid MCL 312, also being a point on the Southern line of aforesaid lands of Montrose Land Corporation and the **TRUE PLACE OF BEGINNING** intending to be a varied width strip of land, containing 0.0022 Acres of land, more or less but subject to all legal highways and all covenants and agreements of record.

Bearings are based on an assumed meridian and are used herein to indicate angles only.

This legal description was prepared based on a survey by and/or under the supervision of Douglas S. Jewel P.S. # S-8007 by Cunningham & Associates, Inc. in October 2024.



SITUATED IN THE CITY OF MEDINA,  
COUNTY OF MEDINA, STATE OF OHIO  
AND BEING KNOWN AS PART OF  
ORIGINAL MEDINA CITY LOT 312

Line Table		
Line #	Direction	Length
L1	N89°09'32"E	15.32
L2	N89°09'32"E	14.84
L3	S51°19'36"W	6.33
L4	S85°35'55"W	14.25
L5	N02°04'47"W	7.09

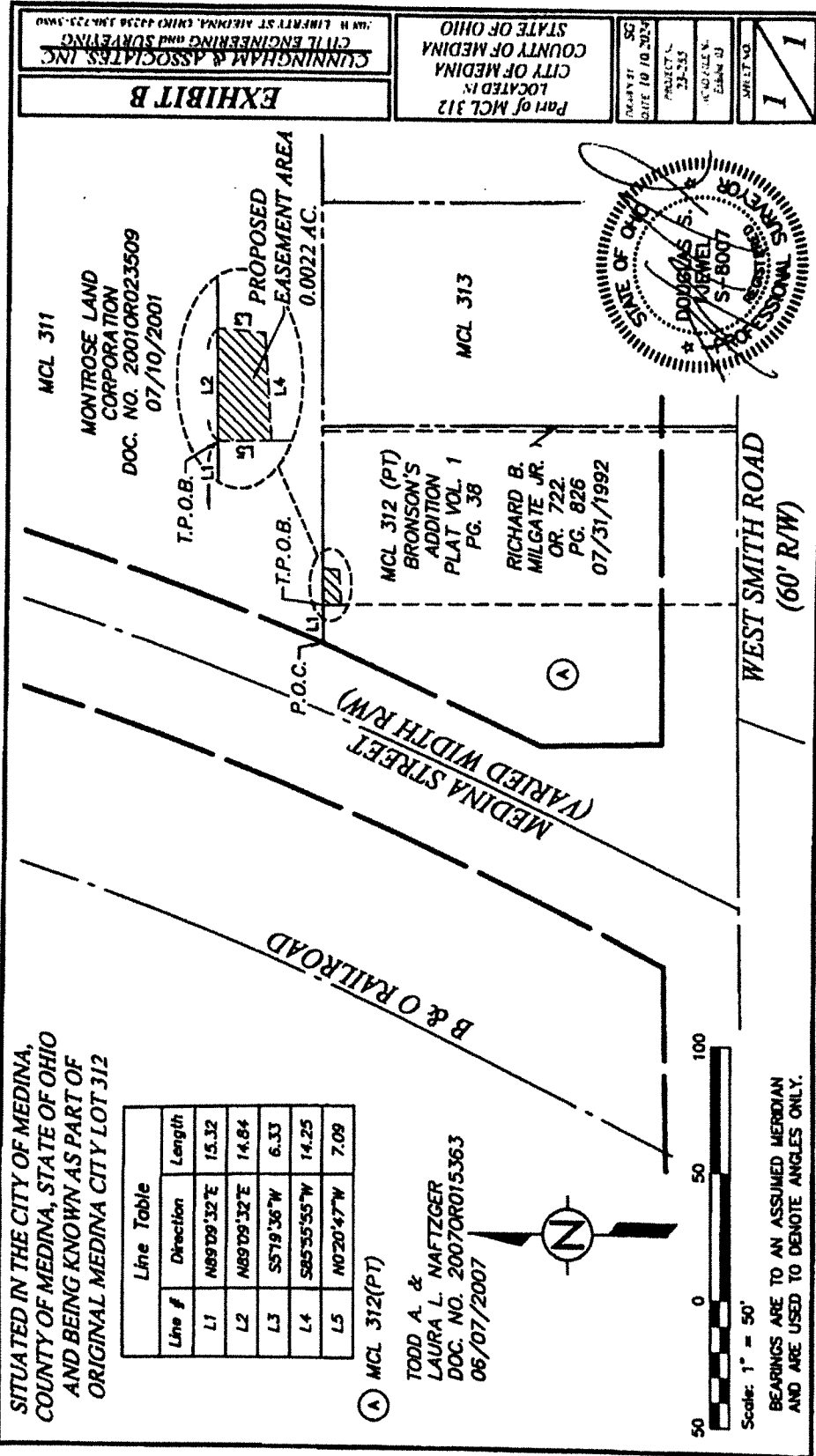
Ⓐ MCL 312(P.T.)

