

FINANCE COMMITTEE AGENDA
Monday, September 25, 2023
Council Rotunda

Finance Committee (6:00 p.m.)

1. Assignment of Requests for Council Action
2. 23-174-9/25 – Budget Amendments
 - a. #2023-042 – Econ. Development – Advertising
 - b. #2023-043 – Fire Dept. - Donation
3. 23-175-9/25 – Increase P.O. – Fire Safety Services – Fire Dept.
4. 23-176-9/25 – RFP’s Drug Screen & Related Professional Services
5. 23-177-9/25 – Reclassify Part-time Clerk to Full-time Account Clerk – Finance
6. 23-178-9/25 – Amend Zoning Code, Various Sections
7. 23-179-9/25 – Accept Utility Rate Review Recommendation – Water Rate Increase
8. 23-180-9/25 – Agreement, Wheeling & Lake Erie Railway – Repeal Ord. 98-22
9. 23-181-9/25 – Expenditure – HSH Construction – Engineering
10. 23-182-9/25 – Discussion – Municipal Courthouse Architect Selection
11. 23-184-9/25 – Increase Exp. – Medina Supply – Street Dept.
12. 23-185-9/25 – Amend Ord. 80-23, GAAP Conversion Contract w/ Rea & Assoc.
13. 23-186-9/25 – Then & Now – Rea & Assoc.
14. 23-187-9/25 – Exp. – Holiday Lighting on Public Square - Main Street Medina
15. Executive Session: (imminent litigation)

REQUESTS FOR COUNCIL ACTION/DISCUSSION

Finance Committee

- 23-174-9/25 – Budget Amendments
- 23-175-9/25 – Increase Exp. – Fire Safety Services (P.O. 23-569)
- 23-176-9/25 – RFP's Drug Screen and Related Professional Services
- 23-177-9/25 – Amend S&B Code – Reclassify Part-time to Full-Time Account Clerk
- 23-178-9/25 – Amend Zoning Code, Chapter 1105 – Various Sections
- 23-179-9/25 – Accept Utility Rate Review Recommendation – Water Rate Increase
- 23-180-9/25 – Agreement, Wheeling & Lake Erie Railway – Repealing Ord. 98-22
- 23-181-9/25 – Expenditure – HSH Construction – Engineering Dept.
- 23-182-9/25 – Discussion – Medina Municipal Courthouse Architect Selection
- 23-183-9/25 – Increase Exp. – Concrete Contracting Solutions – Parks Dept.
- 23-184-9/25 – Increase Exp. – Medina Supply (P.O. 23-425)
- 23-185-9/25 – Amend Ord. 80-23 – GAAP Conversion Contract w/ Rea & Assoc.
- 23-186-9/25 – Then & Now – Rea & Assoc.
- 23-187-9/25 – Expenditure – Candlelight Walk Holiday Lights on Public Square

9/25/23

RCA 23-175-9/25
Finance Only

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

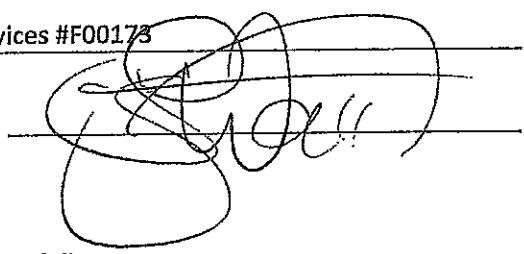
- Department Heads can authorize expenditures up to \$2,000.00 (requisition)
- Board of Control authorizes expenditures from \$2,000.01 to \$20,000.00 (BOC form).
- Finance Committee authorizes expenditures from \$20,000.01 to \$35,000.00 (BOC form).
- Council authorizes expenditures/bids over \$35,000.00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

Date: 9/19/2023 Department: Fire

Amount: \$12,000.00 B.O.C. Approval Date: _____
(Finance Use Only)

Account Number: See Below

Vendor: Fire Safety Services #F00173

Department Head/Authorized Signature: _____


Item/Description: _____

Increase PO# 23-569 from \$15,000 to \$27,000 as follows:

Increase Line 001 Operating Supplies (107-0110-53313) by \$5,000 for a new total of \$20,000

Add Line 002 Tools & Minor Equipment (107-0110-53315) \$7,000

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

Date Approved/Denied by Finance Committee: _____

_____ Date to Finance: _____

Clerk of council

- 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.



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

PURCHASE ORDER

Page: 1
 P.O. Number: 2023000569
 P.O. Date: 01/01/2023
 Req. Number: 2022-FIR-0130
 Requested By: Lilly Selva
 Blanket Type: RB
 Ship Via:
 Terms:

Deliver To MEDINA FIRE DEPT
 MEDINA FIRE STATION #1
 300 W REAGAN PARKWAY
 MEDINA, OHIO 44256

Vendor F00173
 FIRE SAFETY SERVICES, INC.
 6228 TWP. ROAD 95
 HUNTSVILLE, OH 43324

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
BOC APPROVED 12/12/22						
Accounting						
001	RB-OPERATING SUPPLIES	107-0110-53313				\$15,000.00

Purchase Order Total: \$15,000.00

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

Keith R. Dvornik

1/6/2023

Director of Finance

Date

OK
at Home.
9-13-2022

REQUEST FOR COUNCIL ACTION

No. RCA 23-176-9/25

FROM: Sherry Crow / Administrative Office Manager

Committee: Finance

DATE: September 13, 2022

SUBJECT: Drug Screen and Related Professional Services

SUMMARY AND BACKGROUND:

Respectfully request authorization for the Mayor to solicit requests for proposals (RFP's) for drug screening and associated professional services for the employees of the City of Medina and to award the contract to the successful bidder. The current contract with Integrity Verifications expires December 31, 2023.

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:

COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken:

Ord./Res.

Date:

REQUEST FOR COUNCIL ACTION

No. RCA 23-177-9/25

FROM: Keith H. Dirham
Lori Bowers
DATE: September 13, 2023
SUBJECT: Reclassification of Part-Time Clerk to Full-Time Account Clerk, Amending Salary & Benefits Code 31.02 and 31.05
Committee: Finance

SUMMARY AND BACKGROUND:

The Finance department consists of 5 employees in addition to the Finance Director & Deputy Finance Director. There is only one full-time employee each for payroll, accounts payable and utility billing. In addition, there is one full-time account clerk II and one part-time clerk. There have been no positions added to the department in over 20 years.

Over time, the workload for each of our full-time employees in Finance has increased and more deadlines have been imposed. Overtime is used to get the work done as needed, but some of this overtime could be avoided with an additional full-time employee.

Our part-time clerk and full-time account clerk both are at Pay Grade 5. The part-time clerk remains at 5A each year and only receives a cost of living increase. She has been with the department since March 2017. The department does not want to lose this employee. She is dependable, flexible and very dedicated.

We are respectfully requesting Council to consider allowing the Finance department to increase our staffing to 2 full-time Account Clerk II and eliminate the part-time Clerk position. This increase in department hours would allow the department to finally cross-train on the utility billing desk, accounts payable desk and payroll desk.

Our Finance and Utility Billing budgets would be able to absorb the difference in pay with carryforward funds and the decrease of overtime hours.

The Accounts Clerk II position is the only classified position in the Finance department. Since the classification is established, the Civil Service Commission would not need to be involved in approving an additional position, but they would need to be involved if Council approves the full-time status, to how the position gets filled.

Many cities have more than one employee handling accounts payable, payroll and utility billing responsibilities. Having another full-time employee that could assist these desks, would ease the burden of the current employees, allow a better work - life balance and allow for much needed cross training for the department.

Thank you for your consideration.

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:

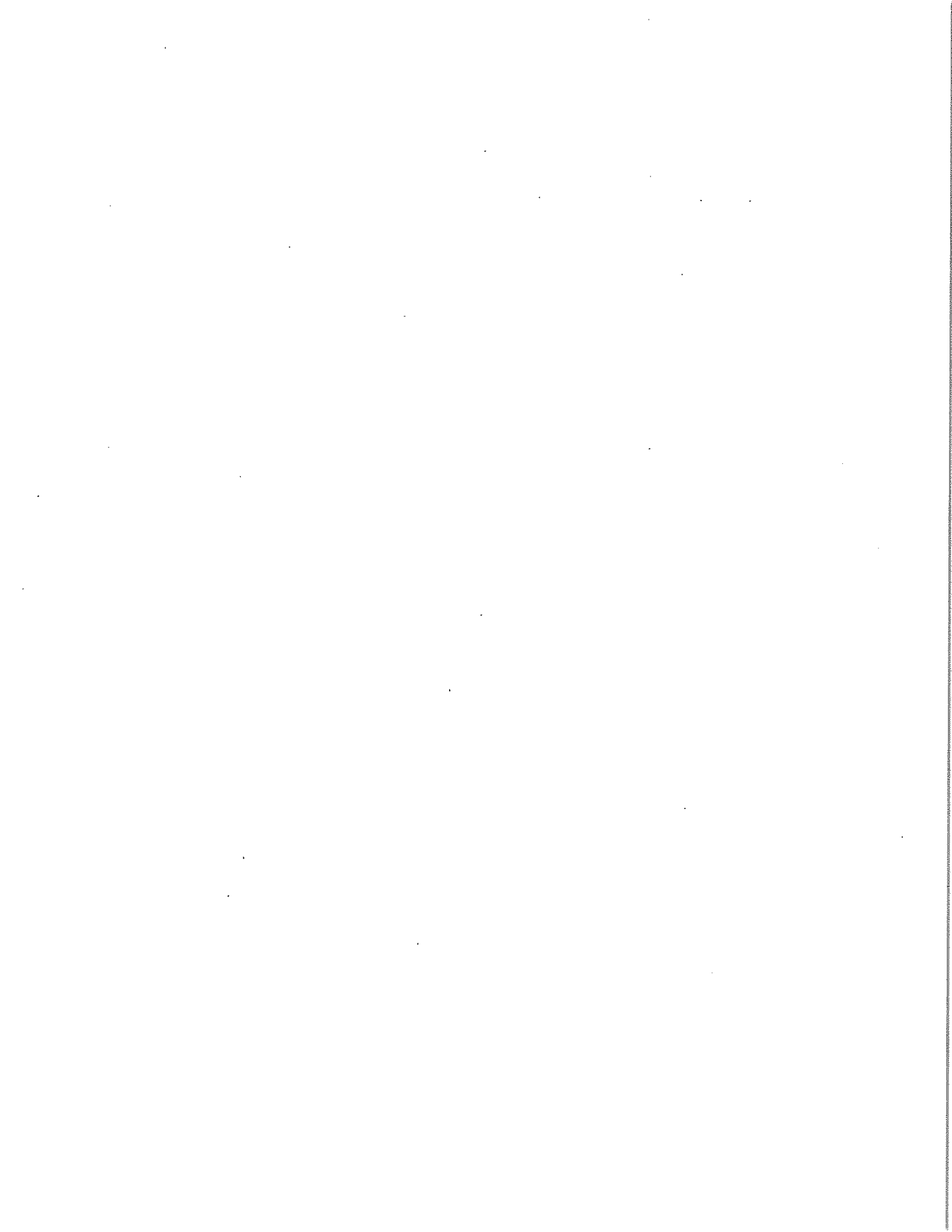
COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken:

Ord./Res.

Date:



REQUEST FOR COUNCIL ACTION

No. RCA 23-178-9/25
Committee: Finance

FROM: Andrew Dutton
DATE: 9/18/23
SUBJECT: Zoning Code Amendments

SUMMARY AND BACKGROUND:

The following are proposed amendments to the Zoning Code Chapter 1105 and Sections 1113.05, 1113.06, 1115.02, 1115.03, 1115.04, 1121.02, 1121.03, 1121.04, 1123.02, 1123.03, 1123.04, 1125.02, 1125.03, 1125.04, 1127.02, 1127.03, 1127.04, 1129.02, 1129.03, 1129.04, 1129.06, 1130.02, 1130.03, 1130.04, 1131.02, 1131.03, 1131.04, 1133.02, 1133.03, 1133.04, 1135.03, 1135.04, 1135.05, 1137.02, 1137.03, 1137.04, 1141.02, 1141.03, 1141.04, 1145.04, 1145.10, 1153.04, 1155.05, and 1155.11 found in Part 11 of the City of Medina Codified Ordinances.

The majority of the proposed amendments are related to uses, definitions, and Conditionally Permitted Use requirements. The amendments are necessary as the current Zoning Code includes inconsistencies, errors, and unused definitions and requirements (noted by an *).

The amendments also include clarification that new buildings may be constructed in the M-U (Multi-Use) zoning district (1129.06), a requirement for parking exempt areas to include a parking plan (1145.04(d)), an increase to driveway width in the I-1 (Industrial) zoning district (1145.10(e)), a reduction in dumpster setbacks (1155.05), and adjustments to outdoor storage/bulk storage and display regulations (1155.11).

Per Section 1107.06(c), the Planning Commission must make a recommendation to City Council regarding amendments to the Planning and Zoning Code. The Planning Commission reviewed the proposed amendments at their regular meeting on September 14, 2023 and recommended approval.

Per Section 1107.06(d), the proposed amendments will require a public hearing before City Council.

Hearing date:

Estimated Cost: N/A

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:

COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken:

Ord./Res.

Date:



CITY OF MEDINA
Community Development Department
132 N. Elmwood Ave. Medina, OH 44256
330-722-9023

MEMORANDUM

DATE: September 7, 2023
TO: Planning Commission
FROM: Andrew Dutton, Community Development Director
SUBJECT: Zoning Code Amendments

The following are proposed amendments to the Zoning Code, found in Part 11 of the City of Medina Codified Ordinances. The majority of the proposed amendments are related to uses, their definitions, use notation in parking requirements, and Conditionally Permitted Use requirements.

Uses - Tables, Definitions, and Parking

Each zoning district has a section for Permitted Uses, Accessory Uses, and Conditional Uses. These uses should be consistent throughout all use tables and each use should have a definition and parking requirements. However, in many instances, the current Zoning Code is inconsistent regarding uses.

The amendments focus on consistency in use tables, definitions, and parking requirements. Definitions that did not appear anywhere in the Zoning Code were deleted and noted with an (*). In addition, requirements for parking were slightly adjusted, but largely were not addressed at this time.

As an example, currently a "Funeral Home" is not defined, is only permitted in the M-U zoning district, and has a parking requirement for "Funeral Home or Mortuary". "Funeral Home" was defined, permitted in the C-3 zoning district where a funeral home currently exists, and "or Mortuary" was removed from the parking requirement.

Conditionally Permitted Uses

Conditionally Permitted Use tables in each zoning district include numerical references for specific regulations found in Section 1153.04. These references are found in the use tables as superscript (^{###}) numbers. Many of these numerical references are incorrectly cited, specific regulations are often too broad and unnecessary, and there are numbering errors.

Conditionally Permitted Use references were corrected in tables and specific regulations in Section 1153.04 were revised. Conditionally Permitted Use requirements that were not referenced in the Zoning Code were deleted and noted with an (*).

After discussion at the August 10th Planning Commission meeting, the definitions for Light and Heavy Manufacturing were simplified by stating that *outdoor* manufacturing and processing activities are considered Heavy Manufacturing. Large areas of Bulk Storage and Display in the I-1 District has also been indicated as a conditional use.

Additional Proposed Amendments

The following additional proposed amendments address other aspects of the Zoning Code:

- Section 1129.06 – The existing section can potentially be interpreted to prohibit any new buildings in the M-U district. This amendment clarifies that new buildings may be constructed in the M-U zoning district.
- Section 1145.04(d) – Corrections and updated references were made to areas exempted from parking requirements. Text was also added requiring that new uses that result in increased parking must provide information indicating where parking will occur for the use.
- Section 1145.10 – The maximum width of driveways at the right-of-way (R.O.W.) was increased from 60 ft. to 75 ft. This change was due to a discussion with the Planning Commission regarding challenges for trucks accessing industrial sites.
- Section 1155.05 – The minimum setback for trash dumpsters was reduced in non-residential districts. This change is due to problematic large setbacks for trash dumpsters that resulted in numerous variance requests.
- Section 1155.11 – Adjustments were made to regulations for Outdoor Storage (Temporary retail display) and Bulk Storage and Display (Larger industrial/commercial storage areas). The changes differentiate between the uses and adjust restrictions.

Procedure

The Planning Commission must make a recommendation to City Council regarding approval of the amendments. After a recommendation has been provided by the Planning Commission, City Council will hold a public hearing and consider an ordinance regarding the proposed amendments.

Please let me know if you have any questions regarding the proposed amendments or review procedure.

