



August 10, 2021

TO: Council Members  
Mayor Molnar  
Directors  
Staff  
Media

From: Clerk of Council

RE: **AGENDA – Work Session & Regular Meeting: Thursday, August 12, 2021**  
**Work Session: 6:45pm**  
**Council Meeting: 7:30pm**

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**I. ROLL CALL**

**II. PLEDGE OF ALLEGIANCE BY MAYOR NICHOLAS MOLNAR**

**III. APPROVAL OF MINUTES [J. TULLEY, J. BRANDT]**

Thursday, July 22, 2021 – Regular Council Meeting

**IV. PUBLIC COMMENTS**

**V. CORRESPONDENCE**

**VI. PENDING &/OR NEW LEGISLATION**

**ORD.NO. 39 - 2021 [J. Garvas, V. Ventura]**

AN EMERGENCY ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE WHICH DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, & ESTABLISHING A “BIG CARROT” MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE §§ 5709.40, 5709.42 AND 5709.43

1<sup>st</sup> Read 7-22-2021  
2<sup>nd</sup> Read  
3<sup>rd</sup> Read

**RES.NO. 46 - 2021 [J. Garvas, V. Ventura]**

A RESOLUTION ACKNOWLEDGING A CITY OF MACEDONIA POLICY AS TO  
BLANKET PURCHASE ORDERS

1<sup>st</sup> Read  
2<sup>nd</sup> Read  
3<sup>rd</sup> Read

**ORD.NO. 47 - 2021 [J. Tulley, J. Garvas]**

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT  
WITH THE TOWNSHIP OF SAGAMORE HILLS, OHIO TO PROVIDE EMERGENCY  
FIRE AND MEDICAL SERVICES TO THE TOWNSHIP

1<sup>st</sup> Read  
2<sup>nd</sup> Read  
3<sup>rd</sup> Read

**ORD.NO. 48 - 2021 [J. Brandt, V. Ventura]**

AN ORDINANCE PROVIDING FOR A SENIOR SNOW REMOVAL PROGRAM FOR THE  
2021-2022 WINTER SEASON

1<sup>st</sup> Read  
2<sup>nd</sup> Read  
3<sup>rd</sup> Read

**ORD.NO. 49 - 2021 [J. Tulley, J. Garvas]**

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT  
WITH VALLEY VIEW PROPERTY MAINTENANCE LLC FOR A SENIOR GUTTER  
CLEANING PROGRAM FOR THE FALL 2021 SEASON

1<sup>st</sup> Read  
2<sup>nd</sup> Read  
3<sup>rd</sup> Read

**ORD.NO. 50 - 2021 [V. Ventura, J. Brandt]**

AN ORDINANCE PROVIDING FOR AND AUTHORIZING A REFUSE COLLECTION  
SUBSIDY FOR SENIOR CITIZENS AND MAKING APPROPRIATION FOR THAT  
SUBSIDY

1<sup>st</sup> Read  
2<sup>nd</sup> Read  
3<sup>rd</sup> Read

VII. MOTIONS/OTHER LEGISLATIVE ACTION

VIII. MAYOR'S REPORT

IX. COMMITTEE REPORTS

X. DEPARTMENT REPORTS

Service Department:	Director Leon Karas
Engineer Department:	Director Joe Gigliotti
Parks & Recreation Department:	Director Jason Chadock
Finance Department:	Director John Veres
Fire Department:	Chief Brian Ripley
Police Department:	Chief Jon Golden
Human Resources Department:	Director Annette Smith
Building Department:	Commissioner Bob Rodic
IT Department:	Director Kyle Collins
Law Department:	Director Mark Guidetti

XI. UNFINISHED BUSINESS

XII. NEW BUSINESS

XIII. ADJOURNMENT [V. VENTURA, J. GARVAS]

## August

### Public Notice of City Meetings / Calendar of Events / Dates of Interest

**\*Public Comment for those not able to attend in-person at the August 12th Council Meeting should be sent to Clerk of Council Jon Hoover at [jhoover@macedonia.oh.us](mailto:jhoover@macedonia.oh.us). Public comment must be received no later than the close of business on August 11<sup>th</sup>, 2021 and will be subsequently made available to the public.**

**\*Note \***

- In-person meetings have resumed. This City Council meeting will take place in Council Chambers at the Macedonia City Center, 9691 Valley View Rd., Macedonia, OH 44056
- Council's meeting will also be livestreamed through Microsoft Teams. The link to access will be available on the City of Macedonia's website [www.macedonia.oh.us](http://www.macedonia.oh.us)

# August

2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Mayor's Court	4	5	6	7
8	9 Civil Service Commission Meeting	10 Mayor's Court	11	12 City Council Work Session City Council Meeting	13	14
15	16	17 Mayor's Court	18 Board of Zoning Appeals (BZA) Parks & Rec Commission	19	20	21
22	23	24 Mayor's Court	25	26 <del>City Council Work Session</del> <del>City Council Meeting</del> CANCELLED FOR SUMMER RECESS	27	28
29	30	31 Mayor's Court				

Record of Proceedings  
Regular Council Meeting  
July 22nd, 2021

1 Presiding Officer, Mayor Nicholas Molnar called the July 22nd, 2021 regular meeting to order at  
2 7:33p.m..  
3

4 **Present:** Council members Jessica Brandt, Dave Finley, Jeff Garvas, Jan Tulley and Vini J.  
5 Ventura. Also present: Law Director Mark Guidetti and Clerk of Council Jon Hoover  
6

7 **INVOCATION & PLEDGE OF ALLEGIANCE** Chaplain Tom O'Brien of Nordonia Hills American  
8 Legion 801  
9

10 **APPROVAL OF MINUTES**  
11

12 Ms. Tulley moved, and Mr. Finley seconded, a motion to approve the minutes of the regular meeting of  
13 June 10, 2021 and the special meeting of June 24, 2021 as received from the Clerk of Council. The  
14 motion carried unanimously upon a voice vote.  
15

16 **SPECIAL RECOGNITION**  
17

18 ~Mayor Molnar read a proclamation for retired Macedonia Fire Department Lieutenant Chip Davis  
19 recognizing him for 39 years of public service. The Mayor proclaimed that Thursday, July 22, 2021 is  
20 Lieutenant Chip Davis Day. Chief Ripley described the myriad ways in which Lt. Davis was  
21 instrumental in providing service to the community and the Macedonia City Center building. Lt. Davis  
22 stated he considers those with whom he served to be family, and advised them to learn and listen.  
23

24 **PUBLIC COMMENTS:**  
25

26 ~ **Deb Mikulski, President of the Longwood Manor Historical Society (LMHS)** thanked the City for  
27 the monetary gift to the Manor house and expressed appreciation for being heard and recognized on their  
28 mission to preserve the home of Macedonia's first Mayor. Ms. Mikulski relayed plans and events in store  
29 on and near the property, and the intention to keep Council informed on how the funds are being utilized.  
30 She reports that the Mayor had asked the LMHS to give their consensus vote as to the existence of the  
31 barns on the property, to which they responded with the following letter:  
32

33 "To the Honourable Mayor Nick Molnar and members of the Macedonia City Council,  
34