TODD A. &  
LAURA L. NAFTZGER  
DOC. NO. 20070R015363  
06/07/2007



Scale: 1" = 50'

BEARINGS ARE TO AN ASSUMED MERIDIAN  
AND ARE USED TO DENOTE ANGLES ONLY.



# EXHIBIT B

CUNNINGHAM & ASSOCIATES, INC.  
CIVIL ENGINEERING AND SURVEYING  
100 N. LINCOLN ST. MEDINA, OHIO 44130-1000  
PHONE 440.723.1000

Part of MCL 312  
CITY OF MEDINA  
LOCATED IN  
COUNTY OF MEDINA  
STATE OF OHIO

DATE 10/10/2007  
PROJECT 23-255  
SHEET 03  
SHEET NO. 1/1

## **GRANT OF EASEMENT**

KNOWN TO ALL MEN BY THESE PRESENTS, that Todd A. Naftzger and Laura L. Naftzger, husband and wife, the Grantor(s), for and in consideration of Five Hundred Dollars (\$500.00) and other valuable considerations received to my/our full satisfaction from the CITY OF MEDINA, OHIO, the Grantee, do hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns to have and to hold forever an easement upon real property with the right to enter upon said real property easement to construct, maintain, operate, repair and remove a water main and appurtenances in, through and under the real property described as follows:

Said easement is granted upon parcel number **028-19A-20-055**

**\*\*\*\*SEE EXHIBIT A ATTACHED\*\*\*\***

Prior Instrument Reference: Instrument No. 2007OR015363, Medina County Recorder's Office.

No structure, buildings, ponds or other utilities of any kind shall be constructed or placed on or in said easement without the written consent of the CITY OF MEDINA, OHIO.

As a part of the consideration for the granting of said easement(s) to the Grantee, the Grantee for its successors and assigns agrees that it will use its best efforts to have the construction of the proposed water main undertaken by a competent contractor who shall complete said construction as expeditiously as possible and who shall restore the site of the work as nearly as possible to its original condition and shall maintain it in such condition for a period of one (1) year after completion of said construction.

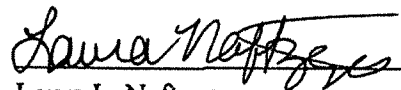
TO HAVE AND TO HOLD said easement and right-of-way unto the Grantee, its successors and assigns forever.

And the said Grantor(s) for themselves and their heirs, executors and administrators, hereby covenant with said Grantee, its successors and assigns that they are the true and lawful owner(s)

of said premises, and are lawfully seized of the same in fee simple, and have good right and full power, to grant, bargain, sell, convey and release the same in the manner aforesaid.

IN WITNESS WHEREOF, Todd A. Naftzger and Laura L. Naftzger have hereunto set their hands on the 31 day of MARCH, 2025.