**Proposed Amendments to
the Zoning Code:
Part Eleven of the
City of Medina Codified
Ordinances**

9/14/2023

Key:

~~Deleted Text~~

Added Text

* Term Not Used In the Planning and Zoning Code

** *Note*

CHAPTER 1105 – Definitions

1105.01	General provisions.	1105.042	Distribution center.
1105.02	Accessory building or use.	1105.043	District.
1105.03 02	Agriculture.	1105.044	Drive-in or drive through facility.
1105.04 03	Alley.	1105.045	Driveway.
1105.05 04	Apartment.	1105.046	Dwelling.
1105.06 05	Applicant.	1105.047	Dwelling unit.
1105.07 06	Assisted living facility.	1105.048	Easement.
1105.08 07	Bar or tavern.	1105.049	Educational institution.
1105.09 08	Basement.	1105.050	Essential services.
1105.010 09	Bed and breakfast inn.	1105.051	Family.
1105.011 10	Board.	1105.052	Fence.
1105.012 11	Buffer or bufferyard.	1105.053	Financial institution.
1105.013 12	Building.	1105.054	Floor area.
1105.13	<i>Building, accessory.</i>	1105.055	<i>Frontage.</i>
1105.14	<i>Building, principal.</i>	1105.56	<i>Funeral home.</i>
1105.014 15	Building height.	1105.056	Garage, motor vehicle repair.
1105.015 16	Building line.	1105.057	Garage, private.
1105.016 17	Building materials sales yard and lumber yard.	1105.058	Garage, public parking.
1105.017 18	Bulk storage and display.	1105.059	Gas or oil well.
1105.018 19	Carport.	1105.060 59	Grade, finished.
1105.019 20	Car wash.	1105.061 60	Grade, natural.
1105.020 21	Cemetery.	1105.062 61	Greenhouse, plant.
1105.021 22	Centralized sewer system.	1105.063 62	Gross acre.
1105.022 23	Centralized water system.	1105.064 63	Gross floor area.
1105.023 24	Child day care center or nursery.	1105.065 64	Group home.
1105.024 25	Clinic.	1105.65	<i>Heavy duty repair services.</i>
1105.025 26	Club.	1105.066	Home occupation.
1105.026 27	Commission.	1105.067	Hospital.
1105.027 28	Commercial entertainment.	1105.068	Hotel.
1105.028 29	Commercial recreation.	1105.069	Impervious surface.
1105.029 30	Comprehensive Plan.	1105.070	Impervious surface ratio.
1105.030 31	Conditional building or use.	1105.071 70	Independent living facility.
1105.031 32	Conference center, <i>banquet facility, or meeting hall.</i>	1105.072 71	Industrial.
1105.032 33	Conservation use.	1105.073	Industrial, heavy.
1105.033 34	Contractor equipment storage yard.	1105.074	Industrial, light.
1105.034 35	Convenience retail.	1105.075 72	Infill.
1105.035 36	Council.	1105.076 73	In-law suite.
1105.036 37	Court.	1105.077 74	Institution.
1105.037 38	Crematorium.	1105.078 75	Junk.
1105.038 39	Density.	1105.079	Junk yard.
1105.039	Dental clinic.	1105.080 76	Loading space.
1105.040	Developed land.	1105.081 77	Lot.
1105.041	Discarded motor vehicle.	1105.082 78	Lot, corner.
		1105.083 79	Lot, double frontage.
		1105.084 80	Lot, interior

1105.085 81 Lot area.
 1105.086 82 Lot coverage.
 1105.087 83 Lot depth.
 1105.088 84 Lot lines.
 1105.089 85 Lot line, front.
 1105.090 86 Lot line, rear.
 1105.091 87 Lot line, side.
 1105.092 88 Lot of record.
 1105.093 89 Lot width.
 1105.094 90 Major thoroughfare and collector thoroughfare.
 1105.095 91 Manufactured housing.
 1105.096 92 Manufactured housing park.
 1105.097 93 Manufacturing, heavy.
 1105.098 94 Manufacturing, light.
 1105.099 95 Maximum lot coverage.
~~1105.0100 Medical clinic.~~
~~1105.0101 Minimum building setback line.~~
 1105.0102 96 Mixed use.
 1105.0103 97 Mobile home.
 1105.0104 98 Mobile home park.
 1105.0105 99 Motel.
 1105.0106 100 Motor vehicle filling station.
~~1105.0107 101 Motor vehicle, truck, trailer or farm implement sales and service.~~
 1105.0108 102 Motor vehicle repair, major.
 1105.0109 103 Motor vehicle repair, minor.
 1105.104 *Motor vehicle storage.*
 1105.105 *Museum*
~~1105.0110 106 Nonconforming building.~~
 1105.0111 107 Nonconforming lot.
 1105.0112 108 Nonconforming use.
~~1105.0113 Nursery school.~~
 1105.0114 109 Nursing home.
 1105.0115 110 Off-street loading space.
 1105.0116 111 Office.
 1105.0117 112 Open space.
~~1105.0118 Common land.~~
~~1105.0119 Public land.~~
~~1105.0120 Usable open space.~~
 1105.113 *Other similar uses as determined by the Planning Commission.*
 1105.114 *Outdoor dining.*
 1105.0124 115 Outdoor storage.
 1105.0122 116 Overlay District.
 1105.0123 117 Park.
 1105.0124 118 Parking lot, private.
 1105.0125 119 Parking lot, public.
 1105.0126 120 Parking space.
 1105.0127 121 Passenger transportation agency and terminal.
 1105.0128 122 Personal or professional service.
~~1105.0129 Deleted.~~
 1105.0130 123 Planning Director.
 1105.0131 124 Principal building or use.
 1105.0132 125 Public utility.
~~1105.0133 Public storage garage and yard.~~
 1105.0134 126 Publicly owned or operated government facility.
 1105.0135 127 Recreation facility.
 1105.0136 128 Religious place of worship.
 1105.0137 129 Research and development laboratory.
 1105.0138 130 Restaurant.
~~1105.0139 Restaurant, fast food.~~
 1105.0140 131 Retail business.
 1105.0141 132 Seating capacity.
 1105.0142 133 Self-storage warehouse.
 1105.0143 134 Setback.
 1105.0144 135 Sexually oriented business.
 1105.0145 136 Sign.
 1105.0146 137 Sign face.
 1105.0147 138 Sign plate.
 1105.0148 139 Site plan.
 1105.0149 140 Story.
 1105.0150 141 Street, public.
 1105.0151 142 Street, private.
 1105.0152 143 Street right-of-way line.
 1105.0153 144 Structural alterations.
 1105.0154 145 Structure.
 1105.0155 146 Swimming pool, commercial.
 1105.0156 147 Swimming pool, private.
 1105.0157 148 Tavern.
 1105.0158 149 Thoroughfare.
 1105.0159 150 Thoroughfare Plan.
~~1105.0159.1 151 Transitional housing.~~
 1105.0160 152 Truck transfer terminal.
 1105.153 *Urban garden.*
 1105.0161 154 Use.
 1105.155 *Use, accessory.*
 1105.156 *Use, principal.*
 1105.0162 157 Usable open space.
~~1105.0163 Deleted.~~

1105.0164 ~~158~~ Variance.
1105.0165 ~~159~~ Veterinary office.
1105.0166 ~~160~~ Veterinary hospital.
1105.0167 ~~161~~ Warehouse.
1105.0168 ~~162~~ Wholesale establishment.
1105.0169 ~~163~~ Wireless telecommunication facility.

1105.0170 ~~164~~ Yard.
1105.0171 ~~165~~ Zone.
1105.0172 ~~166~~ Zoning certificate.
1105.0173 ~~167~~ Zoning Code.
1105.0174 ~~168~~ Zoning Map.

****THE FOLLOWING AMMENDMENTS TO SECTION 1105 ARE IN ADDITION TO THE ABOVE RENUMBERING**

1105.02 ~~13~~ ACCESSORY BUILDING OR USE BUILDING, ACCESSORY.

"Accessory building" or "use" means a subordinate building or use customarily incidental to, and located upon the same lot occupied by the principal building or use.

1105.14 BUILDING, PRINCIPAL.

"Principal building" means a building in which the principal use or principal uses of the lot is or are conducted. A lot may have more than one principal building unless otherwise prohibited in this Zoning Code.

1105.015 ~~16~~ BUILDING LINE.

"Building line" means the line defining the minimum front, side and rear yard requirements outside of which no building or structure may be located, except as otherwise provided herein. **a line parallel to the street right-of-way at a distance equal to the required depth of the front yard, and extending across the full width of the lot.**

1105.019 ~~20~~ CAR WASH.

"Car wash" ~~is~~ **means** a building or structure where chain conveyors, blowers, steam cleaners, spray wands or hoses or other mechanical devices are employed for the purpose of washing motor vehicles for a fee.

1105.025 ~~26~~ CLUB.

"Club" means a building or portion thereof or premises owned or operated by a corporation, association, or other person or persons for a social, educational, or recreational purpose, but not primarily for profit or to render a service which is customarily carried on as a business. **Clubs include, but are not limited to fraternal organizations, lodges, and other similar groups.** Clubs shall exclude religious places of worship or groups organized solely or primarily to render a service customarily carried on as a commercial enterprise.

1105.030 ~~31~~ CONDITIONAL BUILDING OR USE.

"Conditional building or use" means a use which is permitted in a district only if a Conditional Use Permit is expressly authorized by the Planning Commission in accordance with Chapter 1153, Conditional Zoning Certificates. See also "Accessory Building or Use", "Principal Building or Use" and "Use".

1105.031 32 CONFERENCE CENTER, BANQUET FACILITY, OR MEETING HALL.

"Conference center, *banquet facility, or meeting hall*" means a facility used for conferences, and seminars, meetings, rooms and resource facilities *weddings, receptions, or other similar events* which may include accommodations for food preparation for on-site dining. *For the purposes of this Zoning Code, this definition does not include a "Club".*

1105.032 33 CONSERVATION USE.

"Conservation use" means an environmentally sensitive area with characteristics such as steep slopes, wetlands, flood plains, high water tables, forest areas, endangered species habitat, dunes, or areas of significant biological productivity or uniqueness that have been designated for protection from any activity that would significantly alter their ecological integrity, balance or character.

~~1105.039 DENTAL CLINIC.~~

~~See "Clinic".~~

1105.040 DEVELOPED LAND.

"Developed Land" means all lots and/or parcels that have urban services required for redevelopment (i.e. adequately sized water, sanitary sewer, and/or storm drain lines at the property line).

1105.042 DISTRIBUTION CENTER.

"Distribution center" means a building or facility engaged in the receipt, storage and distribution of goods, products, cargo ~~and~~, *fuel, or materials. A distribution center may include underground storage.*

1105.049 EDUCATIONAL INSTITUTION.

"Educational institution" means a public or private facility that provides a curriculum of elementary, or secondary, *or collegiate* academic instruction. *An educational institution shall include a pre-school, kindergartens, elementary schools, junior high schools, middle school, intermediate school, high schools, and technical school, vocational school, and collegiate level courses college, or university.* For the purposes of this Zoning Code, a home school is not considered an educational institution.

1105.56 FUNERAL HOME

"Funeral home" means an establishment used by a professional licensed by the State of Ohio Board of Embalmers and Funeral Directors for human burial preparation and funeral services.

~~*1105.056 GARAGE, MOTOR VEHICLE REPAIR.~~

~~"Motor vehicle repair garage" means a building or portion of a building, in which repairs are made to motor vehicles, and in which no painting of cars or body and fender work is done.~~

1105.059 GARAGE, PUBLIC PARKING

"Public Parking garage" means a building or portion of a building in which more than four (4) motor vehicles are, or are intended to be, housed under arrangements made with patrons for renting or leaving such space and accommodation, and in which no repair work is carried on.

~~*1105.059 GAS OR OIL WELL.~~

~~"Gas or oil well" means any borehole, whether drilled or bored, within the state for production, extraction, or injection of any gas or liquid mineral, excluding potable water to be used as such, but including natural or artificial brines and oil field waters.~~

1105.65 HEAVY DUTY REPAIR SERVICES.

"Heavy duty repair services" means a building or portion of a building in which repairs are made to machinery, equipment, or other similar items. For the purposes of this Zoning Code, this use does not include "Major Motor Vehicle Repair" or "Minor Motor Vehicle Repair".

~~*1105.070 IMPERVIOUS SURFACE RATIO.~~

~~"Impervious surface ratio" means a measure of intensity of land use that is determined by dividing the total area of all impervious surfaces on the site by the total area of the site or lot.~~

~~*1105.073 INDUSTRIAL, HEAVY.~~

~~"Heavy industrial" See "Manufacturing, Heavy".~~

~~*1105.074 INDUSTRIAL, LIGHT.~~

~~"Light industrial" See "Manufacturing, Light".~~

~~*1105.079 JUNK YARD.~~

~~"Junk yard" means the use of more than twenty-five (25) square feet of any land, whether for private and/or commercial purposes, where waste, discarded or salvaged materials such as scrap metals, used building materials, used lumber, used glass, discarded motor vehicles, paper, rags, rubber, cordage, barrels, etc., are sold, stored, bought, exchanged, baled, packed, sorted, disassembled, dismantled or handled.~~

~~1105.093 89 LOT WIDTH.~~

~~"Lot width" means the width of a lot measured along the *minimum* building *setback* line.~~

~~1105.097 93 MANUFACTURING, HEAVY.~~

~~"Heavy manufacturing" means a building or outdoor land used for the assembly, fabrication or processing of goods and materials using processes that ordinarily create one or more of the following: smoke, dust, or other airborne particulates, noise which is plainly audible outside of the boundary lines of the parcel where the noise is being created, fumes, odor, glare or potential safety hazards (e.g., explosive materials processing, hazardous materials being used or created by a process, etc.).~~

~~*"Heavy manufacturing" means a building or outdoor land used for the assembly, fabrication, or processing of goods and materials that ordinarily creates offensive conditions observable on a lot which is not zoned I-1 (Industrial). Offensive conditions include the presence of smoke, noise, vibration, odors, dust, or glare.*~~

~~1105.098 94 MANUFACTURING, LIGHT.~~

~~"Light manufacturing" means a building or outdoor land used for the assembly, fabrication or processing of goods and materials using processes that ordinarily do not create one or more of the following: smoke, dust, or other airborne particulates, noise which is plainly audible outside of the boundary lines of the parcel where the noise is being created, fumes, odor, glare or potential safety hazards (e.g., explosive materials processing, hazardous materials being used or created by a process, etc.).~~

~~*"Light manufacturing" means a building or outdoor land used for the assembly, fabrication, or processing of goods and materials that does not ordinarily create offensive conditions observable on a lot which is not zoned I-1 (Industrial). Offensive conditions include the presence of smoke, noise, vibration, odors, dust, or glare.*~~

~~*105.0100 MEDICAL CLINIC.~~

See "Clinic".

~~*1105.0101 MINIMUM BUILDING SETBACK LINE.~~

~~"Minimum building setback line" means a line parallel to the street right-of-way line and at a distance there from equal to the required depth of the front yard, and extending across the full width of the lot. Where the right-of-way line is not established, the right of way shall be assumed to be sixty (60) feet.~~

~~1105.0107 101 MOTOR VEHICLE, TRUCK, TRAILER OR FARM IMPLEMENT SALES AND SERVICE.~~

~~"Motor vehicle, truck, trailer or farm implement sales and service" means an open area, other than a street, used for the display and sale or rental of new or used automobiles, passenger trucks, recreational vehicles, motorcycles, or trailers, semi-trucks, and farm equipment in operable condition and where minor repair work may be done.~~

1105.104 MOTOR VEHICLE STORAGE.

"Motor vehicle storage" means an open area, other than a street, used for the storage of new or used automobiles, passenger trucks, recreational vehicles, motorcycles, trailers, semi-trucks, or farm equipment in operable condition and where minor repair work may be done.

1105.105 MUSEUM.

"Museum" means a structure or building that displays, preserves, or exhibits objects of community or cultural value intended to be used by members of the public for viewing, with or without an admission charge.

~~1105.0114 NURSERY SCHOOL.~~

See "Child day care center and nursery".

~~1105.0117 112 OPEN SPACE.~~

~~"Open space" means the required portion of a lot excluding the required yard area which is unoccupied by principal buildings and available for natural resource protection, recreational and other leisure activities normally carried on outdoors. Open space is further classified as follows: common land, public land, and useable open space.~~

- ~~(a) 1105.0118 COMMON LAND. "Common Land" means land which is designated in covenants or other conditions running with the land, for open space use.~~
- ~~(b) 1105.0119 PUBLIC LAND. "Public Land" means land which is formally offered for dedication and accepted by the City or other public body, for open space use.~~
- ~~(c) 1105.0120 USABLE OPEN SPACE. "Usable Open Space" means any private or common open space land which may be required by this Zoning Code **available for recreational use and other leisure activities normally carried on outdoors excluding the required front yard.**~~

1105.113 OTHER SIMILAR USES AS DETERMINED BY THE PLANNING COMMISSION.

"Other similar uses as determined by the Planning Commission" means uses not listed as principally permitted uses, accessory uses, or conditionally permitted uses in any chapter of this Zoning Code that have been determined by the Planning Commission to be similar to principally permitted uses in the subject zoning district.

1105.114 OUTDOOR DINING.

"Outdoor dining" means areas such as patios, decks, or other similar areas that are designated for outdoor seating where patrons may be served food and beverage for on-site dining.

1105.0128 122 PERSONAL OR PROFESSIONAL SERVICE.

"Personal or professional service" includes *means* any for profit service enterprise or occupation involving the dispensation of a licensed service (excluding medical services) primarily to the general public such as: health club, day spa, fitness facility, shoe repair, barber shop, beauty salon, bank or other federally insured financial institution, laundromat, real estate *agency*, bookkeeper, tax accountant, plumber, or electrician. Personal or professional services do not include sexually oriented businesses.

~~*1105.0133 PUBLIC STORAGE GARAGE AND YARD.~~

~~"Public storage garage and yard" means any publicly owned building, structure, facility, or land for the purpose of storing and/or repairing government owned vehicles and equipment~~

~~105.0129 DELETED.~~

~~EDITOR'S NOTE: Former Section 1105.0129 was deleted by Ordinance 58-17.~~

~~*1105.0139 RESTAURANT, FAST FOOD.~~

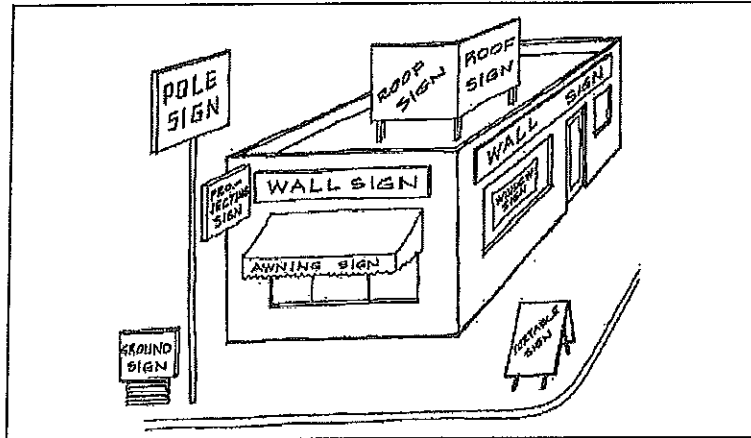
~~"Fast food restaurant" means an eating establishment whose principal business is the sale of pre-prepared or rapidly prepared food, in disposable containers, directly to the customer in a ready-to-consume state for consumption either on or off-premises.~~

~~1105.0162 USABLE OPEN SPACE.~~

~~"Usable open space" means the required portion of a lot excluding the required front yard area which is unoccupied by principal or accessory buildings and available to all occupants of the building for use for recreational and other leisure activities normally carried on outdoors.~~

1105.0145 136 SIGN.