35 The Longwood Manor Historical Society (LMHS) held a special meeting on July 20, 2021, to form a  
36 consensus of opinion concerning the barns on the property of Longwood Manor. The members have  
37 voted that we would like to see both barns remain due to their historical value and significance relating to  
38 the history of the city of Macedonia.  
39

40 A sub committee of the LMHS for the barns is being organized. The goal of this committee was  
41 discussed. Tasks to be considered for the committee include but are not limited to:  
42

- 43 • DEVELOP A 5-YEAR STRATEGIC PLAN FOR THE BARNs
- 44 • COST ANALYSIS OF WHAT IS NEEDED TO PRESERVE, RESTORE AND MAINTAIN THE BARNs
- 45 • DECIDE HOW TO AND OBTAIN NECESSARY FUNDING
- 46 • TO SECURE VOLUNTEERS/WORK FORCE
- 47 • TO SECURE/OBTAIN APPROPRIATE SKILLED/LICENSED CONTRACTORS AS NEEDED
- 48 • RECOMMEND FUTURE APPROPRIATE USE OF BUILDINGS  
49

50 Macedonia resident and LMHS member John Cassmer was asked to chair this committee. He accepted  
51 the position and stated he will be recruiting volunteers to assist him.  
52

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July 22nd, 2021

53 The LMHS looks forward to working with the city to maintain this integral part of the legacy of Colonel  
54 William Few Long”

55  
56 **CORRESPONDENCE:**

57  
58 None

59  
60 **INTRODUCTION, READINGS & ADOPTION OF LEGISLATION**

61  
62 **ORDINANCE NO. 39-2021**

63 AN EMERGENCY ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF  
64 REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS  
65 TO BE MADE WHICH DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF  
66 THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF  
67 TAXES, & ESTABLISHING A “BIG CARROT” MUNICIPAL PUBLIC IMPROVEMENT TAX  
68 INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS  
69 PURSUANT TO OHIO REVISED CODE §§ 5709.40, 5709.42 AND 5709.43 was offered by Mr. Garvas  
70 for its **first reading by title only.**

71  
72  
73 **ORDINANCE NO. 40-2021**

74 AN EMERGENCY ORDINANCE AMENDING SECTION 1 OF ORDINANCE 4-2021 WHICH  
75 ESTABLISHED THE COMPENSATION SCHEDULE FOR THE NON-UNION CITY EMPLOYEES  
76 OF MACEDONIA EFFECTIVE JANUARY 1, 2021 was offered by Ms. Brandt for **first, second and**  
77 **third reading by title only.** Seconded by Ms. Tulley. The motion carried unanimously by a voice vote.

78  
79 Dir. Guidetti explained this ordinance would create a position and enable the City to pay a part-time new  
80 position within the City’s finance department for approximately three months out of the year.

81  
82 Ms. Brandt moved, Ms. Tulley seconded, a motion to **adopt ORD.NO. 40-2021 and post the same**  
83 **according to law.** Councilors Brandt, Finley, Garvas, Tulley and Ventura voting in the affirmative.  
84 **ORD. NO. 40-2021 declared and adopted.**

85  
86  
87 **ORDINANCE NO. 41-2021**

88 AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A  
89 CONTRACT WITH NORTHEAST OHIO TRENCHING SERVICES, INC. FOR THE VALLEY VIEW  
90 ROAD DRAINAGE IMPROVEMENT PROJECT was offered by Mr. Ventura for **first, second and**  
91 **third reading by title only.** Seconded by Mr. Finley. The motion carried unanimously by a voice vote.

92  
93 Director Gigliotti stated this is to enter into a contract with Northeast Ohio Trenching Services, Inc. to  
94 correct a long-standing drainage issue on Valley View Road, south of Twinsburg Road. A proper storm  
95 sewer system would be installed and would correct deep, dangerous ditches. The project is fully  
96 reimbursed from the NEORS community cost-share account.

97  
98 Mr. Ventura moved, Mr. Finley seconded, a motion to **adopt ORD.NO. 41-2021 and post the same**  
99 **according to law.** Councilors Brandt, Finley, Garvas, Tulley and Ventura voting in the affirmative.  
100 **ORD.NO. 41-2021 declared and adopted.**

101  
102  
103  
104  
105

Record of Proceedings  
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106 **RESOLUTION NO. 42-2021**

107 A RESOLUTION CONFIRMING THE APPOINTMENT OF SCOTT D. WALLENHORST TO THE  
108 CITY OF MACEDONIA PLANNING COMMISSION was offered by Mr. Finley for **first, second and**  
109 **third reading by title only**. Seconded by Mr. Garvas. The motion carried unanimously by a voice vote.

110  
111 The Mayor stated Mr. Wallenhorst is a very qualified architect with several years of experience.

112  
113 Mr. Finley moved, Mr. Garvas seconded, a motion to **adopt RES.NO. 42-2021 and post the same**  
114 **according to law**. Councilors Brandt, Finley, Garvas, Tulley and Ventura voting in the affirmative.  
115 **RES.NO. 42-2021 declared and adopted.**

116  
117

118 **ORDINANCE NO. 43-2021**

119 AN ORDINANCE CONFIRMING THE APPOINTMENT BY THE MAYOR OF ROBERT RODIC TO  
120 THE POSITION OF CITY OF MACEDONIA BUILDING COMMISSIONER was offered by Ms.  
121 Tulley for **first, second and third reading by title only**. Seconded by Mr. Finley. The motion carried  
122 unanimously by a voice vote.

123  
124 The Mayor stated Mr. Rodic has filled in twice while former building commissioner Nino Monaco was  
125 away for personal reasons. The Mayor also described how difficult it is to find someone with the  
126 qualifications and certifications that Mr. Rodic possesses and that he would be a great fit for the position.

127  
128 Ms. Tulley moved, Mr. Finley seconded, a motion to **adopt ORD.NO. 43-2021 and post the same**  
129 **according to law**. Councilors Brandt, Finley, Garvas, Tulley and Ventura voting in the affirmative.  
130 **ORD.NO. 43-2021 declared and adopted.**

131  
132

133 **ORDINANCE NO. 44-2021**

134 AN ORDINANCE AMENDING ORDINANCE NO. 74-2020 RELATIVE TO CURRENT EXPENSES  
135 AND OTHER EXPENDITURES OF THE CITY OF MACEDONIA FOR THE PERIOD OF JANUARY  
136 1, 2021 TO DECEMBER 31, 2021 was offered by Mr. Garvas for **first, second and third reading by**  
137 **title only**. Seconded by Ms. Tulley. The motion carried unanimously by a voice vote.

138  
139 Director Veres noted \$30,000 is being added to the technology advancement fund to improve the City  
140 website. \$26,300 of NOPEC grant money for the LED lighting project at the Family Rec Center. Adding  
141 \$70,000 to water M&E fund for first year of planned capital to purchase vac machine to help maintain  
142 ditches in city. \$30,000 for tractor with boom mower to do the same. Adding \$10,000 for community  
143 safety cameras. Adding \$80,000 to the \$20,000 already set aside for trail improvements as part of a  
144 comprehensive plan that the City Engineer will put together to be able to submit for grant money for trail  
145 improvements.