  
\_\_\_\_\_  
Todd A. Naftzger

  
\_\_\_\_\_  
Laura L. Naftzger

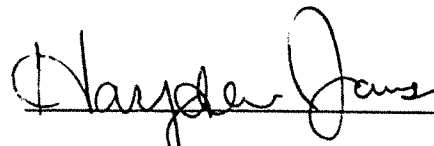
STATE OF OHIO, COUNTY OF MEDINA. SS:

BE IT REMEMBERED, that on the 31 day of MARCH, 2025, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Todd A. Naftzger and Laura L. Naftzger who acknowledged the foregoing instrument to be their voluntary acts and deeds. No oath or affirmation was administered to Todd A. Naftzger and Laura L. Naftzger with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



**HAYDAN R. JONES**  
Notary Public, State of Ohio  
My Commission Expires  
05/12/2029

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission expires: 5/12/29

This document was prepared by: MCSE  
791 W. Smith Rd., Medina, OH 44256



## Cunningham & Associates, Inc.

Civil Engineering & Surveying  
203 W. Liberty St., Medina, Oh 44256  
Phone: (330) 725-5980 \* Fax (330) 725-8019

### **EXHIBIT A**

Legal Description for a 0.0030 Acre Easement Area  
Project No. 23-285  
October 10, 2024

Situated in the City of Medina, County of Medina, State of Ohio and being known as part of Medina City Lot (MCL) 312, also being a part of lands conveyed to Todd A and Laura L. Naftzger by deed dated June 07, 2007 as recorded in Document Number 2007OR015363 of the Medina County Recorder's Records, further bounded and described as follows:

Commencing at the Southwest corner of MCL 311, also being the Southwest corner of lands conveyed to Montrose Land Corporation by deed dated July 10, 2002 as recorded in Document Number 2001OR023509 of the Medina County Recorder's Records, also being a point on the Easterly Right-of-Way of Medina Street, having a varied width Right-of-Way and the **TRUE PLACE OF BEGINNING** of the Easement Area herein described;

Thence along the Southern line of said MCL 311 and said lands of Montrose Land Corporation, bearing North 89°09'32" East, a distance of 15.32 feet to the Northwest corner of lands conveyed to Richard B. Milgate Jr. by deed dated July 31, 1992 as recorded in Official Record Volume 722, Page 826 of the Medina County Recorder's Records;

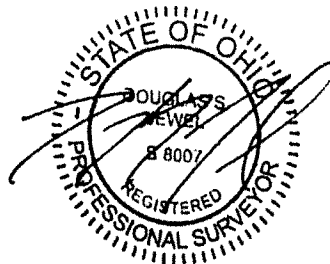
Thence along the Western line of said lands of Milgate, bearing South 02°20'47" East, a distance of 7.09 feet to a point thereon;

Thence, bearing South 85°55'55" West, a distance of 19.30 feet to a point a point on the Easterly Right-of-Way of Medina Street;

Thence along the Easterly Right-of-Way of Medina Street, bearing North 25°16'38" East, a distance of 9.11 feet to a point thereon, also being the Southwest corner of aforesaid MCL 311, also being the Southwest corner of aforesaid lands of Montrose Land Corporation and the **TRUE PLACE OF BEGINNING** intending to be a varied width strip of land, containing 0.0030 Acres of land, more or less but subject to all legal highways and all covenants and agreements of record.

Bearings are based on an assumed meridian and are used herein to indicate angles only.

This legal description was prepared based on a survey by and/or under the supervision of Douglas S. Jewel P.S. # S-8007 by Cunningham & Associates, Inc. in October 2024.



SITUATED IN THE CITY OF MEDINA,  
COUNTY OF MEDINA, STATE OF OHIO  
AND BEING KNOWN AS PART OF  
ORIGINAL MEDINA CITY LOT 312

Line Table		
Line #	Direction	Length
L1	N89°09'32"E	15.32
L2	S02°04'7"E	7.09
L3	S85°35'55"W	19.30
L4	N25°16'38"E	9.11