"Sign" means any visual communication, display, object, device, graphic, structure or part, situated indoors or outdoors, or attached to, painted on or displayed from a building or structure, in order to direct or attract attention, or to announce or promote, an object, product, place, activity, person, institution, organization, or business or the like, by means of letters, words, model, banner, flag, pennant, insignia, device, designs, colors, symbols, fixtures, images, illuminations or representation used as, or which is in the nature of an announcement, direction, or advertisement. For the purpose of this Code, the word "sign" does not include the flag, pennant, badge or insignia of any government or governmental agency (see graphic following page). For the purpose of this Code, the following sign-related definitions shall also apply in this Code, *as illustrated in the following graphic:*



** (graphic relocated)

- ~~*(k) FLAG SIGN. "Flag Sign" means a piece of flexible material having a distinctive size, color, and design, used as a symbol, standard, signal or emblem.~~
- (f k) **GROUND OR MONUMENT SIGN.** (No Change to Text)
- (m l) **ILLUMINATED SIGN.** (No Change to Text)
- (n m) **INSTRUCTIONAL SIGN.** "Instructional Sign" means a sign that has a purpose secondary to the use on the lot and that is intended to instruct employees, customers, or users as to matters of public safety or necessity such as specific parking requirements, the location or regulations pertaining to specific activities on the site or in the building, and including a sign erected by a public authority, utility, public service organization, or private industry that is intended to control traffic; direct, identify or inform the public; or provide needed public service as determined by the rules and regulations of governmental agencies or through public policy. Such sign ~~shall contain text not exceeding two (2) inches in height~~, shall contain the minimum information and be of the minimum area and height necessary to convey its intended message, and shall be located so as not to attract attention from the perimeter of the site.
- (o n) **INTERNALLY ILLUMINATED SIGN.** (No Change to Text)
- ~~*(p) MARQUEE SIGN. "Marquee Sign" means a sign attached to a structure, other than an awning or canopy sign, projecting from a wall of a building above an entrance and extending over a street, sidewalk, or part thereof.~~
- (q o) **MOBILE SIGN.** (No Change to Text)
- (r p) **NONCONFORMING SIGN.** (No Change to Text)
- (s q) **PERMANENT SIGN.** (No Change to Text)
- (t r) **POLE SIGN.** (No Change to Text)
- ~~*(u) POLITICAL SIGN. "Political sign" means a sign advocating action on a public issue, identifying a candidate for public office or expressing an opinion or belief regarding a public issue or candidate.~~
- ~~*(v) PORTABLE SIGN. "Portable sign" means a sign which is designed to be transported and is not physically attached to any part of a building or the ground.~~
- (w s) **PROJECTING SIGN.** (No Change to Text)
- (x t) **REAL ESTATE SIGN.** (No Change to Text)
- (y u) **ROOFTOP SIGN.** "Rooftop Sign" means any sign erected, constructed or maintained wholly or partially upon or over the roof or parapet wall of any building and having its principal support on the roof or walls of the building.
- (z v) **SAFETY AND PUBLIC PURPOSE SIGN.** (No Change to Text)
- (aa w) **TEMPORARY SIGN.** (No Change to Text)

~~(bb x)~~ WALL SIGN. (No Change to Text)

~~(ee y)~~ WINDOW SIGN. (No Change to Text)

1105.153 URBAN GARDEN.

"Urban garden" means a lot that is gardened collectively by a group of people that may include garden plots designated for individual gardens.

~~1105.0162 USABLE OPEN SPACE.~~

~~"Usable open space" means the required portion of a lot excluding the required front yard area which is unoccupied by principal or accessory buildings and available to all occupants of the building for use for recreational and other leisure activities normally carried on outdoors.~~

~~1105.0164 154 USE.~~

~~"Use" means the purpose for which a building or premises is or may be occupied. In the classification of uses, a use may be a use as commonly understood or the name of an occupation, business, activity or operation carried on, or intended to be carried on, in a building or on premises, or the name of a building, place or thing, which indicates the use or intended use. See also "Accessory building or use", "Conditional building or use" and "Principal building or use".~~

1105.155 USE, ACCESSORY.

"Accessory use" means a subordinate use customarily incidental to and located upon the same lot occupied by the principal use.

~~1105.0134 156 PRINCIPAL BUILDING OR USE, PRINCIPAL.~~

~~"Principal use" means a use which is permitted as of right in a zoning district for which a Zoning Certificate may be issued in accordance with the rules and regulations of this Zoning Code. See also "Accessory building or use", "Conditional building or use" and "Use".~~

~~1105.0170 164 YARD.~~

~~"Yard" means an open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. **On corner lots, there shall be two (2) front yards, a side yard, and a rear yard. The Planning Director shall determine the side yard and rear yard of a corner lot taking into consideration the configuration of the lot and orientation of the building.**~~

- ~~(a) FRONT YARD. "Front yard" means a yard extending across the full width of a lot and being the perpendicular distance between the street right-of-way line and the nearest portion of any building or structure existing or proposed for construction on the lot. **Where a building or structure does not exist or is not proposed on a lot, the perpendicular distance shall be between the street right-of-way line and the required minimum front yard of the zoning district.** Where the right-of-way line is not established, the right-of-way shall be assumed to be sixty (60) feet.~~
- ~~(b) REAR YARD. "Rear yard" means a yard extending across the full width of a lot between the side lot lines and being the perpendicular distance between the rear lot line and nearest portions of any building or structure existing or proposed to be constructed on the lot. ~~On corner lots, there shall be two (2) front yards, a side yard and a rear yard.~~ On interior lots the rear yard shall in all cases be at the opposite end of the lot from the front yard.~~
- ~~(c) SIDE YARD. "Side yard" means a yard between the nearest portion of any building or structure existing or proposed to be constructed on the lot and the side lines of the lot, and extending from the front yard to the rear yard.~~

CHAPTER 1113 – Zoning Districts; General Regulations

1113.05 GENERAL USE REGULATIONS.

- (s) Swimming Pools. Commercial and private in-ground or above-ground swimming, wading or other pools ~~as defined by Sections 1105.0155 and 1105.0156~~ shall be considered as accessory structures and shall only be located in the rear yard.

1113.06 OPEN SPACE PROVISIONS.

- (b) Public Open Space Land. Whenever the Comprehensive Plan shows the location of public open space land on a lot, the City shall require the dedication of this land as public open space. If the area of such land exceeds 1,000 square feet per dwelling unit proposed on the lot, or five percent (5%) of the lot area if it is proposed for commercial use, the additional land shall be reserved for one year after the date of approval by the Planning Commission to permit its acquisition by the appropriate public body. If no public open space land is shown on the Comprehensive Plan, or if less than the amount required above is shown on the Plan, the developer of residential or commercial lands shall pay the Municipality one thousand (\$1,000.00) per dwelling unit proposed on the lot, or one thousand dollars (\$1,000) per acre if the lot is proposed for commercial use, in proportion to the amount of public open space land not dedicated in lieu of providing public open space.
- (1) Conversions of existing residential buildings to commercial use and public, institutional, fraternal or community service uses ~~defined in Section 1105.76~~ shall be exempt from the public open space requirements of this subsection.

CHAPTER 1115 - O-C Open Space Conservation District

1115.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the O-C Open Space Conservation District:

Residential	Public/Semi-Public	Commercial
Single-Family Detached Dwelling	Conservation <i>Use</i>	Agricultural Agriculture
	Public or Quasi-Public Owned Park or Recreation Facility	

1115.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the O-C Open Space Conservation District:

- (a) Accessory ~~buildings and~~ uses.
- (b) Home occupation.

1115.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the O-C Open Space Conservation District subject to the requirements of Chapter 1153, Conditional Uses **Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
Bed and Breakfast Inn	Cemetery ^{3, 7, 20, 16}	None
In-Law Suite	Public or Quasi-Public Owned Park or Recreation Facility ^{3, 2, 3, 4, 5, 9, 11, 14, 22, 24, 25}	
	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	

CHAPTER 1121 - R-1 Low Density Urban Residential District

1121.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the R-1 Low Density Urban Residential District:

Residential	Public/Semi-Public	Commercial
Single-Family Detached Dwelling	None	None

1121.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the R-1 Low Density Urban Residential District:

- (a) Accessory ~~buildings and~~ uses.
- (b) Home occupation.

1121.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the R-1 Low Density Urban Residential District subject to the requirements of Chapter 1153, **Conditional Uses Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
In-Law Suite	Conservation Use	None
Group Home up to 8 Individuals	Public and Parochial Educational Institution for Primary Education - Pre-School, Kindergarten, and Elementary School ^{1, 2, 3, 5, 6, 11}	
	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	
	Public or Quasi-Public Owned Park or Recreation Facility ^{1, 2, 3, 4, 5, 9, 11, 14, 22, 18, 24, 19, 25}	

CHAPTER 1123 - R-2 Medium Density Urban Residential District

1123.03 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the R-2 ~~Low~~ **Medium** Density Urban Residential District:

Residential	Public/Semi-Public	Commercial
Single-Family Detached Dwelling	None	None

1123.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the R-2 Medium Density Urban Residential District:

- (a) Accessory ~~buildings and~~ uses.
- (b) Home occupation.

1123.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the R-2 Medium Density Urban Residential District subject to the requirements of Chapter 1153, Conditional ~~Uses~~ **Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
Nursing Home , Assisted Living Facility, Independent Living Facility, or Nursing Home ^{1, 2, 3, 5, 7, 9, 11, 14, 13}	Cemetery ^{3, 7, 20, 16}	None
Group Home up to 8 Individuals	Conservation Use	
In-Law Suite	Public and Parochial Educational Institution for Primary Education - Pre-School, Kindergarten, and Elementary School ^{1, 2, 3, 5, 6, 11}	
Two-Family Dwelling	Public and Parochial Educational Institution for Secondary Education - Junior High School, Middle School, Intermediate School, and High School ^{1, 2, 3, 4, 5, 7, 11}	
	Public or Quasi-Public Owned Park or Recreation Facility ^{1, 2, 3, 4, 5, 9, 11, 14, 22, 18, 24, 19, 25}	
	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	
	Religious Place of Worship ^{1, 3, 7, 11, 12, 14}	

CHAPTER 1125 - R-3 High Density Urban Residential District

1125.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the R-3 High Density Urban Residential District:

Residential	Public/Semi-Public	Commercial
Single-Family Detached Dwelling	None	None

1125.03 ACCESSORY USES

The following uses shall be permitted as accessory uses in the R-3 High Density Urban Residential District:

- (a) Accessory ~~buildings and~~ uses.
- (b) Home occupation.

1125.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the R-3 High Density Urban Residential District subject to the requirements of Chapter 1153, **Conditional Uses Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
Nursing Home , Assisted Living Facility, Independent Living Facility, or Nursing Home ^{1, 2, 3, 5, 7, 9, 11, 44 13}	Cemetery ^{3, 7, 20 16}	None
Group Home up to 8 Individuals	Conservation Use	
In-Law Suite	Public and Parochial Educational Institution for Primary Education - Pre-School, Kindergarten, and Elementary School ^{1, 2, 3, 5, 6, 11}	
Manufactured Housing Park or Mobile Home Park ^{3, 5, 7, 8, 9, 10, 11, 44 13, 24, 26, 27 20, 28, 30 22}	Public and Parochial Educational Institution for Secondary Education - Junior High School, Middle School, Intermediate School, and High School ^{1, 2, 3, 4, 5, 7, 11}	
Two-Family Dwelling	Public or Quasi-Public Owned Park or Recreation Facility ^{1, 2, 3, 4, 5, 9, 11, 44, 22 18, 24 19, 25}	
	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	
	Religious Place of Worship ^{1, 3, 7, 11, 12, 44}	

CHAPTER 1125 - R-4 Multi-Family Urban Residential District

1127.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the R-4 Multi-Family Urban Residential District:

Residential	Public/Semi-Public	Commercial
Single-Family Attached Dwelling	None	None
Single-Family Detached Dwelling		
Two-Family Dwelling		

1127.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the R-4 Multi-Family Urban Residential District:

- (a) Accessory ~~buildings and~~ uses.
- (b) Home occupation.

1127.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the R-4 Multi-Family Urban Residential District subject to the requirements of Chapter 1153, Conditional ~~Uses~~ **Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
Nursing Home, Assisted Living Facility, Independent Living Facility, or Nursing Home ^{1, 2, 3, 5, 7, 9, 11, 44 13}	Cemetery ^{3, 7, 20 16}	None
Group Home up to 8 Individuals	Conservation Use	
Group Home 9 – 16 Individuals	Public and Parochial Educational Institution for Primary Education - Pre-School, Kindergarten, and Elementary School ^{1, 2, 3, 5, 6, 11}	
In-Law Suite	Public and Parochial Educational Institution for Secondary Education - Junior High School, Middle School, Intermediate School, and High School ^{1, 2, 3, 4, 5, 7, 11}	
Manufactured Housing Park or Mobile Home Park ^{3, 5, 7, 8, 9, 10, 11, 44 13, 24, 26, 27 19, 28, 30 22}	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	
Multi-Family Dwelling ^{5, 11, 46 14, 26, 27 19, 28, 29}	Public or Quasi-Public Owned Park or Recreation Facility ^{1, 2, 3, 4, 5, 9, 11, 44, 22 18, 24 19, 25}	
Transitional Housing ^{7, 24 18}	Religious Place of Worship ^{1, 3, 7, 11, 12, 44}	

CHAPTER 1129 - M-U Multi-Family Urban Residential District

1129.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the M-U Multi-Use District:

Residential	Public/Semi-Public	Commercial
Single-Family Attached Dwelling	None	Bed and Breakfast Inn
Single-Family Detached Dwelling		Convenience Retail
Two-Family Dwelling		Funeral Home
		Office –Professional, Medical, and Administrative
		Personal and or Professional Services without a Drive Through

1129.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the M-U Multi-Use District:

- (a) Accessory buildings and uses.
- (b) Home occupation.

1129.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the M-U Multi-Use District subject to the requirements of Chapter 1153, Conditional Uses **Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Mother's Name	Residential	Public/Semi-Public	Commercial
Belinda Bailey	Assisted Living Facility, or Nursing Home	Cemeter	Child Day Care Center and or Nursery
Sarah Vormeiker	Independent Living Facility		
Shariah Bell	Group Home up to 8 Individuals	Conservation Use	Clinic
Sandra kKzee	Group Home 9 - 20 Individuals	Publicly Owned or Operated Governmental Facility	Multiple Uses in a Single Building
Ashleigh Seay	Group Home 21 - 50 Individuals	Public or Quasi-Public Owned	Personal and or Professional Services with a Drive-Thru Through
Jasmine Dozier	Multi-Family Dwelling	Religious Place of Worship	
Furnisha Mills		Urban Green	
Furnisha Mills			
Furnisha Mills			
N/A			
Shana Gant			
Shana Gant			
Tiffany Edwards			
Tiffany Edwards			
Alicia Dexter, DaNaya Robinson			
Alicia Dexter, DaNaya Robinson			
Alicia Dexter, DaNaya Robinson			

- Mother's Name
- Belinda Bailey
- Sarah Vormeiker
- Shariah Bell
- Sandra kKzee
- Ashleigh Seay
- Jasmine Dozier
- Furnisha Mills
- Furnisha Mills
- Furnisha Mills
- N/A
- Shana Gant
- Shana Gant
- Tiffany Edwards
- Tiffany Edwards
- Alicia Dexter, DaNaya Robinson
- Alicia Dexter, DaNaya Robinson
- Alicia Dexter, DaNaya Robinson

1129.06 SUPPLEMENTAL REGULATIONS.

- (e) ~~All uses shall use the existing residential buildings in the district.~~ Additions made to existing residential buildings after the effective date of this section shall be limited to twenty- five percent (25%) of the area of the principal building as it existed on the effective date of this section or 1,250 square feet, whichever is less.
- (f) When residential buildings are adapted for other uses permitted in the district, the new use shall maintain the same basic residential environment in terms of the building exterior, landscaping and operation of the nonresidential use.
- (g) ***New uses should be located in existing residential buildings when possible.*** All new ***principal*** buildings proposed ~~for in~~ the M-U District, ~~after the effective date of this section~~ shall not exceed twenty-five percent (25%) of the average of the floor areas of all principal residential buildings on lots adjacent to and across the street from the lot on which the new building is to be located. ~~with~~ ***The source for all such information shall be the Medina County tax parcel records Auditor.*** In addition, all new buildings shall be compatible with the existing residential environment in terms of scale, proportion, facade materials, and color.
- (h) All uses shall be conducted in a manner which is compatible with a residential neighborhood.

CHAPTER 1130 – P-F Public Facilities District

1130.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the P-F Public Facilities District:

Residential	Public/Semi-Public	Commercial
None	Cemetery	Hospital
	Educational Institution for Higher Education	Office – Professional, Medical, and Administrative
	Public and Parochial Educational Institution for Primary Education	
	Public and Parochial Educational Institution for Secondary Education	
	<i>Museum</i>	
	<i>Off-Street Parking Lot, Deck, or Garage</i>	
	Passenger Transportation Agency and Terminal	
	Publicly Owned or Operated Governmental Facility	
	Public or Quasi-Public Owned Park or Recreation Facility	
	Public Utility	
	Other Similar Uses as Determined by the Planning Commission	

1130.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the P-F Public Facilities District:

- (a) Accessory ~~buildings and~~ uses.
- (b) Commercial entertainment.
- (c) Retail uses incidental to the main recreational use.

1130.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the P-F Public Facilities District subject to the requirements of Chapter 1153, Conditional ~~Uses~~ **Zoning Certificates**:

Residential	Public/Semi-Public	Commercial
Nursing Home, Assisted Living Facility, Independent Living Facility, or Nursing Home	Conservation Use	Child Day Care Center and or Nursery
	Urban Garden	Multiple Uses in a Single Building
	Wireless Telecommunication Facility	

CHAPTER 1131 – C-S Commercial Service District

1131.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the C-S Commercial Service District:

Residential	Public/Semi-Public	Commercial
None	None	Clinic
		Office – Professional, Medical, and Administrative
		Personal and or Professional Services without a Drive Through
		Other Similar Uses as Determined by the Planning Commission

1131.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the C-S Commercial Service District:

- (a) Accessory ~~buildings and~~ uses.