146  
147 Mr. Garvas moved, Ms. Tulley seconded, a motion to **adopt ORD.NO. 44-2021 and post the same**  
148 **according to law**. Councilors Brandt, Garvas, Tulley and Ventura voting in the affirmative. Mr. Finley  
149 voting in the negative **ORD.NO. 44-2021 declared and adopted.**

150  
151

152 **ORDINANCE NO. 45-2021**

153 AN ORDINANCE ESTABLISHING AND REGULATING THE LOCAL FISCAL RECOVERY FUND  
154 (FUND NO. 266) TO BE USED TO TRACK RECEIPTS AND EXPENDITURES CONCERNING THE  
155 AMERICAN RESCUE PLAN (ARP) ACT, & CONFIRMING THE EXPENDITURE OF ARP ACT  
156 FUNDS TO BE CONSISTENT WITH THE ARP ACT was offered by Ms. Brandt for **first, second and**  
157 **third reading by title only**. Seconded by Mr. Ventura. The motion carried unanimously by a voice vote.

158

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159 Director Veres explained this is a recommended, but not required fund created to track the \$628,506.36  
160 the City will be receiving from the ARP Act. This money will be set aside for a future service garage.

161  
162 Ms. Brandt moved, Mr. Ventura seconded, a motion to **adopt ORD.NO. 45-2021 and post the same**  
163 **according to law.** Councilors Brandt, Garvas, Tulley and Ventura voting in the affirmative. Mr. Finley  
164 voting in the negative **ORD.NO. 45-2021 declared and adopted.**

165  
166

167 **MOTIONS / OTHER LEGISLATIVE ACTION**

168

169 None

170

171 **MAYOR'S REPORT**

172

- 173 - Welcome Mr. Rodic to the position of Building Commissioner  
174 - In regards to the conditional approval of IHOP to move into the old Pizza Hut building: the City  
175 does not choose who comes into buildings. The Mayor hears residents comments about wanting  
176 diverse dining options, and he has been trying to get those.  
177 - The Mayor visited Peak Nano and believes this will be a huge success in town.  
178 - The Senior Center is back open  
179 - Please do not drive distracted

180

**COMMITTEE REPORTS**

181

182 **Parks & Recreation Committee** Ms. Brandt stated the committee was off during July and next meeting  
183 will take place on August 18 upstairs in the conference room at the Recreation Center.

184 **Cemetery Board** Ms. Tulley stated the board is applying for funding on the cemetery road project.  
185 Looking at repairs for the existing water taps as well as adding more. Help was requested from the City  
186 arborist to put together a plan for which trees stay or go, and which trees to plant for the future. Ms.  
187 Tulley asked that overgrown bushes be trimmed by the owners of affected plots. Erosion on the ravine  
188 behind the cemetery is an issue that is being looked at currently. The maintenance superintendent will be  
189 renovating the bathroom. Ms. Tulley encouraged the public to visit the cemetery website as well as the  
190 memorial for war veterans.

191 **Finance Committee** No report

192

193

194

195

**DEPARTMENT REPORTS**

196

197 **Service Department:** Director Karas- Thanked the Mayor and City Council for the opportunity to serve  
198 the people of Macedonia. The stormwater culvert ditching project on Ledge Road has been completed.  
199 Nine driveway culverts have been replaced. Mowing continues along very stretches of road throughout  
200 the City. The Mayor commended the Service Department on doing a good job on a daunting stretch of  
201 Ledge Road.

202

203 **Engineer:** Director Gigliotti- The City was awarded a grant from the Ohio Public Works Commission  
204 (OPWC) for the repaving of Highland Road between Valley View and Chamberlain Roads. The grant  
205 was for \$415,000, which represents 53% of the total cost needed for the project. Scheduled for 2022.

206

207 **Parks and Recreation Department:** Director Chadock – LED lighting project completed. Thanked  
208 Director Karas and Supervisor Dzurnak for helping conduct a building maintenance review and putting  
209 together a five year plan for various projects. The Rec Center will be shutdown completely the week of  
210 August 16 for building maintenance and repaving of the parking lot, and partially open with modified



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211 entrance during the week of August 23. A new Recreation Supervisor of Facilities and Membership has  
212 been hired as part of the restructuring project that began earlier this summer. Junior Browns flag football  
213 will be part of Fall programming, along with soccer, swim team, swim lessons and the City's first softball  
214 program. A walkthrough of the trails in Longwood Park took place in order to learn about improvements  
215 that could be made. Upcoming events include "Touch a Truck" on August 12<sup>th</sup> from 5-8pm, and Fall Fest  
216 on September 18<sup>th</sup>, which is a craft beer and food truck festival.

217  
218 **Finance Department:** Director Veres- Reminded residents that the July 15<sup>th</sup> deadline for Macedonia  
219 income tax refund has been extended this year to August 16<sup>th</sup> to coincide with the income tax filing  
220 deadline having been extended by a month previously.

221  
222 **Fire Department:** Chief Ripley- Provided figures for service calls to the Fire Department since the last  
223 in-person Council meeting on March 12, 2020. Reminded residents that Highland Road between Route 8  
224 and Olde 8 is closed for 120 days. Twinsburg Road will be closed in two weeks for two weeks between  
225 Walters and Olde 8 roads for a culvert replacement. Hydrants have been flushed and data turned over to  
226 Cleveland Water. Mr. Ventura asked about, and Chief Ripley confirmed, the fundraiser for the Fire  
227 Department on October 16. More information to come.

228  
229 **Police Department:** Chief Golden- Presented a news story video from Mentor about cameras to be  
230 installed by Flock Safety that will capture license plates of vehicles coming into town. Five have been  
231 installed, with a sixth imminent. These are not cameras that will run your license plate, but will be run  
232 through NCIC to tell if it is a stolen vehicle, if the registered owner is a wanted felon, or a repeat theft  
233 offender. The Chief gave examples of the uses for the technology in assisting the department.

234  
235 The Mayor clarified that this system is not monitoring your speed and sending tickets, but to assist in  
236 finding specific vehicles to keep the community safe. This system could also help during Amber Alerts.

237  
238 Chief Golden mentioned that the system will cost \$2,500 per year for each camera, and pointed out that  
239 anyone that has this system shares the information gathered with anyone else that has the system.

240  
241 **HR Department:** Director Smith – Working on several projects, including safety policy and procedure  
242 manual update. Also working with the IT department to create 2021 training videos for both safety and  
243 drug-free workplace, as it has proven difficult to find trainers to conduct in-person sessions.

244  
245 **Building Commission:** Commissioner Rodic – Thanked the Mayor and Council for the opportunity to  
246 work and serve the community where he lives. Spoke of the project wherein areas that need sidewalk  
247 repair are identified, with a concentration on Aurora Road to Shepard Hills Blvd. and Shepard Road to  
248 North Bedford Road. Affected properties will be notified that it is voluntary to take part, and will be  
249 provided with a list of vetted contractors.

250  
251 Ms. Tulley asked whether the resident is responsible for the sidewalk repairs due to sewer deterioration,  
252 to which Commissioner Rodic replied that would need to be discussed should the resident actually want  
253 the repair work done. Ms. Tulley relayed some issues that the residents might raise regarding the  
254 responsibilities of repair, and Commissioner Rodic stated he is prepared to answer those questions.