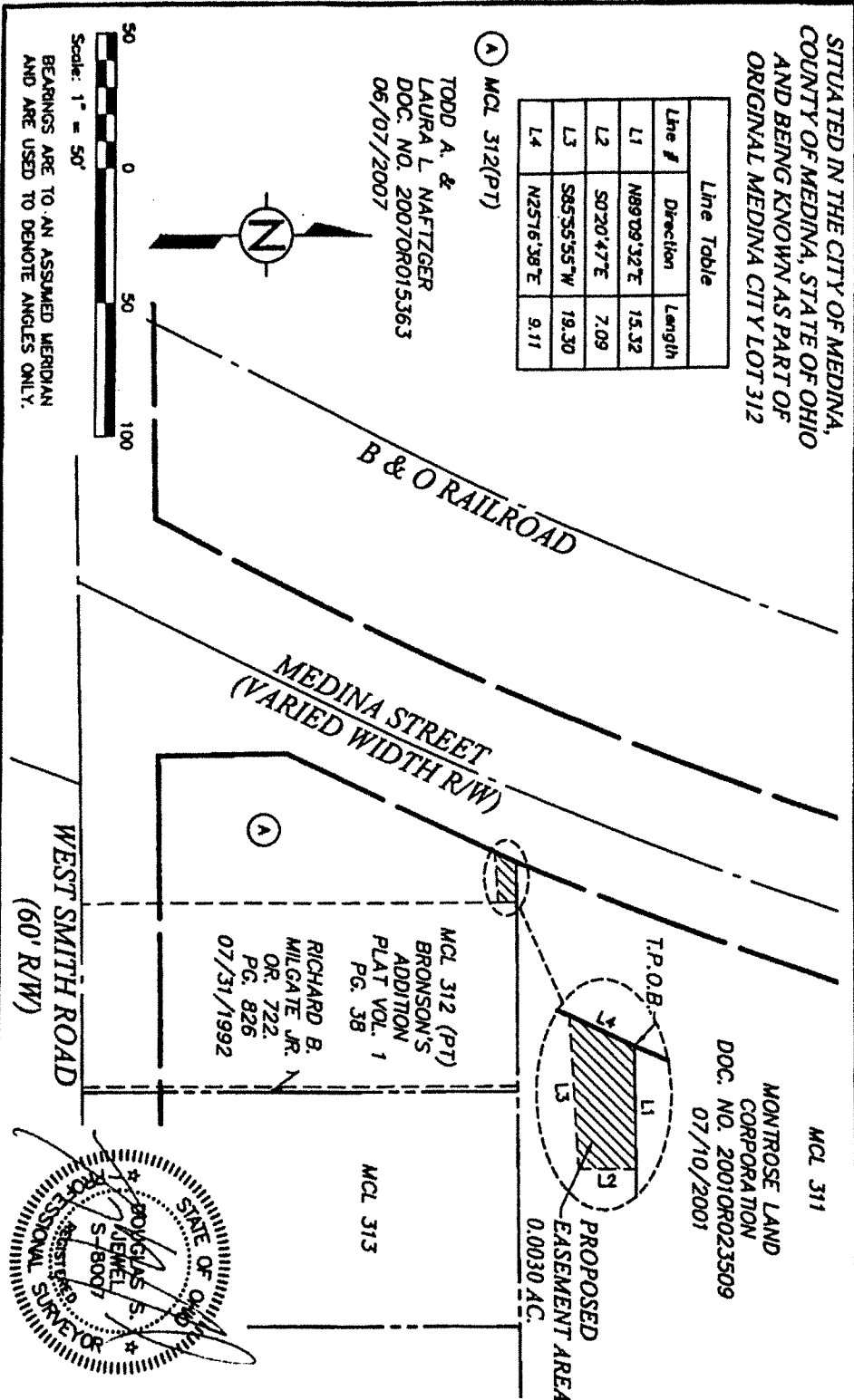
① MCL 312(PT)

TODD A. &  
LAURA L. NAFTZGER  
DOC. NO. 20070R015363  
06/07/2007



Scale: 1" = 50'

BEARINGS ARE TO AN ASSUMED MERIDIAN  
AND ARE USED TO DEMOTE ANGLES ONLY.