1131.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the C-S Commercial Service District subject to the requirements of Chapter 1153, Conditional ~~Uses~~ **Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
Bed and Breakfast Inn ^{11, 14}	Cemetery ^{3, 7, 17, 20, 16}	Bed and Breakfast Inn ^{11, 13}
None	Conservation Use	Child Day Care Center and or Nursery ^{2, 5, 9, 11, 14, 13}
	Educational Institution for Higher Education - Technical School, Vocational School, College, or University ^{1, 2, 3, 5, 7, 11}	Conference Center, Banquet Facility, or Meeting Hall
	Public and Parochial Educational Institution for Primary Education - Pre-School, Kindergarten, and Elementary School ^{1, 2, 3, 5, 6, 11}	Hospital ^{1, 2, 3, 5, 7, 9, 11, 14, 13}
	Public and Parochial Educational Institution for Secondary Education - Junior High School, Middle School, Intermediate School, and High School ^{1, 2, 3, 4, 5, 7, 11}	Personal and or Professional Services with a Drive Thru Through ^{2, 7, 17, 15}
	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	Research and Development Laboratory and Processing with No External Hazardous, Noxious, or Offensive Conditions
	Public or Quasi Publicly Owned Park or Recreation Facility ^{1, 2, 3, 4, 5, 9, 11, 14, 22, 18, 24, 19, 25}	
	Public Utility ^{1, 10, 11}	

Residential	Public/Semi-Public	Commercial
	Religious Place of Worship ^{1, 3, 7, 13, 12, 14}	
	Urban Garden	

CHAPTER 1133 – C-1 Local Commercial District

1133.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the C-1 Local Commercial District:

Residential	Public/Semi-Public	Commercial
None	None	<i>Clinic</i>
		Convenience Retail
		Office Professional, Medical, and Administrative
		Personal and or Professional Services
		Other Similar Uses as Determined by the Planning Commission

1133.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the C-1 Local Commercial District:

- (a) Accessory ~~buildings and~~ uses.

1133.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the C-1 Local Commercial District subject to the requirements of Chapter 1153, Conditional ~~Uses~~ **Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
Nursing Home , Assisted Living Facility, Independent Living Facility, or Nursing Home ^{1, 2, 3, 5, 7, 9, 11, 14, 13}	Club, Lodge or Fraternal Organization ^{9, 11, 14, 13, 25}	Bar or Tavern
Bed and Breakfast Inn ^{14, 14}	Conservation Use	Bed and Breakfast Inn ^{11, 13}
	Educational Institution for Higher Education - Technical School, Vocational School, College, or University	Child Day Care Center and or Nursery ^{2, 5, 9, 11, 14, 13}
	Publicly Owned or Operated Governmental Facility ^{3, 7}	Hospital ^{1, 2, 3, 5, 7, 9, 11, 14, 13}
	Public Utility ^{1, 10, 11}	Motor Vehicle Filling Station with or without Convenience Retail ^{5, 7, 17, 15, 29, 21, 24, 23}
	Religious Place of Worship ^{1, 3, 7, 11, 12, 14}	Personal and or Professional Services with Drive-Thru- Through ^{2, 7, 17, 15}

Residential	Public/Semi-Public	Commercial
	Urban Garden	Research and Development Laboratory and Processing with No External Hazardous, Noxious or Offensive Conditions
		Restaurant

CHAPTER 1135 – C-2 Central Business District

1135.03 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the C-2 Central Business District:

Residential	Public/Semi-Public	Commercial
Attached <i>Single-Family Dwellings</i> within a <i>Mixed Use Building</i> - excluding the first floor in the defined public square area <i>Not including Ground Level Residential Units in the Public Square Area</i>	Club, Lodge or Fraternal Organization	Bar or Tavern
Multi-Family <i>Dwellings</i> within a <i>Mixed Use Building</i> - excluding the first floor in the defined public square area <i>Not including Ground Level Residential Units in the Public Square Area</i>	Passenger Transportation Agency and Terminal	<i>Clinic</i>
		Commercial Entertainment
		Commercial Recreation
		Convenience Retail
		Mixed Use Building - Residential Excluded from Ground Level Floor <i>Not including Ground Level Residential Units in the Public Square Area</i>
		Off-Street Parking Lot, Garage, or Deck
		Office Professional, Medical and Administrative
		Personal and <i>or</i> Professional Services
		Restaurant
		Retail <i>Business</i>
		Other Similar Uses as Determined by the Planning Commission

1135.04 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the C-2 Central Business District:

- (a) Accessory ~~buildings and~~ uses.
- (b) Car wash ***for passenger vehicles*** if accessory to a motor vehicle filling station.
- (c) ***Outdoor storage.***

1135.05 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the C-2 Central Business District subject to the requirements of Chapter 1153, Conditional Uses **Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
First Floor Dwelling Units in Public Square Area³⁵	Conservation Use	Bed and Breakfast Inn ^{11, 13}
Bed and Breakfast Inn^{11, 14}	Educational Institution for Higher Education - Technical School, Vocational School, College, or University	Child Day Care Center and or Nursery ^{2, 5, 9, 11, 14, 13}
Attached Single-Family Dwellings within a Mixed Use Building - Including Ground Level Residential Units in the Public Square Area ²⁴	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	Conference Center, Banquet Facility, or Meeting Hall
Multi-Family Dwellings within a Mixed Use Building - Including Ground Level Residential Units in the Public Square Area ²⁴	Public Utility ^{1, 10, 11}	Hospital ^{1, 2, 3, 5, 7, 9, 11, 14, 13}
	Religious Place of Worship ^{1, 3, 7, 11, 12, 14}	Hotel or Motel
	Urban Garden	Motor Vehicle Truck, Trailer, and Farm Implements Repair, Service and Storage Major Motor Vehicle Repair, Major (Excluding Body Work, Painting, and Engine Work) Major or Minor Motor Vehicle Repair ^{7, 15, 21, 23}
		Mixed Use Building - Including First Floor Residential Units in the Public Square Area
		Motor Vehicle Filling Station with or without Convenience Retail ^{5, 7, 17, 15, 29, 21, 31, 23}
		Motor Vehicle Truck, Trailer and Farm Implement Sales, Rental or Leasing - New or Used Motor Vehicle Sales ¹⁵

Residential	Public/Semi-Public	Commercial
		<i>Museum</i>
		Outdoor Dining ²⁸
		Personal and <i>or</i> Professional Services with Drive- Thru <i>Through</i> ²
		Research and Development Laboratory and Processing with No External Hazardous, Noxious or Offensive Conditions
		Restaurant with Drive- Thru <i>Through</i> or Drive-In ^{2, 7, 15}

CHAPTER 1137 – C-3 General Commercial District

1137.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the C-3 General Commercial District:

Residential	Public/Semi-Public	Commercial
None	Club, Lodge or Fraternal Organization	Bar or Tavern
	Passenger Transportation Agency and Terminal	<i>Clinic</i>
		Commercial Entertainment
		Commercial Recreation
		Convenience Retail
		Drive-In Establishments including Restaurants and Theaters
		<i>Funeral Home</i>
		Heavy Duty Repair Services for Machinery and Equipment including Repair Garages and Specialty Establishments including Motor, Body, Fender, Radiator Work
		Hotel or Motel
		Mixed Use Building - Residential Excluded from Ground Level Floor
		Motor Vehicle Truck, Trailer, and Farm Implements Repair, Service and Storage Major Motor Vehicle Repair, Major (Excluding Body Work, Painting, and Engine Work) <i>Minor Motor Vehicle Repair</i>
		Motor Vehicle Truck, Trailer and Farm Implement Sales, Rental or Leasing - New or Used <i>Motor Vehicle Sales</i>
		Off-Street Parking Lot, Garage, or Deck
		Office Professional, Medical, and Administrative
		Personal and <i>or</i> Professional Services
		Plant Greenhouse
		Restaurant
		Retail <i>Business</i> less than <i>or equal to</i> 80,000 square feet in Size
		Veterinary Office or Hospital in <i>an</i> Enclosed Building
		Other Similar Uses as Determined by the Planning Commission

1137.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the C-3 General Commercial District:

- (a) Accessory buildings and uses.
- (b) Car wash for passenger vehicles if accessory to a motor vehicle filling station.
- (c) Outdoor storage.

1137.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the C-3 General Commercial District subject to the requirements of Chapter 11.53, Conditional Uses **Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 11.53.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
Multi-Family Dwelling ¹⁴	Conservation Use	Open Air Building Materials Sales Yard and Lumber Yard
Transitional Housing ^{7, 24} ¹⁹	Educational Institution for Higher Education - Technical School, Vocational School, College, or University	Bulk Storage and Display
	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	Car Wash for Passenger Vehicles ²
	Public Utility ^{1, 10, 11}	Child Day Care Center and or Nursery ^{2, 5, 9, 11, 44 13}
	Religious Place of Worship ^{1, 3, 7, 11, 12, 44}	Conference Center, Banquet Facility, or Meeting Hall ^{1, 3, 7, 11, 42, 44 13}
	Wireless Telecommunications Facility	Cremation Facility Crematorium
		Hospital ^{1, 2, 3, 5, 7, 9, 11, 44 13}
		Major Motor Vehicle Repair ^{7, 15, 21, 23}
		Motor Vehicle Filling Station with or without Convenience Retail ^{5, 7, 47 15, 29 21, 34 23}
		Outdoor Dining ²⁸
		Personal and or Professional Services with Drive- Thru Through ²
		Research and Development Laboratory and Processing with No External Hazardous, Noxious or Offensive Conditions
		Restaurant with Drive- Thru Through or Drive-In ^{2, 7, 15}
		Retail Business Larger than 80,000 square feet in Size
		Sexually Oriented Business ^{36 25}
		Wholesale Establishments Smaller than 10,000 square feet in Size

CHAPTER 1141 – I-1 Industrial District

1141.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the I-1 Industrial District:

Residential	Public/Semi-Public	Commercial
None	Public Utility	Bulk Storage and Display
		Distribution Center for Fuel, Food and Goods, Underground Storage - Must be Completely Enclosed if Facing a Non-Industrial District
		Heavy Duty Repair Services for Machinery and Equipment Including Repair Garages and Specialty Establishments including Motor, Body, Fender, Radiator Work
		Light Manufacturing
		Major or Minor Motor Vehicle Repair
		Mixed Use Building
		Motor Vehicle Storage
		Off-Street Parking Lot, Deck and Garage, or Deck
		Office Professional, Medical, and Administrative
		Plant Greenhouse
		Research and Development Laboratory and Processing with No Hazardous, Noxious, or Offensive Conditions
		Self-Storage Warehouse
		Truck or Transfer Terminal - No Closer than 50 feet from a Residential District
		Veterinary Office or Hospital in an Enclosed Building
		Warehousing Warehouse
		Wholesale Establishment
		Other Similar Uses as Determined by the Planning Commission

1141.03 ACCESSORY USES.

The following uses shall be permitted as accessory uses in the I-1 Industrial District:

- (a) Accessory buildings and uses.
- (b) **Child day care center or nursery with no less than fifty (50) percent of children being direct dependents of adults employed by the principal use.**
- (c) **Contractor equipment storage yard.**
- (~~b~~ d) Retail.

1141.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the I-1 Industrial District subject to the requirements of Chapter 1153, Conditional Uses **Zoning Certificates**. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
None	Conservation Use	Building Materials Sales Yard and Lumber Yard
	Educational Institution for Higher Education - Technical School, Vocational School, College, or University	Car Wash ²
	Passenger Transportation Agency and Terminal	Commercial Entertainment
	Publicly Owned or Operated Governmental Facility ^{3, 7, 8, 11}	Commercial Recreation
	Wireless Telecommunication Facility	Contractor's Equipment Storage Yard or Plant, or Storage and Rental of Equipment Commonly Used by Contractors - Must be Completely Enclosed if Facing a Residential District
		Cremation Facility Crematorium
		Heavy Manufacturing ^{17, 27, 26, 38, 27}
		Motor Vehicle, Truck, Trailer and Farm Implement Repair, Service and Storage (Excluding Body Work, Painting, Engine Overhaul)
		Motor Vehicle Sales - Only including Rental and Minor Repair Work
		Recreation Facility
		Retail Business
		Truck Wash

CHAPTER 1145 – Off-Street Parking and Circulation

1145.04 SCHEDULE OF PARKING REQUIREMENTS AND STANDARDS.

(a) Schedule of Parking Requirements. Accessory off-street parking spaces shall be provided not less than as set forth in the following schedule:

SCHEDULE OF OFF-STREET PARKING REQUIREMENTS

Residential Uses	Formula
Assisted Living, Nursing, Convalescent Home, Assisted Living Facility, Nursing Home, or Transitional Housing	One (1) space for each two (2) resident rooms + one (1) space for every five (5) resident rooms.
Bed and Breakfast	Two (2) spaces for owner + one (1) space for each guest room.
Day Care, Child (In-Home)	See Single Family Detached Dwelling.
Group Home	One (1) space for two (2) beds + one (1) space for every 400 square feet of gross floor area, excluding resident rooms.
Independent Living Facility	One and one-half (1½) spaces for each dwelling unit + one (1) space for every five (5) dwelling units.
In-Law Suite	One (1) space in addition to the requirement of the single family dwelling.
Manufactured Housing or Mobile Home Dwelling	Two (2) spaces for each unit.
Multi-Family Dwelling	Two (2) spaces for each dwelling unit + one (1) space for each five (5) dwelling units for visitor parking.
Single-Family Attached and Single-Family Detached Dwelling	Two (2) spaces for each dwelling.
Two Family Dwelling	Two (2) spaces for each dwelling.

Commercial Uses	Formula
Bar or Tavern	One (1) space for every three (3) seats or one (1) space for each seventy-five (75) square feet of floor area, whichever is greater.
Bed and Breakfast Inn	Two (2) spaces for owner + one (1) space for each guest room.
Building Materials, Contractors Equipment Sales Yard Building Materials Sales Yard and Lumber Yard	One (1) space for 400 square feet of net floor area, and one (1) space For uses solely utilizing outdoor sales yards, one (1) space per 2,000 5,000 square feet of sales outdoor sales yard area.
Car Wash, Automated	Three (3) stacking spaces for each automated car wash lane.
Car Wash, Self Service	Two (2) stacking spaces for each stall + two (2) drying spaces for each stall.

Commercial Uses (Cont.)	Formula
Child Day Care Center or Nursery, Child	One (1) space for each 200 square feet of licensed capacity plus sufficient space for child drop-off/loading area.
Office, Medical/Dental Clinic	One (1) space per 200 300 square feet.
Commercial Entertainment	One (1) space for each three (3) seats or one space for each 100 square feet of floor area, whichever is greater.
Commercial Recreation	One (1) space for each fifty (50) square feet of pool area including deck. One (1) space for each 500 square feet of outdoor playground area. Four (4) spaces per lane for a bowling alley. Five (5) spaces for each trail head. Six (6) spaces for each tennis, racquet ball or handball court. Ten (10) spaces for each basketball court. Twenty (20) spaces for each baseball, softball or soccer field.
Banquet, Conference Center, Banquet Facility, or Meeting Halls	One (1) space for each three (3) seats or one (1) space per 150 square feet of banquet or meeting gross floor area where fixed seating is not available.
Convenience Store Retail	One (1) space for each 300 square feet of net floor area + one (1) space per every two (2) pumps.
Distribution Center for Fuel, Food and Goods, Wholesale Establishment, Heavy Duty Repair Services, Manufacturing (Heavy or Light) Uses, Public Utility, Self-Storage Warehouse, Truck Transfer Terminal, and Warehousing, Wholesale Establishment	The required parking for these uses shall be enough to satisfy all the parking needs of the proposed use. No parking, loading or servicing shall be done on the street right-of-way or landscaped area.
Drive-In Establishments Facility	One (1) space for each 100 square feet of gross floor area if entirely drive through. If drive-in facility, one (1) space for each ordering space + one (1) space per 100 square feet of gross floor area.
Financial Institution	One (1) space for each 2 300 square feet of floor area + four (4) stacking spaces for each drive-in service window.
Funeral Home or Mortuary	One (1) space for each fifty (50) square feet of parlor or chapel space or one (1) per four (4) seats, whichever is greater, but not less than twenty (20) spaces.
Hotel or Motel	One (1) space for each room + one space for each 200 square feet of lobby space + one (1) space for each 100 square feet of meeting area and/or restaurant space or bar/ cocktail lounge

Commercial Uses (Cont.)	Formula
Mixed Uses	The sum of spaces of each use reduced by fifteen percent (15%).
Motor Vehicle Filling Station (Without Convenience Retail)	Two (2) spaces for each two (2) fuel pumps + one (1) space for each fifty (50) square feet of attendant facility.
Motor Vehicle Repair or Service Station (Major or Minor)	Two (2) spaces for each service bay (excluding the bay) + two (2) spaces for every two (2) fuel pumps.
Motor Vehicle, Truck, Trailer and Farm Implement Sales	One (1) space for each 300 square feet of net floor area of the showroom.
Office, Professional and Administrative (excluding medical)	One (1) space for each 400 square feet.
Outside Storage	Two (2) spaces for the first 2,000 square feet + one (1) space for each additional 2,000 square feet of outdoor storage area.
Personal and/or Professional Services	One (1) space for each 300 square feet of gross floor area + one (1) space for each service vehicle parked on site
Plant Greenhouse (Commercial)	One (1) space for each 800 square feet of indoor/outdoor sales space.
Research and Development Laboratory	One (1) space for each 400 square feet of gross floor area.
Restaurant	One (1) space for each two (2) seats of seating capacity + four (4) stacking spaces for each drive through window.
Retail Business	One (1) space for each 400 square feet of gross floor area.
Sexually Oriented Business	One (1) space for each 200 square feet of gross floor area.
Veterinary Office or Hospital	Two (2) spaces for each examination room + one (1) space per each 200 square feet of laboratory and office floor area.

Public and Semi-Public Uses	Formula
Cemetery	One (1) space for each fifty (50) square feet of parlor or chapel space or one (1) per four (4) seats, whichever is greater, but not less than twenty (20) spaces.
Club, Fraternity, Lodge or Similar Organization	One (1) space for each 100 square feet of floor area.
Community Center or Recreation Center	One (1) space for each 250 square feet of floor area.
Educational Institution for Primary Education (Pre K-8) - Pre-school, Kindergarten, Elementary School, Junior High School, Middle School, and Intermediate School	Two (2) spaces for each classroom + one (1) space for every eight (8) seats in any auditorium and gymnasium.