255  
256 Mr. Garvas asked for clarification as to whether this project limits the opportunity for residents to take  
257 advantage of negotiated rates that were discussed in previous Council meetings to only those areas the  
258 Commissioner is presently highlighting. Commissioner Rodic replied that those opportunities are still  
259 available for those residents that contact the Building Department.

260  
261 **Law Department:** Director Guidetti- No report, other than to note that the obligation for sidewalk repair  
262 has historically remained on the homeowner per codified ordinance.

263

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264 **IT Department:** Director Collins- The IT Department closed 42 tickets. Working on setting up a new  
265 OSHA training system with HR. Transferred the Recreation Center's Sportsman system to a cloud-based  
266 system to allow for expanded services in the park. Moving forward with selecting a vendor for the new  
267 City website. City Council meetings are now live-streamed.

268  
269

270 **UNFINISHED BUSINESS:**

271

272 Ms. Tulley mentioned that residents have asked how the decisions are made as to what roads are repaired  
273 and when. Director Gigliotti explained the reasoning behind the order of the list, but several factors can  
274 alter the list (geography, funding, coordinating work with other projects).

275

276 **NEW BUSINESS:**

277

278 Ms. Tulley reminded everyone that the next Council meeting is August 12, but the August 26 meeting is  
279 cancelled. Starting on September 23, Council "Office Hour" will resume and Councilors will be chosen  
280 via alphabetical order where residents can come in and discuss topics one-on-one. She welcomed the  
281 Clerk of Council to his first in-person Council meeting. Ms. Tulley thanked former Parks & Recreation  
282 Director John Houser, with whom she worked to create the Macedonia Rec soccer league, the Sleyzaks  
283 who took over the league and helped keep it going, along with all the coaches and referees throughout the  
284 years. Macedonia soccer has celebrated its 30<sup>th</sup> anniversary and she encouraged residents to sign up for  
285 the soccer program that the Recreation Center offers.

286

287 Ms. Brandt thanked Mr. Wallenhorst for volunteering his time to the Planning Commission, and  
288 welcomed the Clerk of Council and Directors for whom this was their first in-person Council meeting.

289

290 There being no further business, Mr. Ventura, second by Mr. Garvas, to **adjourn the meeting**. The  
291 motion passed **unanimously** pursuant to a voice vote and the meeting was adjourned at approximately  
292 8:43p.m.

293

294

295 **Date:** \_\_\_\_\_

296

297

298 **Attest:** \_\_\_\_\_

299

Jon Hoover, Clerk of Council

300

301

302 **Mayor:** \_\_\_\_\_

303

Nicholas Molnar

304

ORIGINATOR: ADMINISTRATION

SPONSOR: GARVAS

**CITY OF MACEDONIA, OHIO  
ORDINANCE NO. 39 -2021**

**AN EMERGENCY ORDINANCE DECLARING IMPROVEMENTS  
TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE,  
DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE WHICH DIRECTLY  
BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS  
ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, &  
ESTABLISHING A “BIG CARROT” MUNICIPAL PUBLIC IMPROVEMENT TAX  
INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE  
PAYMENTS PURSUANT TO OHIO REVISED CODE §§ 5709.40, 5709.42 AND 5709.43.**

**WHEREAS**, Ohio Revised Code (“R.C.”) §§ 5709.40, 5709.42 and 5709.43 authorize this Council to describe public improvements to be made which will directly benefit parcels of real property, to declare Improvements (as defined in R.C. § 5709.40) with respect to such parcels to be a public purpose, thereby authorizing the exemption of those Improvements from real property taxation for a period of years, and to provide for the making of service payments in lieu of taxes by the owner of such parcels and to establish a municipal public improvement tax increment equivalent fund into which such service payments shall be deposited; and

**WHEREAS**, to permit the redevelopment by Macedonia Empire LLC (“Developer”) of industrial property, including property formerly used by Bedford Anodizing, comprising the parcels described in the attached **Exhibit A**, as such parcels may be consolidated or split (“Property”) for industrial and distribution facilities, this Council may cause acquisition and construction of the public improvements described in the attached **Exhibit B** (collectively, the “Public Improvements”), that once made will directly benefit the Property and the City and its residents; and

**WHEREAS**, the City has determined that it is necessary and appropriate and in the City’s best interest to provide for service payments in lieu of taxes with respect to the Property pursuant to R.C. § 5709.42 (the “Service Payments”) to pay the costs of the Public Improvements; and

**WHEREAS**, the Property is located within the boundaries of the Nordonia Hills City School District (“NHCS”) and within the service area of the Cuyahoga Valley Career Center (together, the “School Districts”), and the School Districts have been notified of the City’s intent to pass this Ordinance in accordance with R.C. §§ 5709.40(D) and 5709.83, as applicable to each; and

**WHEREAS**, the NHCS on \_\_\_\_\_, 2021, forwarded a certified copy of a resolution passed by the Board of Education of the School District to the City, which resolution waived the notice requirements of the TIF Act and in R.C. §§ 5709.82, 5709.83 and 5715.27(D), and approved the exemption for the Improvements (as defined hereinbelow) on the condition that

the City, the School District and the Developer enter into the TIF Agreement (as defined hereinbelow) to compensate the School Districts for a portion of the real property taxes that would have been received by the School Districts with respect to the Improvements, but for the exemption for the Improvements granted pursuant to this Ordinance;

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

**Section 1.** The Public Improvements described in the attached **Exhibit B**, if acquired or made or caused to be acquired or made by the City, are designated as those Public Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety and welfare of the City and its residents.

**Section 2.** Pursuant to and in accordance with the provisions of R.C. § 5709.40, and, in particular, R.C. § 5709.40(B), this Council finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is referred to in this Ordinance as the “Improvement” or “Improvements” as defined in R.C. § 5709.40) is a public purpose, and 100% of that Improvement is declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year in which the market value of the Improvements is at least Fifteen Million Dollars (\$15,000,000), but not later than 2027, and ending on the earlier of (a) the date the Improvements have been exempted from taxation for a period of 30 years or (b) the date on which the City has collected into the Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Nordonia Hills City School District and the Cuyahoga Valley Career Center in the amounts set forth in the TIF Agreement authorized in Section 5 of this Ordinance.

**Section 3.** As provided in R.C. § 5709.42, the owner or owners of the Improvements are required to, and shall make, annual Service Payments to the County Fiscal Officer on or before the final dates for payment of real property taxes due and payable with respect to the Improvements. In accordance with R.C. § 5709.42 and the TIF Agreement, the County Fiscal Officer is requested to distribute a portion of the Service Payments directly to the Nordonia Hills City School District and to the Cuyahoga Valley Career Center in the amounts determined as set forth in the TIF Agreement authorized in Section 5 of this Ordinance. The Service Payments, net of the amounts distributed to the School District, when distributed to the City by the County Fiscal Officer, shall be deposited in the Big Carrot Tax Increment Equivalent Fund established in Section 4 hereof. This Council authorizes the Mayor, Finance Director and City Law Director, and other appropriate officers of the City, to provide such information and certifications and to execute and deliver or accept delivery of such instruments as are necessary and incidental to collection of those Service Payments, and to make such arrangements as are necessary and proper for payment of those Service Payments.