<b>EXHIBIT B</b> <b>CUNNINGHAM &amp; ASSOCIATES, INC.</b> CIVIL ENGINEERING and SURVEYING <small>214 W. LIBERTY ST. MEDINA, OHIO 44130-7755-5980</small>		Part of MCL 312 LOCATED IN CITY OF MEDINA COUNTY OF MEDINA STATE OF OHIO	DRAWN BY: SC DATE: 10/10/2007 PROJECT: 23-385 C.D. FILE: EXHIBIT B	SHEET NO. 1 OF 1
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OK  
2-14-25  
5-13-25

## REQUEST FOR COUNCIL ACTION

No. 25-124.5/27

FROM: Mayor Dennis Hanwell

DATE: May 13, 2025

Committee: Emerging Technology

SUBJECT: Discussion on Transitioning Medina TV Department to a City Communications Department

### SUMMARY AND BACKGROUND:

Respectfully request Council to discuss and consider transitioning the existing Medina TV Department into a Communications Department. See attached information detailing same.

Estimated Cost: None – Will handle within the existing Medina TV approved budgets.

#### Suggested Funding:

- Sufficient funds in Account No.
- Transfer needed from Account No. \_\_\_\_\_ to Account No. \_\_\_\_\_

NEW APPROPRIATION needed in Account No. \_\_\_\_\_

Emergency Clause Requested: No

Reason:

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### COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken:

Ord./Res.

Date:

## Communications Department

### Roles

One Consistent message through all departments and promote the city in a positive light to residents and media. An opportunity to control the narrative about the stories told about our great city.

### Public Information Officer

I am already trained and certified by FEMA as a Public Information Officer. I would like to utilize that training in this role for the City. I am also the Web administrator for the City and have been for the last 12 years. I also am a certified drone pilot and can utilize this expertise for the City.

### Outside Communications (Always portray the City in a positive light and control the narrative in negative)

Handle website administration (Handle look design and content)

(\*Update news stories and keep current. Our last news story currently was Feb 2024)

Update photos and stories for website. (Keep up with look of the site with the seasons.)

Maintain programming and scheduling of programs on social media apps and MedinaTV (Create a more specialized look for news and information)

Create positive news stories that promote employees and the city of medina (A lot of great things happening in the city let's share it with the community)

Assist with public questions and press releases (Available at all times to assist)

Serve as the PIO and spokesperson for the City to members of the media in regular and emergency situations (Already trained and certified)

Speak on the city's behalf at events (Be an additional asset to spread the good word to public, groups, and other entities)

Assist department heads with presentations and speeches (Provide video, photos, and help with design of presentations for the city)

New website has a very important calendar service that will require constant monitoring and updating (This will require staff to constantly monitor and update and fact check)

### Internal Communications

Handle website administration (Keep information up to date for internal employees, and assist departments with outward design of website)

Update photos and stories for website (this would be a daily and weekly update to keep website fresh)

Create playlists for video board at City Hall (Create a playlist to inform and promote the city within City Hall)

Assist with Grant work for the City (Providing photo and video results go a long way in grants)

Streamline Internal Communications (Find ways to help all departments gather information in one place to keep all employees informed. Start an internal newsletter to keep employee morale up and stay informed of important matters)

Work to keep positive morale within city departments and keep them informed (See above)



## **Marketing**

Help get information to the press about positive city activities (Assist in sharing the positive with photo, video, and written information)

Handle website administration (Again work to keep website up to date and fresh)

Maintain programming and scheduling of programs on social media apps and MedinaTV (Schedule information and programs in a timely fashion so as to not create overload)

## **Public Relations**

Handle website administration (Find the best way to use the website to promote the City)

Assist in answering questions from the media and public (Handle questions from social media, email, website, etc. Show a quick and positive response)

## **Social Media**

Handle website administration (Keep website current and meeting the needs of the public while promoting the City)

Update photos and stories for website (Keeps website fresh and compelling for the public to revisit)

Create photos/videos for social media /website (Keep all apps fresh and conveying the positive message we want to promote.)

Maintain programming and scheduling of programs on social media apps and MedinaTV (timing here keeps information relevant and builds a loyal base of followers)

## **Location**

I would like to move part of my department over to City Hall. We could wait to do this with the move of the Law Department to Municipal court or if office space opens up sooner at City Hall. That way we can be more responsive to the needs of the City.