Public and Semi-Public Uses (Cont.)	Formula
Educational Institution for Secondary Education (9-12) - High School	Ten (10) spaces for every classroom + one (1) space for every eight (8) seats in any auditorium and gymnasium.
Educational Institution for Higher Education (- Technical School, Vocational School, College, or University)	Ten (10) spaces for every classroom + one (1) space for every eight (8) seats in any auditorium.
Hospital	One (1) space for each bed + one (1) space for each 500 square feet of administrative, office and laboratory space.
Library or Museum	One (1) space for each 400 square feet of floor area:
Public Park or Recreation or Park Facility	<p>One (1) space for each fifty (50) square feet of pool area including deck.</p> <p>One (1) space for each 500 square feet of outdoor playground area.</p> <p>Four (4) spaces for each acre for unimproved recreation area.</p> <p>Five (5) spaces for each trail head.</p> <p>Six (6) spaces for each tennis, racquet ball or handball court.</p> <p>Ten (10) spaces for each basketball court.</p> <p>Twenty (20) spaces for each baseball, softball or soccer field.</p> <p>Forty (40) spaces for each football field.</p>
Passenger Transportation Agency and Terminal	One (1) space for each 400 square feet of floor area + one (1) space for each transit vehicle + sufficient space for pick up and drop-off of passengers.
Publicly Owned or Operated Government Facility (Not Including Community Center, Recreation Center, or Library)	<p>One (1) space for each 400 square feet of floor area for administrative use + one (1) space for each government vehicle parked on site.</p> <p>One (1) space for each 800 square feet of indoor maintenance use.</p>
Religious Place of Worship	<p>One (1) space for each five (5) seats or bench seating in the main assembly area.</p> <p>If an educational institution is part of the church, follow guidelines for respective educational institution requirements.</p>

- (d) Parking District. Uses within the ~~Downtown~~ **Medina** Parking District Number 1, as established in Ordinance 26-78 **and amended in Ordinance 136-84, Ordinance 123-19**, or such other subsequent legislation, shall be exempt from the requirements of this section ~~(see appendix)~~. **In Parking District Number 1, new uses with a formulaic increase in minimum off-street parking from the previous use shall submit information indicating the intended location of parking.**

1145.10 DRIVEWAYS TO PARKING AREAS.

- (e) Driveway Width. The width of driveways at the curb line and at the right-of-way line shall comply with the requirements in Table 2. The Commission may permit wider driveways for three or more entrance/exit lanes for those drives with a high volume of traffic. In the case of a four-lane drive, the lanes shall be designed as two adjacent entrance and exit lanes divided by a minimum six-foot wide barrier.

**TABLE 2
WIDTH OF DRIVEWAYS**

	Maximum Width at Curb Line (feet)	Width at R.O.W. Line (feet)	
		Minimum	Maximum
Residential	22	10	20
Commercial or Public Facility	38	12	24
Industrial	120	24	60 75

CHAPTER 1153 – Conditional Zoning Certificates

1153.04 CONDITIONALLY PERMITTED USE REGULATIONS.

(a) Regulations applicable to conditionally permitted uses are as follows:

(1) All structures and activity areas should be located at least 100 feet from all property lines.

~~*(13) Truck routes shall be established for movement in and out of the development in such a way that it will minimize the wear on public streets and prevent hazards and damage to other properties in the community.~~

~~(14 13) (No Change to Text)~~

~~*(15) Such developments should be located on or immediately adjacent to State highways.~~

~~(16 14) (No Change to Text)~~

~~(17 15) (No Change to Text)~~

~~*(18) Any temporary structures must be indicated as such on site plans submitted to the Planning Commission for approval. Such structures shall not be continued as permanent structures. The period of continuance shall be set by the Planning Commission.~~

~~*(19) Such uses should be located on a major thoroughfare, adjacent to nonresidential uses such as commerce, industry or recreation, or adjacent to sparsely settled residential uses.~~

(20 16) The area proposed for a cemetery shall be used for cemetery purposes only, and shall meet the following requirements:

L. Location of cemetery buildings and all other structures shall conform to front, side and rear yard ~~building lines~~ *setbacks* of the particular district in which it is located.

~~(21 17) (No Change to Text)~~

~~(22 18) (No Change to Text)~~

~~*(23) All facilities and structures shall meet all City and/or State health, building, electrical and other applicable codes.~~

~~(24 19) (No Change to Text)~~

~~(25) The proposed site plan for the project shall comply with all of the standards, criteria and regulations of Chapter 1109.~~

~~(26) No zoning certificate shall be issued until final site plans have been submitted and approved by the Planning Commission. Site plans shall show the following: drainage, including storm water, location of all buildings, fuel tanks, if any, off-street parking and service facilities, water supply, sanitation, walks, fences, walls, landscaping, outside lighting, traffic flow and its relation to abutting streets, and topography. No zoning certificate shall be issued until the approval by the appropriate State, County and City health departments has been obtained concerning the proposed sanitary sewerage facilities.~~

~~(27 20) (No Change to Text)~~

~~(28) A performance bond or other financial guarantee acceptable to the Planning Commission shall be placed with the City to insure that the landscaping is installed, that the hard-surfacing of the access drives and parking and service areas is installed, and that adequate storm water drainage is installed, all in accordance with the plans approved by the Planning Commission.~~

~~(29 21) (No Change to Text)~~

(30 22) ~~It is the intent of this subsection to permit trailer parks that house only independent trailers, and such trailer parks should be located on or have direct access to major thoroughfares. The area shall be in one ownership, or if in several ownerships the application shall be filed jointly by all the owners of the properties included in the plan. The following conditions shall apply to all Manufactured Housing Parks and Mobile Home Parks. For the purposes of this section, Manufactured Housing Parks and Mobile Home Parks shall be referred to as "Parks" and Manufactured Housing Homes or Mobile Homes shall be referred to as "Homes".~~

~~A. Parks shall house only detached homes.~~

~~B. The park shall be in one ownership, or if in several ownerships, the application shall be filed jointly by all the owners of the properties included in the plan.~~

~~A C. In addition to the other requirements of this subsection, the application shall include any other data the Planning Commission may require.~~

~~B D. Each boundary of the park must be at least 200 feet from any permanent residential building outside the park, unless separated therefrom by a natural or artificial barrier.~~

~~C. The park shall be graded to be well drained.~~

~~D E. Trailer spaces shall be Each home shall have a clearly identified space a minimum of 4,000 square feet in area and for each space and at least forty (40) feet wide in width and clearly defined.~~

~~F. The density of the development shall not exceed eight (8) trailers homes per acre of total project site; area and the minimum size of the project to be developed shall be at least ten (10) acres.~~

~~E G. There shall be at least a twenty (20) feet of clearance between trailers homes. No trailers home shall be closer than twenty (20) feet from any building within the park or fifty (50) feet from any property line building the park which is not located in the park.~~

~~D H. All trailer home spaces shall abut upon a driveway of not less than twenty (20) feet in pavement width, which shall have unobstructed access to a public thoroughfare. All paving and street lighting shall meet the requirements of City street standards.~~

~~G I. Each park shall provide service buildings to house laundry, storage facilities and offices. Construction shall meet the standards of the City and/or County Building Code. Walkways not less than four (4) feet wide and paved shall be provided from the trailer home spaces to the service buildings.~~

~~H J. Each trailer home shall be provided with a three (3) wire 240-volt electric service, and City and/or County approved water and sewer connections, and all utility lines within the park shall be installed underground.~~

~~I K. Adequate garbage and rubbish cans shall be provided no further than 300 feet from any trailers home's space.~~

~~J. Each park shall be equipped at all times with adequate fire extinguishing equipment as determined by the Fire Department which serves that area.~~

~~K. No pet animal shall run at large or commit any nuisance within the limits of any trailer park, on adjacent properties or the surrounding area.~~

~~L. In addition to the 4,000 square feet of each trailer lot home's space, recreation and open space shall be provided within the overall trailer park tract at the rate of at least 1,500 square feet per trailer site home; The shape, location, design and landscaping of recreation and open spaces shall be approved by the Planning Commission. All recreation and open spaces shall be maintained in a neat, orderly~~

and safe condition so as not to create a menace to the health and safety of any park occupant, visitor, neighboring land occupant or the general public.

~~(31 23)~~ (No Change to Text)

~~*(32) It is the intent of this subsection to permit appropriately located senior citizen's housing developments a variation in density and parking regulations. The area proposed shall be in single ownership, or if in several ownerships, the application shall be filed jointly by all of the owners of the properties included in the plan. The following conditions shall apply:~~

~~A. The development shall be located within convenient walking distance of shopping community facilities.~~

~~B. Each dwelling unit shall be occupied by a household in which the head is sixty two (62) years of age or older, except that one dwelling unit may be occupied by a custodian for the development without regard to age.~~

~~C. The density of the development shall not exceed eighteen (18) dwelling units per acre.~~

~~D. No dwelling unit in the development shall include more than two (2) bedrooms.~~

~~*(33) Veterinary Offices.~~

~~A. There shall be no burial or incineration of animals on the premises.~~

~~B. All activities shall be conducted within a totally enclosed and air conditioned building.~~

~~C. Animals treated shall be those ordinary household pets capable of being cared for entirely within the confines of a dwelling unit.~~

~~D. Trash storage areas shall be screened from view from adjacent dwellings. All parking areas and driveways shall be separated from adjacent dwellings by a landscaped strip at least five (5) feet wide. The landscaped strip shall be improved with shrubs, hedges, trees or a decorative fence to screen paved areas from adjacent dwellings.~~

~~E. No animals shall be kept overnight on the premises.~~

~~(34 24)~~ (No Change to Text)

~~(35 25)~~ (No Change to Text)

~~(37 26)~~ (No Change to Text)

~~(38 27)~~ (No Change to Text)

~~(39 28)~~ (No Change to Text)

CHAPTER 1155 – Supplemental Regulations

1155.05 DUMPSTERS, RECYCLING AND DONATION BOXES.

The following requirements shall apply to all uses that utilize dumpsters, recycling and trash handling areas, donation boxes and related service entrances. Dumpsters, recycling and donation boxes shall be accessory to a principal building on a lot.

- (a) Dumpsters, Recycling, Trash Handling Areas and Related Service Equipment.
- (1) ~~Setbacks.~~ Dumpsters, recycling, trash handling areas and related service equipment, shall be ~~in compliance with the setback requirements for accessory structures as determined by the zone district in which such structure is constructed~~ **located a minimum of five (5) feet from an adjacent lot with nonresidential zoning and a minimum of twenty (20) feet from an adjacent lot with residential zoning. In the C-2 zoning district or the Public Square Area, as defined in Section 1135.07(a), the Planning Commission or Planning Director may waive such setback requirements if compliance is determined to be infeasible.** The dumpster and/or related equipment shall be located on a concrete pad constructed of sufficient strength for the dumpsters, recycling, equipment and vehicles that will empty the units.

1155.11 OUTDOOR STORAGE AND OUTDOOR DISPLAY OF BULK GOODS STORAGE AND DISPLAY IN COMMERCIAL AND INDUSTRIAL DISTRICTS.

The following regulations shall apply to outdoor ~~bulk storage or displays~~ **and bulk storage and display** in commercial and industrial districts:

- ~~(a) The outdoor storage of goods including retail and seasonal items such as firewood, landscaping materials, bagged materials, construction materials, mulch and the like shall be controlled by the following regulations:~~
- ~~(1 a)~~ **The Outdoor storage or display of merchandise, inventory or materials and bulk storage and display** shall not interfere with required off-street parking or the safe and unobstructed use of vehicular or pedestrian access ways or walkways or ~~block any natural~~ **impede** drainage.
- ~~(2 b)~~ **Outdoor storage shall be stored in an orderly manner (e.g. stacked) and shall remain free of stagnant water, weeds, and vermin.**
- (c) Outdoor storage and bulk storage and display shall remain free of stagnant water, weeds, and vermin.**
- ~~(3 d)~~ **Outdoor storage or display and bulk storage and display** locations shall be approved by the Planning Director.
- (e) Bulk storage and display shall not be located in the front yard and shall be screened from adjacent land uses in compliance with Section 1149.05.**

REQUEST FOR COUNCIL ACTION

No. RCA 23-179-9/25
Committee: Finance

FROM: Keith H. Dirham
DATE: Tuesday, September 19, 2023
SUBJECT: Accepting the Recommendation of the Utility Rate Review Commission

SUMMARY AND BACKGROUND:

I respectfully request that Council accept the recommendation of the Utility Rate Review Commission. - *water rate increase*

Effective dates: January 1, 2024 and January 1, 2025

Ref: RCA 23-074-3/13

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:

COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken:

**Ord./Res.
Date:**

**Utility Rate Review Commission Meeting
September 14, 2023 - 5:00 p.m.
Medina City Hall -- Multi-Purpose Room**

1. Call to order
2. Attendance: Commission Members – Jim Monhollen, Rick Kirby and Dave Mueller. Also Keith Dirham, Mayor Dennis Hanwell, Nino Piccoli and Council member Dennie Simpson.
3. The Utility Rate Review Commission moved that the City accept the rate increase from Avon Lake Regional Water (ALRW) for 2024 and 2025.
 - a. Motion: Dave Mueller
 - b. Second: Rick Kirby
 - c. Vote: 3-0

Discussion: The City currently contracts for water through ALRW and will have water provided by them through 2053. Since they are the City's only water provider, we really have no choice but to accept their rates. Our last increase was in July 2021. At their annual meeting, ALRW announced a rate increase for both 2024 and 2025. The increases will be effective on January 1st of each year. The increase over the two-year period is approximately 4.4% (see attached chart). After some discussion a motion was made by Dave Mueller to approve the proposed rate increases and spread them evenly over the two-year period, with about a 2.2% increase each year. This was seconded by Rick Kirby. As a point of information, Nino Piccoli pointed out that our daily average water usage was previously about 3 million gallons. It has decreased by about 500,000 gallons a day since we cut a water line located in the Rocky River, near Weymouth Road. This only happened about two weeks ago, but if this trend continues we should be better off.

4. Mr. Kirby asked how are pipes are in general. Mayor Hanwell noted that whenever we repave a street, the water line infrastructure is also replaced. The pipes on every industrial road and all of North Court Street have been replaced. We are getting by with the pipes for now. Keith Dirham noted that we currently have a surplus in the maintenance and repair fund but we have several water tanks that are approaching end of life. Nino Piccoli also pointed out that we have not replaced some open positions in the Water Department as staff retires or leaves employment. We are using existing staff more efficiently.

There being no further business, a motion was made by Dave Mueller to adjourn and was seconded by Rick Kirby.

Vote: 3-0

Meeting was adjourned at 5:20 p.m.

	current	2024	2025
ALRW rate	1.56	1.63	1.69
MOR Fund	0.37	0.37	0.39
Power	0.10	0.04	0.04
Total	2.03	2.04	2.12
% incr		0.49%	3.92%
			4.43%

Recommended

City Charge	current	2024	2025	Total Incr
First 100 cu ft	15.98	16.33	16.69	4.44%
next 3,400 cuft	3.38	3.45	3.53	4.44%
over 3,500 cuft	2.79	2.85	2.91	4.30%
First 100 cu ft		2.19%	2.20%	
next 3,400 cuft		2.07%	2.32%	
over 3,500 cuft		2.15%	2.11%	

REQUEST FOR COUNCIL ACTION

No. RCA 23-074-3/13

FROM: Keith H. Dirham
DATE: Tuesday, February 28, 2023
SUBJECT: Water Rates and Related Items

Committee: Water + Utilities

SUMMARY AND BACKGROUND:

I respectfully request that Council make the following four changes:

1. In section 917.04: Increase the Water Rate effective January 1, 2024, January 1, 2025, January 1, 2026, and January 1, 2027 by the same percentage as the increase in the rate paid by the City of Medina for water purchased from Avon Lake.
2. In section 917.03(b)(2): Amend the reconnection charge to three times the hourly pay rate for a Meter Technician at the top step (currently \$27.41) rounded to the nearest \$25.
3. In section 917.03(b)(3): Amend the deposit for residential customers to four times the minimum monthly bill (currently \$37.08).
4. In section 917.04(d): Increase the key deposit for bulk water customers to \$100.

Note, the final figures from Avon are not yet available. I will pass them along once they are received. I am turning this request in before receiving those because I am assuming that Council will want to have Utility Rate Review Commission consider these changes and I want to get that ball rolling because that process takes a considerable amount of time.

Finally, if Council and/or the Utility Rate Review Commission feel that the increases in the deposit and reconnection charge are too drastic then I recommend the following phase-in procedure:

- January 1, 2024: Deposit increased to \$125, reconnection charge increased to \$75.
- July 1, 2025: Deposit increased to \$150, reconnection charge increased to \$100.
- January 1, 2027: Deposit changed to four times the monthly minimum bill rounded to the nearest \$25, reconnection charge changed to three times the maximum hourly rate for a Meter Technician rounded to the nearest \$25.

7-26-23 DIRH 3-0 have URR review and offer recommendation

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:

COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken: *7-26-23 Hold for URR Mtg on 9-14-23 @ 5:00pm.*

Ord./Res.
Date:

REQUEST FOR COUNCIL ACTION

*OK
D. H. Hammett
9-19-2023*

NO. RCA 23-180-9/25

FROM: Patrick Patton



COMMITTEE REFERRAL: Finance

DATE: September 19, 2023

SUBJECT: Wheeling & Lake Erie Water Line Crossing Agreement - Revised

This requests Council enter into the attached Public Limits Crossing Agreement with the Wheeling & Lake Erie Railway Company in order to allow the City to install a new public water line underneath Wheeling's railroad tracks. This work is being done as a part of the West Smith Road Reconstruction project.

In addition, this request asks to rescind the previously approved agreement authorized by Ordinance No. 98-22.

Thank you for your consideration.

ESTIMATED COST: \$450.

SUGGESTED FUNDING: 108-0610-54411

Sufficient Funds in Account Number:

Transfer Needed from: To:

New Appropriation Account Number:

Emergency Clause Requested: No

Reason:

COUNCIL USE ONLY:

COMMITTEE RECOMMENDATION:

Council Action Taken:

Ord./Res. Number:

Date:

PUBLIC LIMITS CROSSING AGREEMENT

No. 094125

Between

CITY OF MEDINA

AND

WHEELING & LAKE ERIE RAILWAY COMPANY

Located in the
City of Medina
County of Medina
State of Ohio

Akron Subdivision
Mile Post 140.12

(Lat.: 41.13625538958503, Long.: -81.86695267241093)



PUBLIC LIMITS CROSSING AGREEMENT
No. 094125

THIS PUBLIC LIMITS CROSSING AGREEMENT, made as of the 7th day of April, 2022, between the **CITY OF MEDINA** an Ohio municipality, having an address of 132 N Elmwood Ave., Medina, OH 44256, hereinafter called "UTILITY" and **WHEELING & LAKE ERIE RAILWAY COMPANY**, a Delaware corporation, having an address of 100 East First Street Brewster, OH 44613, hereinafter called "RAILWAY" or "W&LE" (the "Agreement")

I. PREMISES

RAILWAY (which when used herein shall include any successor or assignee of or operator over its RAILWAY) insofar as it has the legal right and its present title permits, and in consideration of the covenants and conditions hereinafter stated on the part of UTILITY, to be kept and performed, hereby permits UTILITY to construct, maintain, repair, alter, renew, and ultimately remove from over or under RAILWAY's track:

[A water pipeline crossing under the track of RAILWAY at Mile Post 140.12 of the Akron Subdivision (Lat. 40.58848, Long. -81.08228), within the public street limits of W Smith Road, in the City of Medina, County of Medina, and State of Ohio, attached hereto and made a part hereof;]

and in accordance with the application packet attached and approved by the Vice President of Engineering of RAILWAY, or his duly authorized representative, incorporated herein by reference; all and any part thereof being hereafter referred to as the "FACILITIES" shall be under and subject to the following terms, covenants, and conditions as hereinafter recited..