**Section 4.** This Council establishes, pursuant to and in accordance with the provisions of R.C. § 5709.43, the Big Carrot Tax Increment Equivalent Fund (“Fund”), into which shall be deposited all of the Service Payments distributed to the City with respect to the Improvements, by

or on behalf of the County Fiscal Officer as provided in R.C. § 5709.42, and provides that all of the moneys deposited in the Fund shall be used for any or all of the following purposes:

- (a) to pay any or all acquisition, construction, installation or financing costs, and any or all other direct and indirect costs of the Public Improvements, including those costs set forth in R.C. § 133.15(B);
- (b) to pay the interest on, principal of, and any premium on bonds or notes or other obligations, including refunding bonds or notes or other obligations issued by the City or other authorized entity, to finance costs of the Public Improvements until such notes or bonds or other obligations are paid in full;
- (c) to reimburse the City or the Developer for any funds used by the City or the Developer to pay costs of the Public Improvements; or
- (d) to pay, or to apply or transfer funds toward the payment of interest, principal or premium on any of the aforesaid notes, bonds, loans or other obligations prior to receipt of Service Payments.

The Fund shall remain in existence so long as Service Payments are collected and used for the aforesaid purposes, after which time the Fund shall be dissolved in accordance with R.C. § 5709.43.

**Section 5.** The Mayor is hereby authorized and directed to execute on behalf of the City a Tax Increment Financing Agreement, among the City, NHCSD and the Developer (“TIF Agreement”), providing for, among other things, the payment and collection of the Service Payments, the funding of the costs of the Public Infrastructure Improvements from the Service Payments and compensation to the School Districts during the period the TIF exemption is in effect, which agreement shall be in the form attached as **Exhibit C** to this Ordinance with such changes, not substantially inconsistent with the terms of this Ordinance, as approved by the Mayor. The approval of the TIF Agreement, and that any changes are not substantially inconsistent with this Ordinance, shall be evidenced conclusively by the execution of the TIF Agreement by the Mayor.

**Section 6.** This Council further hereby authorizes and directs the Mayor or his designee to take such action and to execute and deliver, on behalf of the Council, such additional instruments, agreements, certificates, and other documents as may be in their discretion necessary or appropriate in order to carry out the intent of this Ordinance. Such documents shall be in the form not substantially inconsistent with the terms of this Ordinance, as they in their discretion shall deem necessary or appropriate

**Section 7.** Pursuant to R.C. § 5709.40, the Clerk of Council is directed to deliver a copy of this Ordinance to the Director of the Development Services Agency of the State of Ohio within 15 days after its passage. On or before March 31st of each year that the exemption set forth in Section 3 hereof remains in effect, the Mayor or other authorized officer of this City shall

prepare and submit to the Director of the Development Services Agency of the State of Ohio the status report required under R.C. § 5709.40.

**Section 8.** This Council determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were passed in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including R.C. § 121.22.

**Section 9.** This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the City, and for the further reason that this Ordinance is required to be immediately effective to provide funding for the Public Improvements in order to promote economic development in the City and to replace obsolete facilities; wherefore, this Ordinance shall take effect immediately upon its passage and approval by the Mayor.

PASSED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

POSTED: \_\_\_\_\_

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

Nicholas Molnar

ATTEST: \_\_\_\_\_

Jon Hoover, Clerk of Council

**EXHIBIT A**

**PROPERTY**

City of Macedonia  
TIF Parcels

Parcel No. 3303804

Parcel No. 3303805

*Exhibit A*



12/18/2019, 11:18:39 AM  
RoadCenterlines2019  
Parcels  
Override 1  
Summit County Municipal Outlines

*Big Carrot TIF*  
PPN 3303804  
PPN 3303805

0 0.035 0.07 0.14 mi  
N  
Disclaimer:  
The information in this map is provided as a public service for informational purposes only. The County of Summit and the GIS staff do not warrant the accuracy or reliability of the information or the results of any analysis performed on the information. The information is provided for general informational purposes only and is not intended to be used for legal, financial, engineering, or other professional purposes. The County of Summit and the GIS staff do not assume responsibility for any errors or omissions in the information or the results of any analysis performed on the information. Users of the map accept all risk.

## EXHIBIT B

### BIG CARROT TIF

#### DESCRIPTION OF THE PUBLIC IMPROVEMENTS

1. Empire Parkway Replacement, Rebuilding and Resurfacing. Empire Parkway will be resurfaced, replaced, upgraded or rebuilt, including providing new and additional lanes where needed including the necessity of purchasing property for public use. Existing utilities including storm and sanitary sewers will be relocated or expanded as needed and street lighting, streetscaping, landscaping, new traffic signalization and all other necessary appurtenances to said road replacement, resurfacing and rebuilding will be installed as needed. The Public Infrastructure Improvement may include bicycle paths and walking paths, and costs of any easement required therefor.
2. Development Site Improvements. Site improvements including but not limited to existing building demolition, land preparation including clearing and grubbing, topsoil removal, cut fill & compact of site 18" average, wetland mitigation, utilities including the following public infrastructure improvements: storm and sanitary sewers will be installed or expanded and street lighting, streetscaping, landscaping, and all other necessary appurtenances improved as needed. The Public Infrastructure Improvement may include bicycle paths and walking paths, and costs of any easement required therefor.
3. Highland Road Replacement, Rebuilding and Resurfacing. Highland Road from eastern terminus to western terminus will be resurfaced, replaced, upgraded or rebuilt, including providing new and additional lanes where needed including the necessity of purchasing property for public use. Existing utilities including storm and sanitary sewers will be relocated or expanded and street lighting, streetscaping, landscaping, new traffic signalization and all other necessary appurtenances to said road replacement, resurfacing and rebuilding will be installed as needed. The Public Infrastructure Improvement may include bicycle paths and walking paths, and costs of any easement required therefor s.
4. Valley View Road Replacement, Rebuilding and Resurfacing. Valley View Road from northern to southern terminus will be resurfaced, replaced, upgraded or rebuilt, including providing new and additional lanes where needed including the necessity of purchasing property for public use. Existing utilities including storm and sanitary sewers will be relocated or expanded and street lighting, streetscaping, landscaping, new traffic signalization and all other necessary appurtenances to said road replacement, resurfacing and rebuilding will be installed. The Public Infrastructure Improvement may include bicycle paths and walking paths, and costs of any easement required therefor.
5. Route 8 Replacement, Rebuilding and Resurfacing. Route 8 from northern to southern terminus will be resurfaced, replaced, upgraded or rebuilt, including providing new and additional lanes where needed including the necessity of purchasing property for public



use. Existing utilities including storm and sanitary sewers will be relocated or expanded and street lighting, streetscaping, landscaping, new traffic signalization and all other necessary appurtenances to said road replacement, resurfacing and rebuilding will be installed. The Public Infrastructure Improvement may include bicycle paths and walking paths, and costs of any easement required therefor.