With the City funding MedinaTV with the Franchise Fees and also with funds from the RITA Carryover, over I feel that this is a natural creation for this department. This department would cost the city no additional funding unless the Franchise Fees were to disappear, but that is the situation we are currently facing so the City can begin to plan in the five-year budget to fund this department if necessary. We are not seeking any pay adjustments for our staff so once again this is just a house organization at no current additional costs.

These roles can be expanded to cover more as we establish the department. We can also take on additional duties from others through attrition. Also with technology constantly changing we can keep pace and keep the city moving forward. I think for now we can keep the Supervisory structure as it stands to maintain order but could be reevaluated as the department develops.



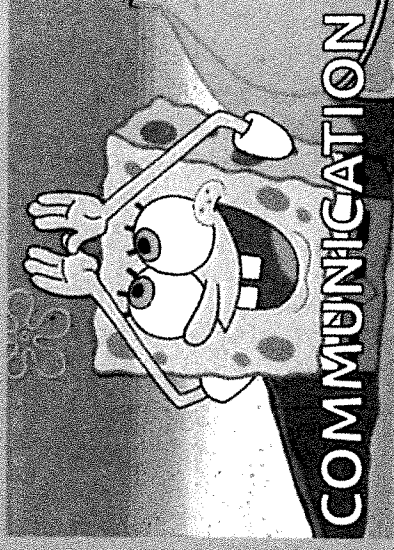
# Communications Department Proposal

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Jarrod Fry

**The two words 'information' and 'communication' are often used interchangeably, but they signify quite different things. Information is giving out; communication is getting through.**

*Sydney J. Harris*



# Why is there a need for a Communications Department?

- **Maintain a Unified Message Across All Departments**  
Ensure consistent communication and alignment of messaging throughout all city departments
- **Promote a Positive Image of the City**  
Highlight the city's achievements and initiatives to foster a positive perception among residents and the media.
- **Manage the Narrative and Public Perception**  
Proactively shape city-related stories and public discourse to reflect the city's values and strategic goals.
- **Enhance Transparency and Stakeholder Engagement**  
Foster open communication and active engagement with residents, businesses, and community stakeholders.
- **Standardize Messaging Across Social Media Platforms**  
Deliver a cohesive and unified message across all city-managed social media channels.



# Roles and Responsibilities of Communications Department

## Public Information Officer – Key Responsibilities

### Website Administration

- Oversee the management, content updates, and overall user experience of the city's official website to ensure timely and accurate public information.

### Social Media & MedinaTV Management

- Develop and execute strategic content plans for all city social media platforms and MedinaTV, enhancing civic engagement and transparency.

### OTT Transmission Management (Roku, AppleTV, Firestick)

- Coordinate and manage the city's content distribution across over-the-top (OTT) platforms to broaden access to municipal information and programming.

### Internal Communications

- Facilitate clear and consistent internal communications across departments to ensure alignment with city initiatives and priorities.

### Marketing and Public Relations

- Design and implement marketing and PR campaigns to promote city services, programs, and initiatives to residents and stakeholders.

### Public Education and Outreach

- Develop educational content and outreach strategies to keep residents informed about city projects, services, and community events.

# Roles and Responsibilities of Communications Department

## Public Information Officer – Key Responsibilities

### Media Relations

- Build and maintain positive relationships with local and regional media; serve as the primary media contact for both daily operations and emergency communications.

### Crisis Communication

- Act as the city's spokesperson during emergencies, ensuring timely and accurate dissemination of critical information.

### ADA Compliance Communications

- Ensure all public-facing content meets ADA compliance standards for accessibility across digital and printed materials.

### Photography and Videography

- Capture and curate high-quality photos and videos at city events for use in communications, archives, and promotional materials.