II. TERMS AND CONDITIONS

In consideration of the covenants and agreements herein contained and other good and valuable consideration, and intending to be legally bound, it is agreed as follows:

1. RENT/CONSIDERATION.

UTILITY will pay the sum of \$450.00 to RAILWAY for the preparation of this agreement.

2. CONSTRUCTION.

2.1 The FACILITIES shall be located, constructed and maintained in accordance with the construction plans attached hereto and for the purpose as outlined above. No departure shall be made at any time therefrom except upon permission in writing granted by the Vice President of Engineering of RAILWAY, or his duly authorized representative; provided, however, that if any commission or other regulatory body duly constituted and appointed in compliance with the laws of the State of Ohio, has by lawful ruling or other general order determined and fixed the manner and means of construction, maintenance, repair, alteration, renewal, relocation or removal thereof, then said ruling or general order shall prevail for the crossing or occupancy herein mentioned, provided said ruling or general order does not interfere with or adversely impact the safe use or operation of the property of RAILWAY.

2.2 The work of constructing, maintaining, repairing, altering, renewing, or removing the FACILITIES shall be done under such general conditions as will be satisfactory to and approved by the Vice President of Engineering of RAILWAY, or his duly authorized representative, and will not interfere with the proper and safe use, operation and enjoyment of the property of RAILWAY. UTILITY, at its own cost and expense, shall, when performing any work in connection with the FACILITIES, arrange with RAILWAY to furnish any necessary inspectors, flagmen or watchmen to see that men, equipment and materials are kept a safe distance away from the tracks of RAILWAY. In any event, UTILITY shall not enter RAILWAY's right-of-way without first notifying and obtaining permission to enter from RAILWAY.

materials are kept a safe distance away from the tracks of RAILWAY. In any event, UTILITY shall not enter RAILWAY's right-of-way without first notifying and obtaining permission to enter from RAILWAY.

2.3 In addition to, but not in limitation of any of the foregoing provisions, if at any time RAILWAY should deem inspectors, flagmen or watchmen desirable or necessary to protect its operations or property, or its employees, patrons, permittees, or UTILITY during the work of construction, maintenance, repair, alteration, renewal, relocation or removal of the FACILITIES of UTILITY, RAILWAY shall have the right to place such inspectors, flagmen or watchmen at the sole risk, cost and expense of UTILITY, which covenants and agrees to bear the full cost and expense thereof. The furnishing or failure to furnish inspectors, flagmen or watchmen by RAILWAY, however, shall not release UTILITY from any and all other liabilities assumed by UTILITY under the terms of this Agreement.

3. ADDITIONS.

If UTILITY desires or is required, as herein provided, to revise, renew, or alter in any manner whatsoever the FACILITIES, it shall submit plans to RAILWAY and obtain the written approval of the Vice President of Engineering of RAILWAY, or his duly authorized representative, before any work or alteration of the structure is performed and the terms and conditions of this Agreement with respect to the original construction shall apply thereto.

4. MAINTENANCE.

4.1 UTILITY shall at all times be obligated to promptly maintain and repair the FACILITIES; and shall, upon notice in writing from RAILWAY and requiring it so to do, promptly make such repairs thereto as may be required by RAILWAY. However, in no event shall UTILITY enter RAILWAY's right-of-way without first notifying and obtaining permission to enter from RAILWAY.

4.2 In the event of an emergency, UTILITY will take immediate steps to perform any necessary repairs, subject to first immediately notifying and obtaining permission to enter from RAILWAY.

5. GOVERNMENT COMPLIANCE.

UTILITY shall comply with all federal, state and local laws, and assume all cost and expense and responsibility in connection with the FACILITIES, without any liability whatsoever on the part of RAILWAY.

6. INDEMNIFICATION.

6.1 IT IS UNDERSTOOD BETWEEN THE PARTIES HERETO THAT THE OPERATION OF RAILWAY AT OR NEAR SAID FACILITIES INVOLVE SOME RISK, AND UTILITY AS PART OF THE CONSIDERATION FOR THIS AGREEMENT HEREBY RELEASES AND WAIVES ANY RIGHT TO ASK FOR OR DEMAND DAMAGES FOR OR ON ACCOUNT OF LOSS OF OR INJURY TO THE FACILITIES (AND CONTENTS THEREOF) OF UTILITY THAT ARE OVER, UNDER, UPON OR IN THE PROPERTY, TRACK, OR FACILITIES OF RAILWAY INCLUDING THE LOSS OF OR INTERFERENCE WITH SERVICE OR USE THEREOF AND WITHOUT REGARD TO WHETHER ATTRIBUTABLE (IN WHOLE OR IN PART) TO THE FAULT, FAILURE OR NEGLIGENCE OF RAILWAY OR OTHERWISE.

6.2 AND UTILITY ALSO COVENANTS AND AGREES TO CAUSE ITS CONTRACTOR(S) TO AT ALL TIMES INDEMNIFY, PROTECT AND SAVE HARMLESS RAILWAY FROM AND AGAINST ALL COST OR EXPENSE RESULTING FROM ANY AND ALL LOSSES, DAMAGES, DETRIMENTS, SUITS, CLAIMS, DEMANDS, COSTS AND CHARGES WHICH RAILWAY MAY DIRECTLY OR INDIRECTLY SUFFER, SUSTAIN OR BE SUBJECTED TO BY REASON OF ON ACCOUNT OF THE CONSTRUCTION, PLACEMENT, ATTACHMENT, PRESENCE, USE, MAINTENANCE, REPAIR, ALTERATION, RENEWAL, OR REMOVAL OF SAID FACILITIES IN, ON,

ABOUT OR FROM THE PREMISES OF RAILWAY WHETHER SUCH LOSSES AND DAMAGES BE SUFFERED OR SUSTAINED BY RAILWAY DIRECTLY OR BY ITS EMPLOYEES, PATRONS, OR LICENSEES, OR BE SUFFERED OR SUSTAINED BY OTHER PERSONS OR CORPORATIONS, INCLUDING UTILITY, ITS EMPLOYEES AND AGENTS WHO MAY SEEK TO HOLD RAILWAY LIABLE THEREFOR, AND WHETHER ATTRIBUTABLE TO THE FAULT, FAILURE OR NEGLIGENCE OF RAILWAY OR OTHERWISE, EXCEPT WHEN PROVED TO BE DUE DIRECTLY TO THE SOLE NEGLIGENCE OF RAILWAY.

6.3 IF A CLAIM OR ACTION IS MADE OR BROUGHT AGAINST EITHER PARTY AND FOR WHICH THE OTHER PARTY MAY BE RESPONSIBLE HEREUNDER IN WHOLE OR IN PART, SUCH OTHER PARTY SHALL BE NOTIFIED AND PERMITTED TO PARTICIPATE IN THE HANDLING OR DEFENSE OF SUCH MATTER.

6.4 To protect, in whole or in part, its primary obligations under the indemnification provisions of this Agreement, UTILITY shall obtain and carry at its own cost contractual insurance in such form as shall be approved by RAILWAY covering the liability assumed by UTILITY herein, in the following amounts: Bodily Injury \$5,000,000 for each person and \$5,000,000 for each incident; Property Damage \$5,000,000 for each incident. UTILITY shall furnish RAILWAY an appropriate certificate or certificates of insurance executed by an authorized representative of the insurer, evidencing the maintenance of the insurance coverage required herein and containing a provision to the effect that the insured will give RAILWAY at least ten (10) days' prior written notice of any cancellation or modification of any such insurance policy. The aforesaid insurance requirement shall not be deemed to limit or relieve the primary liability of UTILITY under the indemnification provisions hereof, but shall be deemed additional security therefor.

6.5 If UTILITY contracts for new construction or structural alterations to the premises, UTILITY shall provide or shall cause its contractor to provide, at no cost to RAILWAY, Protective Liability Insurance designating RAILWAY as a named insured, with a limit of not less than Five Million Dollars (\$5,000,000.00) per occurrence subject to a Ten Million Dollars (\$10,000,000.00) aggregate limit for all bodily injury and property damage occurrences during each annual policy period. If the construction or alterations involve an exposure to train operations on tracks of RAILWAY, the protective liability insurance shall be on the AAR-AASHTO Form of RAILWAY Protective Insurance. The original protective liability policy shall be submitted to and approved by RAILWAY's Director Real Estate at 100 East First Street, Brewster, Ohio 44613, prior to commencement of the construction or alterations. Said address shall be the name insured's address for the purpose of all notices from the insurer.

7. UTILITY'S COST.

All cost and expenses in connection with the construction, maintenance, repair, alteration, renewal, and removal of the FACILITIES shall be borne by UTILITY.

8. CROSSING OR GRADE RELOCATION.

UTILITY shall at its sole cost and expense, upon request in writing of RAILWAY, promptly change the location of said FACILITIES covered by this Agreement, where located over, upon or in the property or facilities of RAILWAY, to another location, to permit and accommodate changes of grade or alignment and improvements in or additions to the facilities of RAILWAY upon land now or hereafter owned or used by RAILWAY to the extent that said construction shall at all times comply with the terms and conditions of this Agreement with respect to the original construction.

9. REMOVAL.

Upon the removal or abandonment of the FACILITIES covered hereby, all the rights of UTILITY hereunder shall cease, and this instrument shall become null and void.

10. SUBSIDENCE.

In the event the FACILITIES consist of an underground occupation, UTILITY will be responsible for any settlement caused to the roadbed, right of way and/or tracks, facilities, and appurtenances of RAILWAY arising from or as a result of the installation of the FACILITIES for the term of this Agreement and UTILITY agrees to pay to RAILWAY on demand the full cost and expense therefor.

11. ELECTRICAL INTERFERENCE.

In the event the FACILITIES consist of electrical power or communication wires and/or appurtenances, UTILITY shall at all times be obligated promptly to remedy any inductive interference growing out of or resulting from the presence of the FACILITIES; and if UTILITY should fail to do so, then RAILWAY may do so, and UTILITY agrees to pay to RAILWAY on demand the full cost and expense therefor.

12. TAX ASSESSMENTS.

As part of the consideration of this Agreement, UTILITY covenants and agrees that no assessments, taxes or charges of any kind shall be made against RAILWAY or its property by reason of construction of the FACILITIES of UTILITY, and UTILITY further covenants and agrees to pay to RAILWAY promptly the full amount of any assessments, taxes or charges of any kind which may be levied, charged, assessed or imposed against RAILWAY or its property by reason of the construction and maintenance of the FACILITIES of UTILITY.

13. EXCLUSIVE LICENSE.

The rights conferred hereby shall be the privilege of UTILITY only, and no assignment or transfer hereof shall be made without the consent and agreement in writing of RAILWAY being first had and obtained.

14. TERMINATION.

In the event of a breach of any of the covenants, terms and conditions hereof by UTILITY, RAILWAY shall have the right to terminate this Agreement.

15. EFFECTIVE DATE.

This Agreement shall take effect as of the day RAILWAY executes it, subject to the provisions of Paragraph 16.

16. APPROVAL.

This Agreement will not become valid until the method of installation and all related matters have been approved by the Vice President of Engineering of RAILWAY, or his duly designated representative.

17. SPECIFICATION.

In the design, construction, arrangement and maintenance of the FACILITIES, the Rules and Specifications of the Public Utilities Commission of Ohio covering the construction at crossings of underground line of public utilities, shall govern, if applicable; if not applicable, the decision of the Vice President of Engineering of RAILWAY, or his duly authorized representative, shall govern and control.

18. ENTRY NOTICE.

UTILITY agrees to contact the Vice President of Engineering of RAILWAY, or his duly authorized representative, in advance, and receive his approval before entering upon the right-of-way of RAILWAY for any reason. And at the discretion of the Vice President of Engineering of RAILWAY, or his duly authorized representative, UTILITY must schedule flag protection before entering upon the right-of-way of RAILWAY, which is provided by RAILWAY at the expense of UTILITY.

19. FIBER CABLE and SIGNAL CABLES LOCATION.

It is the responsibility of UTILITY to have knowledge of, locate, and protect against damage to fiber optic cables along, across or under the right-of-way of RAILWAY. Any damage to or disruption of any fiber optic cable will be the sole responsibility of UTILITY which will indemnify and hold harmless RAILWAY for any expense resulting there from. Before any construction may commence, Ohio Utilities Protection Services (OUPS) must be contacted, where applicable, at the following number: 1-800-362-2764. Calling such number or numbers shall not release or otherwise diminish the remaining obligations of UTILITY hereunder. UTILITY shall contact the Signals and Communications Supervisor of RAILWAY, or his duly authorized representative, to have all signal cables marked and located. RAILWAY is NOT registered with any underground utility notification service and must be contacted directly to ensure all RAILWAY facilities are accounted for, i.e. signal cables, electric services, culverts, conduits, data lines, communication cables, fiber, water lines, gas lines, sewage, storm drains, bridge footers, and pilings, etc. All expenses incurred by RAILWAY for such services will be invoiced to, and paid by, UTILITY.

20. GENERAL PROVISIONS.

20.1 A determination that any part of this Agreement is invalid shall not affect the validity or enforceability of any part of this Agreement.

20.2 This Agreement shall be governed by the laws of the State of Ohio.

20.3 As used in this Agreement, the words, "RAILWAY" and "UTILITY" shall include the respective subsidiaries, directors, officers, agents, and employees of RAILWAY and UTILITY.

20.4 This Agreement is for the exclusive benefit of the parties and not for the benefit of any other party. Nothing herein contained shall be taken as creating or increasing any right in any third party to recover by way of damages or otherwise against RAILWAY and UTILITY.

20.5 Section headings are inserted for convenience only and shall not affect the construction or interpretation of this Agreement.

20.6 This Agreement contains the entire agreement of the parties and supersedes any prior written or oral understanding, agreements or representations.

20.7 This Agreement may not be amended, waived or discharged except by an instrument in writing signed by the parties.

20.8 All words, terms, and phrases used in this Agreement shall be construed in accordance with their generally applicable meaning in the railroad industry.

20.9 Except as otherwise provided in this Agreement, all notices to be sent from one party to the other shall be in writing and mailed by United States certified mail, postage prepaid. Notices directed to RAILWAY shall be addressed to Wheeling & Lake Erie Railway Company, 100 East First

Street, Brewster, OH 44613. Notices directed to UTILITY shall be sent to the address first listed above for UTILITY.

III. EXECUTION

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and delivered, in duplicate, as of the day and year first above written.

CITY OF MEDINA

WHEELING & LAKE ERIE RAILWAY COMPANY

Print Name

JONTHAN CHASTEK
Print Name

Signature

Signature

Title

PRESIDENT
Title

Date

Date

STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2022, by _____, as _____ of the City of Medina, an Ohio municipality.

(SEAL)

Notary Public

My Commission Expires: _____
Commission No.: _____

STATE OF OHIO §
COUNTY OF STARK §

This instrument was acknowledged before me on the _____ day of _____, 2022, by Jonathan Chastek, as President of **Wheeling & Lake Erie Railway Company**, a Delaware corporation.

(SEAL)

Notary Public

My Commission Expires: _____
Commission No.: _____

RCA 23-181-9/25
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 \$35,000.00 (RCA form). Board of Control awards all bids, unless otherwise specified in authorizing ordinance. (Ord. 77-23)

Date: 9/19/2023 Department: Engineering

Amount: \$32,000.00 B.O.C. Approval Date: _____
(Finance Use Only)

Account Number: 108-0610-54411

Vendor: HSH Construction

Department Head/Authorized Signature: 

Item/Description:

Remove and replace existing precast headwall and 24 inch storm sewer on Woodland Drive.

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

Date Approved/Denied by Finance Committee: _____

Date to Finance: _____

Clerk of council

- 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.

PO Box 150
Wadsworth, OH 44282 US
dan@hshexcavatinginc.com



WADSWORTH, OH (330) 335 5795

Estimate

ADDRESS
MedinaCity
132 N Elmwood
PO Box 703
Medina 44258-0703

ESTIMATE 1161
DATE 09/13/2023
EXPIRATION DATE 06/08/2023

PROJECT
Woodland Storm Sewer

	DESCRIPTION	QTY	RATE	AMOUNT
Excavation	Install new 24" precast headwall	1	4,000.00	4,000.00
Excavation	Remove and dispose existing 30" CMP.	49	30.00	1,470.00
Excavation	Install 2 - 48" manholes	2	6,272.50	12,545.00
Excavation	Install 24' HDPE storm sewer	45	150.00	6,750.00
Excavation	Install 10 Cu yrds Type b Rip Rap	10	225.00	2,250.00
Excavation	Clearing & restoration	1	4,000.00	4,000.00
Materials		1	0.00	0.00
TOTAL				\$31,015.00

Accepted By

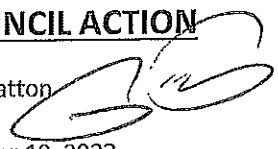
Accepted Date

REQUEST FOR COUNCIL ACTION

OK
As H comment
9-19-2023

NO. RCA 23-182-9/25

FROM: Patrick Patton



COMMITTEE REFERRAL: Finance

DATE: September 19, 2023

SUBJECT: Discussion – Medina Municipal Courthouse Architect Selection

The City will be hiring an architect to complete the design and construction plans for the renovation of the 1969 County Courthouse building. Ohio revised code requires the City to complete a Qualification Based Selection process in order to hire the architect.