6. Route 82 Replacement, Rebuilding and Resurfacing. Route 82 from western to eastern terminus will be resurfaced, replaced, upgraded or rebuilt, including providing new and additional lanes where needed including the necessity of purchasing property for public use. Existing utilities including storm and sanitary sewers will be relocated or expanded and street lighting, streetscaping, landscaping, new traffic signalization and all other necessary appurtenances to said road replacement, resurfacing and rebuilding will be installed. The Public Infrastructure Improvement may include bicycle paths and walking paths, and costs of any easement required therefor.

**TAX INCREMENT FINANCING AGREEMENT**

This Tax Increment Financing Agreement (“TIF Agreement”) is made and entered into as of this \_\_\_\_ day of \_\_\_\_\_, 2021, by and among the CITY OF MACEDONIA, OHIO (“City”), a municipal corporation organized and existing under the Constitution, its Charter, and the laws of the State of Ohio with its principal offices located at 9691 Valley View Road, Macedonia, OH 44056, the NORDONIA HILLS CITY SCHOOL DISTRICT (“School District”), a public school district with its principal offices located at 9370 Olde Eight Rd. Northfield, OH 44067, and MACEDONIA EMPIRE, LLC (“Developer”), an Ohio limited liability company with its principal offices located at 11111 Santa Monica Blvd., Suite 810, Los Angeles, CA 90025.

**WITNESSETH:**

A. The Developer intends to acquire all or a portion of the approximately 21.70 acre site formerly known as the Bedford Anodizing plant, as more fully described on **Exhibit D** attached hereto (“Phase I Site”), and to develop or redevelop the Phase I Site as an industrial and commercial development (“Development”). The Development will benefit the City and its residents by creating jobs, enlarging the property tax base, enhancing income tax revenues and stimulating collateral development in the City.

B. Pursuant to Ohio Revised Code Sections 5709.40, 5709.42, and 5709.43 (together with related provisions of the Ohio Revised Code, the “TIF Act”) the Developer has requested the City to, among other actions: (i) establish a tax increment financing program with respect to the real property that will be developed and redeveloped on the Phase I Site (the “TIF”); (ii) declare 100% of the increase in assessed value of the real property comprising the Phase I Site after passage of the TIF Ordinance (which increase in assessed value is also hereinafter referred to as the “Improvement” as defined in the TIF Act) to be a public purpose and exempt from real property taxation (“TIF Exemption”) following the effective dates specified in the TIF Ordinance for the duration of the TIF Exemption for Phase I of the Development; (iii) provide for service payments in lieu of taxes (“Service Payments”) as obligations running with the land for the duration of the TIF Exemption payable with respect to the real property comprising the Phase I Site; and (iv) authorize the payment from the Service Payments of certain costs of the Public Improvements described in Exhibit B to the TIF Ordinance (as hereafter defined).

C. The City proposes to enact on or after July 22, 2021, an ordinance (“TIF Ordinance”) for the parcels comprising the Phase I Site. The TIF Ordinance will exempt one hundred percent (100%) of the increase in the assessed value of the Parcels comprising the Phase I Site subsequent to the passage of the TIF Ordinance from real property taxation on such Parcels for a period of thirty (30) years, commencing with the tax year in which the market value of the Improvements is at least Fifteen Million Dollars (\$15,000,000), but not later than 2027, and ending on the earlier of (a) the date the Improvements have been exempted from taxation for a period of 30 years or (b) the date on which the City has collected into the Fund established in the TIF Ordinance a total amount of Service Payments available for and sufficient to pay in full the costs of the Public Improvements. The City will authorize the execution of this Tax Increment Financing Agreement (“TIF Agreement”) among the City, the School District and the Developer, for itself and its successors and assigns as owners of all or a portion of the Phase I Site, providing

for, among other things, the obligation of the Developer and its successors and assigns to make the Service Payments in an amount equal to the taxes that the owners would have paid with respect to such Improvements;

D. The City and the School District will derive substantial and significant benefits from the Improvements; and

E. On \_\_\_\_\_, 2021, and prior to the passage of the TIF Ordinance, the Board of Education of the School District adopted a resolution granting its approval of this TIF Agreement and the exemption of the real property taxes on the Improvements as provided in the TIF Ordinances and waived any further requirements of the TIF Act and Sections 5709.82 and 5709.83 of the Ohio Revised Code on the condition that the City, the School District and the Developer execute and deliver this Agreement; and

F. To facilitate the construction of the private improvements to the Phase I Site and of the Public Improvements that directly benefit the Phase I Site, to permit the acquisition, construction, improvement, furnishing and equipping of real property for economic development, and to compensate the School District for a portion of the real property taxes that the School District would have received had the Phase I Site been improved and not been exempted from taxation, the City, the Developer and the School District have determined to enter into this TIF Agreement, which TIF Agreement is in the vital and best interest of the City and the School District and will improve the health, safety and welfare of the citizens of the City and the School District;

NOW THEREFORE, in consideration of the premises and covenants contained in this TIF Agreement, the parties agree as follows:

Section 1. School District Approval and Agreement. In consideration of the compensation to be provided to it under this TIF Agreement, the School District hereby approves the TIF Exemption in the amount of 100% for up to 30 years, as provided for in the TIF Ordinance and waives any payment of income tax revenues derived from new employees at the Phase I Site as provided in Section 5709.82 of the Ohio Revised Code.

Section 2. Compensation Payments to School District. (a) The parties agree that, as consideration for the School District's agreement in Section 1,

(i) commencing with the first collection year in which Service Payments are received with respect to the Phase I Site, and ending with the fifteenth collection year in which Service Payments are received with respect to such Phase I Site, the School District shall not receive any portion of the real property taxes for the Phase I Site that would have been distributed to the School District but for the TIF Exemption. During such period, the City shall cause the Summit County Fiscal Officer to pay semi-annually to the School District, as Compensation Payments, but solely from Service Payments received with respect to the Phase I Site pursuant to the TIF Ordinance, an amount equal to fifty percent (50%) of the real property taxes that the School District would have received from such Phase I Site, but for the TIF Exemption, pursuant to the following formula:

$$\frac{\text{Compensation Payments} = \text{Service Payments received} \times 50\% \times \text{School District effective millage}}{\text{Total effective millage}}$$

As used in the foregoing formula, School District effective millage shall not include any millage used to calculate the payment in paragraph (ii) below.