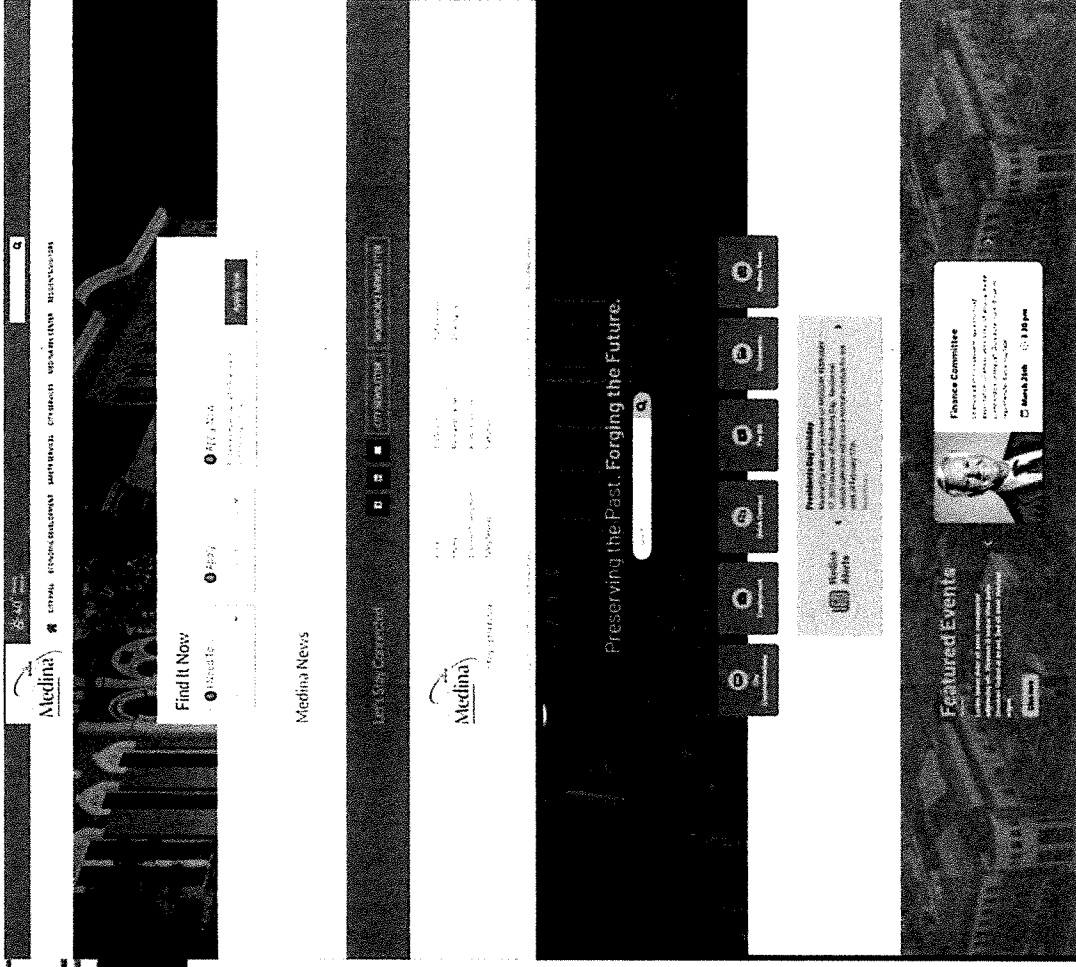
### Speech and Presentation Support

- Provide support in developing speeches, presentations, and visual materials for city officials and public events.



# Website

- **Regularly update news stories and website content** to establish the site as a trusted, go-to source of information for residents.
- **Ensure all images on the site reflect a modern and seasonal aesthetic** to maintain visual appeal and relevance.
- **Maintain a current and accurate calendar of events** to keep residents informed and engaged with community happenings.
- **Collaborate with all departments** to ensure website content remains accurate, relevant, and up to date.
- **Monitor and maintain ADA compliance** to ensure the website is accessible to all users.