Attached please find some information regarding the process. To summarize, the City must invite interested architects to submit a statement of qualifications. The statements received will be reviewed and scored in order to produce a ranking of the most qualified candidates. The City will negotiate a contract with the firm with the highest ranking.

No Council authorization is required in order to complete this process; nor is there any cost (except for the legal advertisement) associated with the selection process. Once an architect has been selected and the contract has been negotiated, we will submit a recommendation to Council to allocate the funds and approve the contract.

Because of the broad nature of this project, we recommend that the City creates a committee to review the statements submitted and interview the interested architects. We recommend the following committee members for your consideration:

- The Mayor
- A representative from Council
- The municipal court Judge
- The Municipal Court Manager
- The City Engineer

Thank you for your consideration.

ESTIMATED COST: n/a

SUGGESTED FUNDING:

Sufficient Funds in Account Number:

Transfer Needed from: To:

New Appropriation Account Number:

Emergency Clause Requested: No

Reason:

COUNCIL USE ONLY:

COMMITTEE RECOMMENDATION:

Council Action Taken:

Ord./Res. Number:

Date:

Complying with Ohio's
Qualifications-Based Selection Law
for Professional Engineers, Architects & Surveyors
(Ohio Revised Code §153.65-.73)

A Guide for Public Authorities


AMERICAN COUNCIL OF ENGINEERING COMPANIES
of Ohio

Why Qualifications-Based Selection?

Nothing is more critical to the success of a public works project than the design of the project performed by the professional engineer or architect. Not even the best contractor using the finest of construction materials and equipment can overcome the failings of a poor design.

A quality set of plans and specifications can make the difference between a construction project that runs smoothly and efficiently and one that is fraught with problems and cost overruns. The U.S. Government Accountability Office puts it this way: "Design costs represent a very small proportion, probably less than one percent, of the costs that will be incurred over the life of a building. Decisions made during the expenditure of this less-than-one-percent determine and freeze nearly all costs that follow."

Public agencies often need the services of engineers or architects to provide construction plans and specifications, and they also frequently require engineering reports and studies to determine the extent of a problem or the feasibility of a public works project. Because public officials rely on such reports and studies to help them make critical decisions, it imperative that they receive the best possible technical advice.

Sometimes those unfamiliar with the construction process will attempt to retain the services of an engineer or architect on the basis of low price, employing the reasoning that, "We buy everything else by competitive bid, why should this be any different?"

The answer is that professional engineers and architects do not sell a commodity, like steel or concrete. Rather, they are licensed professionals, like doctors and lawyers, who provide their clients with specialized knowledge, technical expertise, analytical skills and experience -- qualities that cannot be evaluated in a "low bid" process.

This is why Ohio and nearly every other state in the U.S. has a statute on its books that requires public agencies to use a competitive, "Qualifications-Based" process to retain the design professionals who are most qualified to provide the technical services they need. These state laws are patterned after the federal Brooks Law (Public Law 92-582), which was enacted in 1972.

Ohio's Qualifications-Based Selection Law (Ohio Revised Code §153.65-.73) requires every "public authority" to use a procedure called "Qualifications-Based Selection" to award contracts for engineering, architecture and surveying services.

This publication is intended to assist public authorities in meeting the requirements of the law and, in the process, lay the groundwork for a successful public works project.

Ohio's Qualifications-Based Selection Law

Ohio's Qualifications-Based Selection Law is found in the Ohio Revised Code at §153.65-.73. The statute was first enacted in 1987 and has been amended several times, most recently in 2011 (Am. Sub. H.B. 153, 129th General Assembly). While the original statute applied only to the procurement of "professional design services" (engineering, architecture and surveying), the 2011 amendments extended the statute's scope to the procurement of design/build services by state and local governments.

The "QBS" statute applies to every "public authority," which is defined as meaning "the state, a state institution of higher education as defined in section 3345.011 of the Revised Code, a county, township, municipal corporation, school district, or other political subdivision, or any public agency, authority, board, commission, instrumentality, or special purpose district of the state or of a political subdivision."

When seeking to contract for professional design services, the statute requires public authorities to take three basic steps:

- Announce the availability of the contract and invite interested engineers and architects to submit a statement of qualifications;
- Evaluate the statements of qualifications submitted by interested engineers and architects and – using a specific set of scoring criteria – rank them in order of their qualifications for the project at hand;
- Negotiate a contract, including scope of services and fee, with the most highly ranked professional.

These three steps are examined in greater detail on the pages that follow.

DRAFT



Date xx, 2023

**CITY OF MEDINA, OHIO
ENGINEERING DEPARTMENT**

INFORMATIONAL PACKET

for

**QUALIFICATION STATEMENTS for
ARCHITECTURAL DESIGN SERVICES**

for

**CITY OF MEDINA COURTHOUSE RENOVATION
Medina, Ohio**

DENNIS HANWELL - MAYOR

JOHN M. COYNE, III - PRESIDENT OF COUNCIL

- COUNCIL MEMBERS -

REGI HAIRE
BILL LAMB
JAMES A. SHIELDS

JESSICA HAZELTINE
PAUL ROSE
DENNIE SIMPSON

DRAFT

CITY OF MEDINA REQUEST FOR QUALIFICATIONS FOR ARCHITECTURAL SERVICES MEDINA COURTHOUSE PROJECT

The City of Medina is seeking an architect to facilitate the renovation of a portion of the Medina County's Courthouse Complex. The City will renovate that portion of the complex known as the '1969 Building'. The project will renovate approximately 30,800 square feet of the 1969 building, and renovate another 1,800 square feet in the new County Courthouse to accommodate an in-custody corridor. Additional miscellaneous repairs and renovations to the building envelope and mechanical, electrical and plumbing facilities will also be completed. Preparation of bid specifications and coordination of the bidding process for the County will be required.

Five (5) copies of the Statement of Qualifications should be clearly marked "RFQ-City of Medina Courthouse Renovation Project" and submitted to: Patrick Patton, P.E., City Engineer, Medina City Hall, 132 N. Elmwood Avenue, Medina, OH 44256, no later than 4:00 p.m. on "DATE TO BE DETERMINED"

COMMUNICATIONS RESTRICTIONS

Please note the following policy concerning communication between Consultants and the City of Medina during the announcement and selection process:

During the time period between advertisement and the announcement of final consultant selection, communication with consultants (or their agents) shall be limited as follows:

- Communications which are strictly prohibited:
Any discussions or marketing activities related to this specific project.
- Allowable communications include:
Technical or scope of services questions specific to the project or RFP requirements.

EVALUATION CONSIDERATIONS

The following are the primary evaluation considerations that the County plans to utilize in selection of the best qualified firm. Selection is subjective in many areas and the decision of the County selection committee will be final and not subject to re-evaluation by firms submitting a Statement of Qualifications.

- I. General Firm Information-
 - A. Cover Letter
 - A brief statement of interest in the project.
 - Include name, title, email address and phone number of the principal contact person.
 - Qualification highlights and respondent's ability to perform the project services.
 - B. Company Overview
 - Include firm name, business address, and phone number of the office where the primary personnel assigned to the project will be based.
 - Include years of existence, legal form of firm, general firm history.
 - Firm's liability insurance certificate.
 - Include length of time principals have been with firm.

DRAFT

- Brief statement of the consultant's background, demonstrating longevity and financial stability.
- C. Project Team
- Identify the designated project manager and include a resume for this individual outlining their qualifications.
 - For each key person provide a summary of relevant professional qualifications, relevant project experience, and education.
 - Provide an Organization Chart for the project team.
 - For tasks that will be subcontracted include the information on the subcontracted firm requested in "B" (above) and the resumes of the firm's key personnel that will be on the project team.
 - How long has the project team worked together, list past projects and describe project roles.
- II. Related Experience
- A. Include a one or two-page project description that demonstrates capabilities with similar projects completed for historic buildings; or other similar government projects completed by the project team.
 - B. Include the name, address, and phone number of the responsible official who may be contacted.
- III. Project Approach
- A. Describe the firm's approach to working with public clients, including methods of communication + cooperation.
 - B. Describe your approach to community focused design.
 - C. Describe the firm's success in meeting budgets, schedules and deadlines.
- IV. Capacity to Perform Work
- A. Outline the firm's current workload and ability to utilize full time staff to complete the work.

Interested firms are encouraged to contact Patrick Patton, P.E., City Engineer, Medina City Hall, 132 N. Elmwood Avenue, Medina, OH 44256, in order to obtain more specific project information. Statements of qualifications should also be transmitted to the aforementioned individual and address.

SELECTION PROCESS

A preliminary review of the qualifications of the firms will be undertaken. Based upon the qualification statement review, the City may conduct an interview/presentation with one or more of the submitting firms. The firm with the best qualifications will be invited to negotiate a contract for some or all the above work. If an agreement is reached, a contract will be entered into by both parties for some or all of the above work. If no agreement is reached, the next highest ranking firm will be invited to negotiate, until a mutually agreeable contract has been established. Negotiation for subsequent services shall occur at the time those services are needed.

DRAFT

The City of Medina will afford minority and women owned businesses equal opportunity to submit qualifications and will not discriminate on the basis of race, color, sex, religion or national origin. The City of Medina reserves the right to reject any and all qualification statements received and to waive any informalities or irregularities in the qualification statement submittal and review process.

EXHIBITS (attached):

1. Legal Advertisement
2. General Scope of Improvements
3. Qualification Statement Scoring Summary

DRAFT

EXHIBIT #1: LEGAL ADVERTISEMENT

CITY OF MEDINA

LEGAL NOTICE

The City of Medina is inviting interested architectural consulting firms to submit a Statement of Qualification for the following City projects:

Architectural Design Services for
City of Medina Municipal Court Renovation

As required by Ohio Revised Code §153.65-73, responding firms will be evaluated and ranked in order of their qualifications. Following this evaluation, the City of Medina will enter into contract negotiations with the most highly qualified firm. The City of Medina will utilize a qualifications based selection process to select the design consultant for this project. Firms interested in submitting a Statement of Qualifications for consideration of award for this project must contact the City of Medina to acquire the Request for Qualifications (RFQ) Information Packet.

The project is located at 93 Public Square in the City of Medina, The project will be a removal and replacement of the Medina Street Bridge. The estimated project cost is \$8,000,000.

The City will only review Statements of Qualifications received from those firms that acquire the RFQ package. RFQ's may be obtained by submitting a written request to the City of Medina Engineering Department, Medina City Hall, 132 North Elmwood, Medina, Ohio 44256, or by contacting City Engineer Patrick Patton by telephone at 330-721-4721 or by email at ppatton@medinaoh.org.

Five (5) copies of the Statement of Qualification must be sealed in an envelope marked "Qualification Statements - "City of Medina Courthouse Renovation Project"" and addressed to the Service Director, City of Medina, Medina City Hall, 132 North Elmwood, Medina, Ohio 44256. Qualification Statements must be received no later than 4:00 P.M. on "DATE TBD". Responses received after the specified time and date will not be considered. The City of Medina reserves the right to reject any and all Statements of Qualifications submitted and the right to waive any informalities or irregularities in the selection process. Contact the City Engineer at 330-721-4721 for questions or further information.

Serafino Piccoli
Service Director

City of Medina, Ohio

Gazette:

DRAFT

EXHIBIT #2: GENERAL PROJECT SCOPE

The anticipated scope of work for the renovation of the 1969 Courthouse for use by the Medina Municipal Court includes the following:

Renovation of the existing building approximately 30,800 square feet. This includes areas for:

- Public Lobbies
- Public Corridors
- Public Restrooms
- Law Library
- Municipal Clerk Storage
- Municipal Clerk Offices and transaction windows
- Staff Elevator
- Staff Corridors
- Staff Restrooms
- In-Custody Elevator
- In-Custody Hold Areas
- Probation Department
- Magistrate and Judges' Offices
- Court Support Staff Offices
- One Hearing Room
- Two Courtrooms
- One Jury Room
- Prosecutor Offices
- Building Support

Renovation of existing space in the New County Courthouse for in-custody corridor: 1,800 square feet

New Construction additions to the 1969 Courthouse:

- Exterior addition for public passenger elevator: 3 levels.
- Exterior addition for public stairway: 3 levels.
- Exterior addition for secure staff entry: 1 level.

Exterior improvements to the building envelope include but are not limited to: roof replacement, building cornice repairs, exterior column repairs.

Replacement of all building systems: Mechanical, Electrical, Plumbing, Technology.

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EXHIBIT #3: QUALIFICATION STATEMENT SCORING SUMMARY

	CRITERIA	RATING (1-5, see below)	WEIGHT	SCORE
1	Firm's technical ability, background and experience on similar projects (25%)		5	
2	Experience and ability of the project manager and the project team (10%)		2	
3	Availability to meet schedule with respect to firms current work load (10%)		2	
4	Understanding of the project and technical alternatives, creativity, problem solving ability (20%)		4	
5	Reference evaluation (25%) (Past performance of the firm and the project manager pertaining to quality of design, errors and omissions, technical innovation, meeting schedules, controlling costs, communication with the City as well as affected stakeholders, etc.)		5	
6	Firm's past performance working for the City of Medina (10%)		2	
TOTAL SCORE				
(100 Maximum)				

Rating Scale: 1= Poor; 2= Fair; 3= Good; 4= Excellent; 5= Superior

RCA 23-183-9/25
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 \$35,000.00 (RCA form). Board of Control awards all bids, unless otherwise specified in authorizing ordinance. (Ord. 77-23)

Date: 9/19/2023


Department: Parks

Amount: \$33,000.00

B.O.C. Approval Date: _____
(Finance Use Only)

Account Number: 171-0301-52215

Vendor: Concrete Contracting Solutions, Inc. #C00827

Department Head/Authorized Signature: 

Item/Description:

Increase PO#23-1600 by \$33,000.00

Grinding, sealing, crack filling, and patching of concrete at the skatepark in Reagan Park.

Pending Law Director review of the proposal

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

Date Approved/Denied by Finance Committee: _____

Date to Finance: _____

Clerk of council

- 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.



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

PURCHASE ORDER

Page: 1
 P.O. Number: 2023001600
 P.O. Date: 09/11/2023
 Req. Number: 2023-PRK-0076

Deliver To PARKS DEPARTMENT
 CITY OF MEDINA
 132 NORTH ELMWOOD
 MEDINA, OHIO 44258

Requested By: Lilly Selva
 Blanket Type:
 Ship Via:
 Terms:

Vendor C00827
 CONCRETE CONTRACTING SOLUTIONS INC
 10690 ALLEN ROAD NW
 WASHINGTON COURT HOUSE, OH 43160

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
NEW VENDOR & EXPENDITURE BOC APPROVED 9/11/23						
Accounting						
001	CONCRETE GRINDING-SKATE PARK	171-0301-52215				\$2,000.00

Purchase Order Total: \$2,000.00

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

Keith A. Driban

9/19/2023

Director of Finance

Date

Bid Proposal



Date: September 7, 2023

To: City of Medina

Attn: Jansen Wehrley

Project: Reagan Park- Skate Park, Medina, OH- Concrete Resurfacing

This proposal is made for the work outlined below and only those items or services described herein shall be considered part of this proposal.

SCOPE OF WORK:

I. Ground and Sealed Concrete: \$20,600.00

Furnish all labor, equipment, and materials:

1. Commence diamond surface grinding with 30/40 grit. Grind to remove up to **3mm** of concrete surface. Floor slab areas approx. **10,000ft.**
2. *After diamond grinding, identify with owner areas to be repaired. Fill damaged areas of slab with cement based patch mix. Grind smooth with slab surface. Up to 16 man hours of repairs are included in base. Additional repairs to be performed on hourly basis of \$65/mh which includes labor, materials and equipment.*
3. After grinding operations, clean slab and apply two coats of Deco-Crete Supply D1 penetrating concrete sealer to slab surfaces.
4. **ALTERNATE #1-** *After sealing of slab, clean saw joints and install SLI polyurethane self-leveling caulk. Add \$9,260 to base.*
5. **ALTERNATE #2-** *Provide a mock-up/sample of proposed grinding and sealing process, up to 100ft². If owner elects to not proceed with proposed work, CCS to invoice \$1,200 for cost of mock-up/sample only.*
6. CCS to provide temporary electric by generator onsite.
7. Owner to provide disposal of concrete grinding dust. Estimated 10 tons of concrete dust will be generated and bagged.

EXCLUSIONS

Areas of Work

1. Testing.
2. Filling and repair of cracks.
3. Disposal of concrete dust/dry slurry off-site.
4. Removal of oil and other penetrated stains.
5. Moving of fixtures and equipment in areas of work.
6. Any work not listed under the Scope of Work above.

PROVISIONS

Pricing is based on (1) Mobilizations. This project is based on a 40 hr work week, Monday thru Friday. Weekend and night shift differential has **not** been included if required. Work is estimated to be completed prior to Nov 30, 2023. If Concrete Contracting Solutions work is impacted by delays, schedule accelerations, obstructions or out of sequence work, Concrete Contracting Solutions contract amount will be increased to cover overtime, shift premium, extended general conditions, decreased production rates, etc. and Concrete Contracting Solutions contract work schedule shall be extended accordingly.

This proposal herein outlines all the concrete work and materials to be provided under the contract at the proposed bid amount for the referenced project. Any additional work added to, deleted for, or changes to the scope of work or the proposed materials described herein will be considered a change order and will be admitted as a change in the contract amount. Change orders will be performed on time and material basis with our standard mark-up rates for

Concrete Contracting Solutions, Inc.
10690 Allen Rd.
Washington Court House, OH 43160
Phone 614-539-7711 Fax 614-539-8947
www.ConcreteContractingSolutions.com

Bid Proposal

overhead and profit. Standard floor repairs and patching to be performed at a rate of \$65/hr, which includes labor, equipment and materials. Standard floor repairs include small patching of holes and damaged areas of floor from ½ inch to 6 inches in diameter. Non-standard repairs include but not limited to: repair and filling of cracks, grouting of floor if necessary, repairs larger than 6 inches in diameter. All change orders to be completely processed and paid with final invoice.

PAYMENT TERMS

Concrete Contracting Solutions, Inc. will invoice upon completion. Net due 10 days from invoice. Final payment for contract including all change orders shall be paid with final invoice.

This proposal **is not** a prevailing wage bid.

This proposal, if accepted, will become an integral part of the contract documents or purchase order. Allowing Concrete Contracting Solutions to commence work on this project indicates your acceptance of the terms and conditions stated above.

If you have any questions regarding this proposal, the take-off, or specifications, please contact our office.