(ii) In addition, the City shall cause the Summit County Fiscal Officer to pay to the School District, but solely from Service Payments, an amount equal to one hundred percent (100%) of the Real Property taxes that the School District would have received, but for the TIF Exemption, that are derived from any Tax Increase Amount with respect to the Phase I Site. As used herein, "Tax Increase Amount" means, for each year that this Agreement is in effect, the portion, if any, of the Service Payments derived from (a) additional property tax levies approved by the voters of the School District after January 1, 2021 and any renewals or replacements of such levies, and (b) a renewal levy or a replacement levy with an increase, replacing or renewing, as applicable, a levy in existence as of December 31, 2020, to the extent such renewal or replacement levy exceeds the stated tax rate of the levy as it exists immediately prior to being replaced or renewed; provided, however, that an additional property tax levy approved by the voters of the School District within one year of the expiration or discontinuance of a then-existing levy shall not be treated as an additional levy unless the expired or discontinued levy is a levy described in clause (a) above. The School District shall notify the City if there is any effective millage constituting the Tax Increase Amount, and the payment pursuant to this paragraph (ii) shall be calculated pursuant to the following formula:

$$\frac{\text{Payment} = \text{Service Payments received} \times 100\% \times \text{Tax Increase Amount effective millage}}{\text{Total effective millage}}$$

(iii) The payments specified in subsections (i) and (ii) shall be made only to the extent that the City or the Summit County Fiscal Officer actually receives Service Payments in an amount equal to the real property taxes that the School District would have received, but for the TIF Exemption. Amounts received by the School District in accordance with subsections (i) and (ii) of this Section 2 are collectively referred to herein as "School TIF Revenue Payments." In the event that the valuation of the Phase I Site or any portion thereof is challenged by an owner or by the School District and the result of such challenge is an increase or decrease in the assessed valuation of such Phase I Site which increase or decrease is finally determined, either through all appeals or after expiration of any appeal period, in a later collection year, the School TIF Revenue Payments due to the School District in the year of such final determination shall be increased or decreased to reflect such increased or decreased valuation.

Section 3. Compensation Payments to Cuyahoga Valley Career Center. During the period that the TIF Exemption is in effect, the City shall cause the Summit County Fiscal Officer to pay semi-annually to the Cuyahoga Valley Career Center ("CVCC"), as Compensation Payments, but solely from Service Payments received with respect to the Phase I Site pursuant

to the TIF Ordinance, an amount equal to one hundred percent (100%) of the real property taxes that CVCC would have received from such Phase I Site, but for the TIF Exemption applicable to the Phase I Site.

Section 4. Developer Reimbursement. The Developer covenants and agrees that the Developer will construct the Development on the Phase I Site with an investment of at least Fifteen Million Dollars (\$15,000,000) (“Agreed Investment”), including the value of improvements to the Phase I Site, but excluding the cost of Public Infrastructure Improvements which are to be reimbursed as provided in this Section 4. If Developer has not expended or incurred expenses in the amount of the Agreed Investment by December 31, 2026, this Agreement shall terminate and be of no further force and effect as to the Developer Reimbursement Payments described below; provided, that upon such termination the School District shall receive one hundred percent (100%) of the amount it would have received but for the TIF Exemption.

(i) Commencing with the first collection year in which Service Payments are received with respect to the Phase I Site, and ending with the fifteenth collection year in which Service Payments are received with respect to such Phase I Site, the City shall pay semi-annually to the Developer (“Reimbursement Payments”), as reimbursement for the cost of Public Improvements made and paid for by the Developer, but solely from Service Payments received with respect to the Phase I Site pursuant to the TIF Ordinance, an amount equal to fifty percent (50%) of the real property taxes that the School District would have received from such Phase I Site, but for the TIF Exemption, pursuant to the following formula:

$$\text{Reimbursement Payments} = \text{Service Payments received} \times 50\% \times \frac{\text{School District effective millage}}{\text{Total effective millage}}$$

As used in the foregoing formula, School District effective millage shall not include any millage used to calculate the payment in Section 2, paragraph (ii) above.

Notwithstanding anything to the contrary contained in this Section 4, paragraph (i), the maximum amount payable to the Developer pursuant to this paragraph (i) from Service Payments which would, but for the TIF Exemption, be payable to the School District with respect to the Phase I Site shall be One Hundred Two Thousand and 00/100 Dollars (\$102,000) per year, as more fully described in **Exhibit A** attached hereto. Any excess Service Payments received by the City pursuant to this paragraph (i) shall be paid to the School District.

(ii) In addition to the amounts specified in paragraph (i), commencing with the first collection year in which Service Payments are received with respect to the Phase I Site, and ending with the fifteenth collection year in which Service Payments are received with respect to such Phase I Site, the City shall pay semi-annually to the Developer, as Reimbursement Payments, but solely from Service Payments received with respect to the Phase I Site pursuant to the TIF Ordinance, an amount equal to one hundred percent (100%) of the real property taxes that the City, Summit County, Summit Metroparks and the Akron/Summit County Library would have received from such parcels, but for the TIF Exemption.

Notwithstanding anything to the contrary contained in this Section 4, paragraph (ii), the maximum amount payable to the Developer pursuant to this paragraph (ii) from Service Payments which would, but for the TIF Exemption with respect to the Phase I Site, be payable to the City, Summit County, Summit Metroparks and the Akron/Summit County Library, shall be One Hundred Nine Thousand Three Hundred and 00/100 Dollars (\$109,300) per year, as more fully described in **Exhibit B** attached hereto. Any excess Service Payments received by the City pursuant to this paragraph (ii) shall be retained by the City and used for the purposes set forth in the TIF Ordinance.

(iii) The Developer's preliminary budget for the Public Improvements to be acquired, constructed and installed by the Developer is attached as **Exhibit C** hereto, which preliminary budget has been approved by the City. If the Reimbursement Payments are paid to the Developer prior to completion of the Development, the Developer shall submit a revised budget to the City, and upon completion of the Development, the Developer shall submit to the City a final allocation of costs for the Public Improvements, which allocation shall be reasonably acceptable to the City. In no event shall the sum of the Reimbursement Payments exceed the final costs of the Public Improvements as shown on the final allocation.

Section 5. Sharing of Information. The City agrees to cooperate to share information with the School District and the Developer as to its receipt of Service Payments upon request of the School District or the Developer, subject to any restrictions imposed by law, and shall provide the School District and the Developer with a copy of information it sends to the State to comply with annual reporting requirements in connection with the exemption under the TIF Ordinance.

Section 6. Amendment. This Agreement may be amended or modified by the parties only in writing, signed by both parties to the Agreement.

Section 7. Entire Agreement, Waiver of Notice. This Agreement sets forth the entire agreement and understanding between the parties as to the subject matter hereof and merges and supersedes all prior discussions, agreements, and undertakings of every kind and nature between the parties with respect to the subject matter of this Agreement. The School District hereby waives any notice requirements set forth in the TIF Act or in Sections 5709.82, 5709.83 and 5715.27(D) of the Ohio Revised Code with respect to the TIF Exemption and waives any defects or irregularities relating to the TIF Exemption.

Section 8. Notices. All payments, certificates and notices which are required to or may be given pursuant to the provisions of this TIF Agreement shall be sent by the United States certified mail, postage prepaid, return receipt requested, or by overnight delivery, and shall be deemed to have been given or delivered when so mailed or deposited in overnight delivery to the address set forth in the first paragraph of this TIF Agreement, to the attention of the Mayor, the Superintendent or the Manager, as applicable. Any party may change its address for receiving notices and reports by giving written notice of such change to the other parties.

Section 10. Severability of Provisions. The invalidity of any provision of this TIF Agreement shall not affect the other provisions of this TIF Agreement, and this TIF Agreement shall be construed in all respects as if any invalid portions were omitted.

Section 11. Counterparts. This Agreement may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument, and any party to this Agreement may execute this Agreement by signing any such counterpart.

*Signature Page Follows*

**IN WITNESS WHEREOF** the parties have caused this Agreement to be duly executed and delivered on the date set forth above.