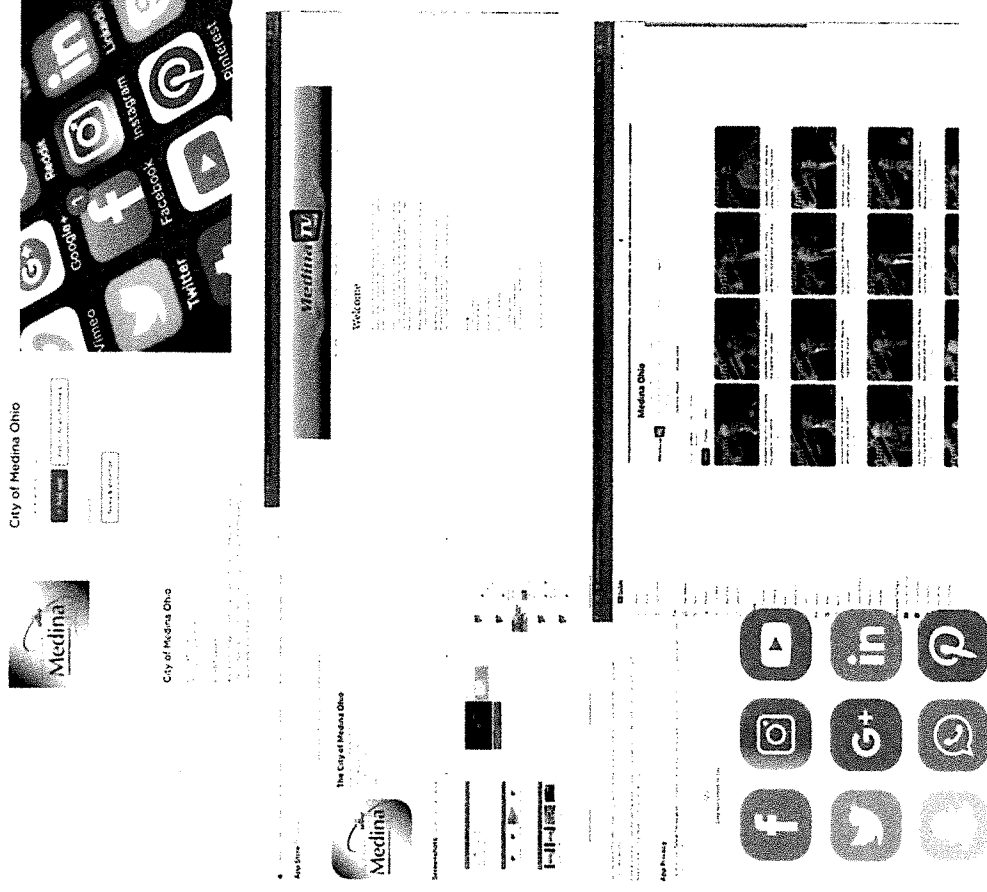


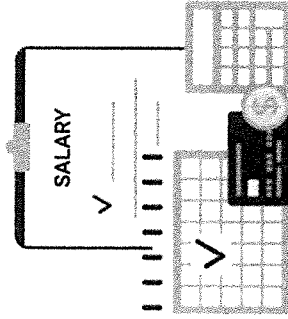


# Social Media and OTT Apps

- Manage scheduling for all applications, MedinaTV, and website streaming services.
- Develop engaging content to showcase city accomplishments.
- Promote city events, projects, and initiatives across multiple platforms.
- Respond to public inquiries and foster positive engagement on social media regarding city-related topics.

Rovio





## Salary Comparison for Public Information Officer jobs near Medina.

Avg. Salary Zip Recruiter	\$97,215
Class Door Salary Range	\$67,000 - \$190,000
Avon Lake	\$71,510 - \$155,500
Westerville	\$119,000
Cleveland	\$80,000 - \$90,000
State of Ohio 17 jobs average	\$104,915 - \$145,247
Cleveland Heights	\$74,960 - \$119,000
Current wage	\$98,737

# Conclusion

With the increased support the City Council has provided to the Cable Department in recent years, it is both timely and appropriate to expand our collaboration with the City. As technology continues to evolve, so do the ways in which people access information. We have identified a communication gap within the City that needs to be addressed, along with a growing need to modernize the roles and responsibilities of the Cable TV Department. Establishing a Communications Department will allow us to meet both of these needs effectively.

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What are the next steps?

I would request Council to assign this to committee for further discussion.

# Communication

Communication is the conveying information through speech, visuals, signals, exchange of information and communication.