Thank you,

Concrete Contracting Solutions, Inc.

Concrete Contracting Solutions, Inc.
10690 Allen Rd.
Washington Court House, OH 43160
Phone 614-539-7711 Fax 614-539-8947
www.ConcreteContractingSolutions.com

RCA 23-184-9/25
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 \$35,000.00 (RCA form). Board of Control awards all bids, unless otherwise specified in authorizing ordinance. (Ord. 77-23)

Date: 9/20/2023

Department: Street

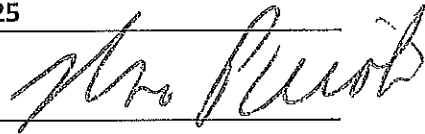
Amount: \$10,000.00

B.O.C. Approval Date: _____
(Finance Use Only)

Account Number: 115-0610-53313

Vendor: Medina Supply Increase PO #2023-425

Department Head/Authorized Signature: Nino Piccoli



Item/Description:

Increase existing PO for concrete expenditures for the remainder of the year

**NEW TOTAL \$25,000.00

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

Date Approved/Denied by Finance Committee: _____

Date to Finance: _____

Clerk of council

- 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

REQUEST FOR COUNCIL ACTION

No. RCA 23-185-9/25

FROM: Keith H. Dirham
DATE: Wednesday, September 20, 2023
SUBJECT: Increase GAAP Conversion Contract for Implementation of GASB 87

Committee: Finance

SUMMARY AND BACKGROUND:

I respectfully request that Council Amend the Ordinance 80-23 and Purchase Order 23-1214 to \$28,600 from \$26,000.

The costs of our 2022 GAAP Conversion were \$2,600 above the contract amount of \$26,000 due to the requirement to implement GASB 87 which deals with leases.

Estimated Cost:

Suggested Funding:

- sufficient funds in Account No. 001-0707-52226
- transfer needed from Account No. _____ to Account No. _____
- NEW APPROPRIATION needed in Account No. _____

Emergency Clause Requested: Yes

Reason: Work already completed

COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken:

Ord./Res.
Date:

REQUEST FOR COUNCIL ACTION

No. RCA 23-186-9/25
Committee: Finance/Council

FROM: Keith H. Dirham
DATE: September 20, 2023
SUBJECT: Authorization to authorize a Then and Now payment greater than or equal to \$3,000 in accordance with ORC 5705.41 (D) (1)

SUMMARY AND BACKGROUND:

In accordance with ORC 5705.41 (D) (1), I respectfully request that Council pass a resolution authorizing payment to Rea & Associates (see attached invoice #1328827). The 2023 purchase order was not created until April 24, 2023.

This request for Council Action shall serve as the Finance Director's certification that there was at the time of the making of this contract and there is at the time of the execution of this certificate a sufficient sum appropriated for the purpose of such contract and in the treasury or in process of collection to the credit of the appropriate fund free from any previous encumbrances.

ORC 5705.41 (D) (1):

Except as otherwise provided in division (D)(2) of this section and section 5705.44 of the Revised Code, make any contract or give any order involving the expenditure of money unless there is attached thereto a certificate of the fiscal officer of the subdivision that the amount required to meet the obligation or, in the case of a continuing contract to be performed in whole or in part in an ensuing fiscal year, the amount required to meet the obligation in the fiscal year in which the contract is made, has been lawfully appropriated for such purpose and is in the treasury or in process of collection to the credit of an appropriate fund free from any previous encumbrances. This certificate need be signed only by the subdivision's fiscal officer. Every such contract made without such a certificate shall be void, and no warrant shall be issued in payment of any amount due thereon. If no certificate is furnished as required, upon receipt by the taxing authority of the subdivision or taxing unit of a certificate of the fiscal officer stating that there was at the time of the making of such contract or order and at the time of the execution of such certificate a sufficient sum appropriated for the purpose of such contract and in the treasury or in process of collection to the credit of an appropriate fund free from any previous encumbrances, such taxing authority may authorize the drawing of a warrant in payment of amounts due upon such contract, but such resolution or ordinance shall be passed within thirty days after the taxing authority receives such certificate; provided that, if the amount involved is less than one hundred dollars in the case of counties or three thousand dollars in the case of all other subdivisions or taxing units, the fiscal officer may authorize it to be paid without such affirmation of the taxing authority of the subdivision or taxing unit, if such expenditure is otherwise valid.

Estimated Cost: \$4,788.00

Suggested Funding:

- sufficient funds in Account No. 001-0707-52226
- transfer needed from Account No. _____ to Account No. _____
- NEW APPROPRIATION needed in Account No. _____

Emergency Clause Requested: Yes
Reason: Vendor is waiting for payment.

COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken:

Ord./Res. Ord 155-23
Date: 9-25-23



Rea & associates *a brighter way*

INVOICE

City of Medina
132 N Elmwood
Medina, OH 44256

Date: 3/25/23
Page: 1
5856-1328827

Please return this section with payment

Invoice #...: 1328827

Date: 3/25/23

For Professional Services Rendered

Progress billing for preparation of December 31, 2022 financial statements.

4,788.00

Invoice Total

\$4,788.00

Rea & Associates, Inc

Due upon receipt. 1.5% service charge per month after 30 days.

Make a payment at: <https://www.reacpa.com/make-a-payment/>

Credit cards are subject to a 3% surcharge

REQUEST FOR COUNCIL ACTION

No. RCA 23-187 9/25

FROM: Main Street /John Coyne
DATE: September 22, 2023
SUBJECT: Expenditure for Holiday Lighting on Public Square

Committee: Finance

SUMMARY AND BACKGROUND:

Approval of funds to pay for lighting and labor on Medina Public Square for the Candlelight Walk.

Amount remaining in fund #141-0310-52215 is \$13,022.67.

Estimated Cost: TBD

Suggested Funding:

- sufficient funds in Account No. 141-0310-52215 (TBD)
- transfer needed from Account No. _____ to Account No. _____
- NEW APPROPRIATION needed in Account No. _____

Emergency Clause Requested: Yes

Reason:

COUNCIL USE ONLY:

Committee Action/Recommendation:

Council Action Taken:

Ord./Res.
Date:



MAIN STREET
MEDINA

39 Public Square, Suite 305
Medina, Ohio 44256
Phone: 330-722-6186
Email: info@MainStreetMedina.com
Website: www.MainStreetMedina.com
Facebook.com/MainStreetMedina

September 6, 2023

City of Medina Finance Committee,

Thank you for your vote on August 28 to fund the purchase of holiday lighting from Artistic Holiday Designs totaling \$27,500. The order has been placed and the shipment is pending. The request for 33 tree wraps with hanging spritzers was not approved pending viewing of a demonstration tree.

On August 29, Kyle, the installer from LightsUp Holiday Lighting provided a demonstration tree wrapped in warm white mini lights at the base with three "spritzer" ornaments hanging from the limbs. The sample tree has been lit each night since the installation on Aug. 29. Councilpersons Coyne, Hazeltine, and Rose attended. All were pleased with the demo understanding that the spritzers would be affixed higher than shown, but the installer could only reach so high from a 12' ladder.

Mr. Coyne commented that we should consider lighting the selected 33 trees from the base and into the lower main branches without the spritzers, and to only hang spritzers from the four corners of the Square to receive feedback from the community before adding more spritzers in 2024. He also commented that we should price and test various color lights as well.

The cost to install and remove tree wraps on the trunks and lower canopies is \$17,000. The purchase of 1,000 strands of 50-light mini warm lights for the trees is \$12,000 ... totaling \$29,000. The purchase of 16 spritzers to hang in the four trees total about \$1,520 (\$880 for the 16 items and \$640 in labor). The cost of various color options is about the same. Total cost for the 2023 tree lighting project is \$30,520 (see attached quote). If we choose to only wrap the 33 tree trunks, the labor cost is \$11,475 and the lights would be less than quoted based on the number of strands at \$15.

Main Street Medina is requesting approval of \$30,520 additional funds for this project.

Sincerely,

George Sam
Executive Director
Main Street Medina

Kathy Patton

From: Teresa Knox
Sent: Thursday, September 21, 2023 3:54 PM
To: Kathy Patton
Subject: FW: Final Estimates

From: George Sam <george@mainstreetmedina.com>
Sent: Thursday, September 21, 2023 3:50 PM
To: Teresa Knox <tknox@medinaoh.org>
Subject: Final Estimates

20 spritzers @ \$100 each (5x4 trees) = \$2000.

Four trees x average of 30 strands each = \$5,600 per installation

George Sam
Executive Director
Main Street Medina
(330) 722-6186
www.mainstreetmedina.com

ACCEPT

DECLINE

Estimate

Date: Sep 21,
2023
No. 6064

Lightsup Holiday Lighting

Po Box 38445
Olmsted falls, OH 44138
440-557-4343 Office
www.Getlightsup.com
sales@getlightsup.com

Lightsup

Presented To:

City of Medina
George Sam
132 North Elmwood Avenue
Medina, OH 44256
330-590-3417 George Sam

Description of Service	Amount
Street tree lighting with purchase of lights instal and removal: Based on 12 strands per tree. Price is based per strand, not per tree. Amount can changed based on customer specifications. Includes installation No service calls included Purchase of 1200 strands @ \$14,400 (12 per strand) Labor of installation and removal @ \$20,400 (17 per strand) Lights have 1-year warranty. Additional lights will be sold at \$12 per strand and installed at \$17 per strand Does not include service calls after year 1. Year 2: Install and removal \$20,400 Year 3: Install and removal \$18,360	\$34,800.00
Street tree lighting rental option: 100 trees estimated 12 strands each. Priced per strand. Strand count can change per customer's specifications Includes installation, removal, and all service calls Year 2: \$32,400	\$36,000.00

Total	\$70,800.00
Deposit Due (30%)	\$21,240.00

Thank you for allowing us the opportunity to present our service to you!

Kathy Patton

From: Lilly Selva
Sent: Friday, September 22, 2023 8:53 AM
To: Kathy Patton
Subject: RE: Your Lightsup Estimate

Sorry for the chain of emails. They can use 13,022.67 and the rest will come out of a different account. Probably general admin.

From: Lilly Selva
Sent: Friday, September 22, 2023 8:34 AM
To: Kathy Patton <kpatton@medinaoh.org>
Subject: RE: Your Lightsup Estimate

Hi Kathy,

The account number will be 141-0310-52215. I have not heard back from Lori yet, but the balance in the account looks like it's only \$13,022.67. Attached are reports I'm looking at for 2021, 2022 and 2023. This donation was received 5/2021. The City uses portions of this money yearly for Xmas lighting maintenance.

Let me know if you have any questions.

Thanks,
Lilly

From: Kathy Patton <kpatton@medinaoh.org>
Sent: Thursday, September 21, 2023 5:55 PM
To: Lilly Selva <lselva@medinaoh.org>
Subject: FW: Your Lightsup Estimate

Hi Lilly – I will also need account #'s for this ASAP in the morning as we have to have the ordinance prepared for the packets to go out Friday. SORRY!!! 😞

Kathy

From: George Sam <george@mainstreetmedina.com>
Sent: Thursday, September 21, 2023 5:24 PM
To: Kathy Patton <kpatton@medinaoh.org>
Cc: Teresa Knox <tknox@medinaoh.org>; Lilly Selva <lselva@medinaoh.org>; Jansen Wehrley <jwehrley@medinaoh.org>
Subject: Re: Your Lightsup Estimate

City of Medina Expense Report

Accounts: 141-0310-50111 to 141-0310-56612

Account Access Group: N/A

As Of: 1/1/2023 to 9/30/2023

Include Inactive Accounts: No

Include Pre-Encumbrances: No

Account	Description	Budget	MTD Expense	YTD Expense	UnExp. Balance	Encumbrance	Unenc. Balance	% Used
141	MEDINA SQUARE CHRISTMAS LIGHTING FUND					Target Percent:	75.00%	
OPEN SPACE #1								
SALARIES AND WAGES								
141-0310-50111	MEDINA SQUARE CHRISM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SALARIES AND WAGES Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
CONTRACTUAL SERVICES								
141-0310-52215	MEDINA SQUARE CHRISM	\$30,000.00	\$0.00	\$0.00	\$30,000.00	\$27,500.00	\$2,500.00	91.67%
141-0310-52224	MEDINA SQUARE CHRISM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	CONTRACTUAL SERVICES Totals:	\$30,000.00	\$0.00	\$0.00	\$30,000.00	\$27,500.00	\$2,500.00	91.67%
OPERATIONS/MAINTENANCE								
141-0310-53313	MEDINA SQUARE CHRISM	\$16,716.54	\$0.00	\$353.82	\$16,362.72	\$10,146.18	\$6,216.54	62.81%
141-0310-53315	MEDINA SQUARE CHRISM	\$4,306.13	\$0.00	\$0.00	\$4,306.13	\$0.00	\$4,306.13	0.00%
141-0310-53322	MEDINA SQUARE CHRISM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	OPERATIONS/MAINTENANCE Totals:	\$21,022.67	\$0.00	\$353.82	\$20,668.85	\$10,146.18	\$10,522.67	49.95%
TRANSFERS/REIMBURSEMENTS								
141-0310-56611	MEDINA SQUARE CHRISM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
141-0310-56612	MEDINA SQUARE CHRISM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	TRANSFERS/REIMBURSEMENTS Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	OPEN SPACE #1 Totals:	\$51,022.67	\$0.00	\$353.82	\$50,668.85	\$37,646.18	\$13,022.67	74.48%
141 Total:		\$51,022.67	\$0.00	\$353.82	\$50,668.85	\$37,646.18	\$13,022.67	74.48%
Grand Total:		\$51,022.67	\$0.00	\$353.82	\$50,668.85	\$37,646.18	\$13,022.67	74.48%

Target Percent: 75.00%

Current Balance

City of Medina Expense Report

Accounts: 141-0310-50111 to 141-0310-56612

Account Access Group: N/A

As Of: 1/1/2022 to 12/31/2022

Include Inactive Accounts: No

Include Pre-Encumbrances: No

Account	Description	Budget	MTD Expense	YTD Expense	UnExp. Balance	Encumbrance	Unenc. Balance	% Used
141	MEDINA SQUARE CHRISTMAS LIGHTING FUND					Target Percent:	100.00%	
OPEN SPACE #1								
SALARIES AND WAGES								
141-0310-50111	MEDINA SQUARE CHRISM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SALARIES AND WAGES Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
CONTRACTUAL SERVICES								
141-0310-52215	MEDINA SQUARE CHRISM	\$45,000.00	\$0.00	\$8,000.00	\$37,000.00	\$7,000.00	\$30,000.00	33.33%
141-0310-52224	MEDINA SQUARE CHRISM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	CONTRACTUAL SERVICES Totals:	\$45,000.00	\$0.00	\$8,000.00	\$37,000.00	\$7,000.00	\$30,000.00	33.33%
OPERATIONS/MAINTENANCE								
141-0310-53313	MEDINA SQUARE CHRISM	\$17,716.54	\$0.00	\$688.52	\$17,028.02	\$311.48	\$16,716.54	5.64%
141-0310-53315	MEDINA SQUARE CHRISM	\$5,000.00	\$693.87	\$693.87	\$4,306.13	\$0.00	\$4,306.13	13.86%
141-0310-53322	MEDINA SQUARE CHRISM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	OPERATIONS/MAINTENANCE Totals:	\$22,716.54	\$693.87	\$1,382.39	\$21,334.15	\$311.48	\$21,022.67	7.46%
TRANSFERS/REIMBURSEMENTS								
141-0310-56611	MEDINA SQUARE CHRISM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
141-0310-56612	MEDINA SQUARE CHRISM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	TRANSFERS/REIMBURSEMENTS Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	OPEN SPACE #1 Totals:	\$67,716.54	\$693.87	\$9,382.39	\$58,334.15	\$7,311.48	\$51,022.67	24.65%
141 Total:		\$67,716.54	\$693.87	\$9,382.39	\$58,334.15	\$7,311.48	\$51,022.67	24.65%
Grand Total:		\$67,716.54	\$693.87	\$9,382.39	\$58,334.15	\$7,311.48	\$51,022.67	24.65%
						Target Percent:	100.00%	

Balance at year end 2022

City of Medina Expense Report

Accounts: 141-0310-50111 to 141-0310-56612

Account Access Group: N/A

As Of: 1/1/2021 to 12/31/2021

Include Inactive Accounts: No

Include Pre-Encumbrances: No

Account	Description	Budget	MTD Expense	YTD Expense	UnExp. Balance	Encumbrance	Unenc. Balance	% Used
141	MEDINA SQUARE CHRISTMAS LIGHTING FUND					Target Percent:	100.00%	
OPEN SPACE #1								
SALARIES AND WAGES								
141-0310-50111	MEDINA SQUARE CHRISM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	SALARIES AND WAGES Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
CONTRACTUAL SERVICES								
141-0310-62215	MEDINA SQUARE CHRISM	\$20,000.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	0.00%
141-0310-62224	MEDINA SQUARE CHRISM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	CONTRACTUAL SERVICES Totals:	\$20,000.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$20,000.00	0.00%
OPERATIONS/MAINTENANCE								
141-0310-53313	MEDINA SQUARE CHRISM	\$20,000.00	\$0.00	\$6,531.79	\$13,468.21	\$751.67	\$12,716.54	36.42%
141-0310-53315	MEDINA SQUARE CHRISM	\$35,000.00	\$0.00	\$0.00	\$35,000.00	\$0.00	\$35,000.00	0.00%
141-0310-53322	MEDINA SQUARE CHRISM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	OPERATIONS/MAINTENANCE Totals:	\$55,000.00	\$0.00	\$6,531.79	\$48,468.21	\$751.67	\$47,716.54	13.24%
TRANSFERS/REIMBURSEMENTS								
141-0310-56611	MEDINA SQUARE CHRISM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
141-0310-56612	MEDINA SQUARE CHRISM	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	TRANSFERS/REIMBURSEMENTS Totals:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	N/A
	OPEN SPACE #1 Totals:	\$75,000.00	\$0.00	\$6,531.79	\$68,468.21	\$751.67	\$67,716.54	9.71%
141 Total:		\$75,000.00	\$0.00	\$6,531.79	\$68,468.21	\$751.67	\$67,716.54	9.71%
Grand Total:		\$75,000.00	\$0.00	\$6,531.79	\$68,468.21	\$751.67	\$67,716.54	9.71%
						Target Percent:	100.00%	

Balance at year end
2021