**CITY OF MACEDONIA, OHIO**

**NORDONIA HILLS  
CITY SCHOOL DISTRICT**

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

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

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

By: \_\_\_\_\_  
President of the Board of Education

**MACEDONIA EMPIRE, LLC**

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

Name: \_\_\_\_\_

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

Approved as to form:

\_\_\_\_\_  
Mark V. Guidetti  
Director of Law Director  
City of Macedonia, Ohio



**SECTION 5705.41**  
**CERTIFICATE OF AVAILABILITY OF FUNDS**

The undersigned, Director of Finance of the City of Macedonia, Ohio (the "City"), hereby certifies in connection with the Tax Increment Financing Agreement among the City, the Nordonia Hills City School District and MACEDONIA EMPIRE, LLC, dated \_\_\_\_\_, 2021, that:

The amount required to meet the contract, obligation, or expenditure of the City during fiscal year 2021 for the attached, has been lawfully appropriated for the purpose, and is in the treasury or in process of collection to the credit of an appropriate fund, free from any outstanding obligation or encumbrance.

IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Director of Finance

Dated: \_\_\_\_\_, 2021

# EXHIBIT A

## Developer Portion of School's Share

City of Macedonia Proposed TIF Agreement <b>ADDITIONAL PROPERTY TAX TO NORDONIA HILLS CSD</b> \$204,000 annual property tax estimate		NHSCS = Nordonia Hills City School District										City Total	School Total	Developer Total
<u>Years 1 -10</u>		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10			
100% of school's property taxes	City	204,000	204,000	204,000	204,000	204,000	204,000	204,000	204,000	204,000	204,000	2,040,000		
Partnership Commitment Payment to NHSCS	School	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	(1,020,000)	1,020,000	
Payment to Developer	Developer	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	102,000	(1,020,000)		1,020,000
<u>Years 11 -30</u>		Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20			
100% of school's property taxes	City	204,000	204,000	204,000	204,000	204,000	204,000	204,000	204,000	204,000	204,000	2,040,000		
Partnership Commitment Payment to NHSCS	School	102,000	102,000	102,000	102,000	102,000						(510,000)	510,000	
Partnership Commitment Payment to NHSCS	School						204,000	204,000	204,000	204,000	204,000	(1,020,000)	1,020,000	
Payment to Developer	Developer	102,000	102,000	102,000	102,000	102,000	-	-	-	-	-	(510,000)		510,000
100% of school's property taxes	City	204,000	204,000	204,000	204,000	204,000	204,000	204,000	204,000	204,000	204,000	2,040,000		
Partnership Commitment Payment to NHSCS	School	204,000	204,000	204,000	204,000	204,000	204,000	204,000	204,000	204,000	204,000	(2,040,000)	2,040,000	
Payment to Developer	Developer	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>												-	<b>4,590,000</b>	<b>1,530,000</b>

NOTES: THE CITY WILL COLLECT 100% OF THE SCHOOL'S PROPERTY TAXES GENERATED BY THE DEVELOPMENT IMPROVEMENTS IN YEARS 1 - 15 (WHICH WILL BE RECEIVED IN THE FORM OF TIF PILOTS) AND MAKE AN ANNUAL PARTNERSHIP COMMITMENT PAYMENT TO THE SCHOOL'S IN EACH OF THOSE YEARS EQUAL TO 50% OF THE TAXES COLLECTED, UP TO A MAXIMUM OF \$102,000/YEAR.

PAYMENTS TO THE DEVELOPER WILL BE SECONDARY TO THE PAYMENTS TO NORDONIA HILLS CSD AND WILL BE UP TO A MAXIMUM OF \$102,000/YEAR.

EXAMPLE : \$190,000 IN SCHOOL PROPERTY TAXES COLLECTED, \$95,000 TO NORDONIA CSD AND \$95,000 TO DEVELOPER.  
\$210,000 IN SCHOOL PROPERTY TAXES COLLECTED, \$102,000 TO NORDONIA CSD AND \$102,000 TO DEVELOPER, BALANCE KEPT BY CITY.

IN YEARS 16 - 30 THE CITY WILL PASS ALONG 100% OF THE SCHOOL'S PROPERTY TAXES GENERATED BY THE IMPROVEMENTS.

DUE TO THE ABOVE AGREEMENT, THERE WILL NOT BE A SHARING OF PAYROLL TAXES.

AMOUNTS SHOWN THAT ARE BASED UPON PROPERTY TAXES ARE ESTIMATES.

## EXHIBIT B

### Developer Portion of City's Share

<b>City of Macedonia</b>													
Proposed TIF Agreement													
<b>ADDITIONAL PROPERTY TAX TO CITY</b>													
\$109,300 annual property tax estimate													
Years 1 -10		Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	<b>City Total</b>	<b>Developer Total</b>
100% of County/City property taxes	City	109,300	109,300	109,300	109,300	109,300	109,300	109,300	109,300	109,300	109,300	1,093,000	
Payment to Developer	Developer	(109,300)	(109,300)	(109,300)	(109,300)	(109,300)	(109,300)	(109,300)	(109,300)	(109,300)	(109,300)	(1,093,000)	1,093,000
<hr/>													
Years 11 -20		Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20		
100% of County/City property taxes	City	109,300	109,300	109,300	109,300	109,300						546,500	
Payment to Developer	Developer	(109,300)	(109,300)	(109,300)	(109,300)	(109,300)	-	-	-	-	-	(546,500)	546,500
100% of County/City property taxes							109,300	109,300	109,300	109,300	109,300	546,500	
<hr/>													
Years 21 -30		Yr 21	Yr 22	Yr 23	Yr 24	Yr 25	Yr 26	Yr 27	Yr 28	Yr 29	Yr 30		
100% of County/City property taxes	City	109,300	109,300	109,300	109,300	109,300	109,300	109,300	109,300	109,300	109,300	1,093,000	
Payment to Developer	Developer	-	-	-	-	-	-	-	-	-	-	-	-
												<b>1,639,500</b>	<b>1,639,500</b>

NOTES: THE CITY WILL COLLECT 100% OF THE COUNTY/CITY PROPERTY TAXES GENERATED BY THE DEVELOPMENT IMPROVEMENTS IN YEARS 1 - 15 (WHICH WILL BE RECEIVED IN THE FORM OF TIF PILOTS) AND MAKE AN ANNUAL PAYMENT TO THE DEVELOPER OF 100% OF THOSE TAXES COLLECTED UP TO A MAXIMUM OF \$109,300/YEAR.

EXAMPLES : \$98,000 IN COUNTY/CITY PROPERTY TAXES COLLECTED, \$98,000 TO DEVELOPER.  
 \$110,000 IN COUNTY/CITY PROPERTY TAXES COLLECTED, \$109,300 TO DEVELOPER, BALANCE KEPT BY CITY.

IN YEARS 16 - 30 THE CITY WILL KEEP 100% OF THE COUNTY/CITY PROPERTY TAXES GENERATED BY THE IMPROVEMENTS.

DUE TO THE ABOVE AGREEMENT, THERE WILL NOT BE A SHARING OF PAYROLL TAXES.

AMOUNTS SHOWN THAT ARE BASED UPON PROPERTY TAXES ARE ESTIMATES.

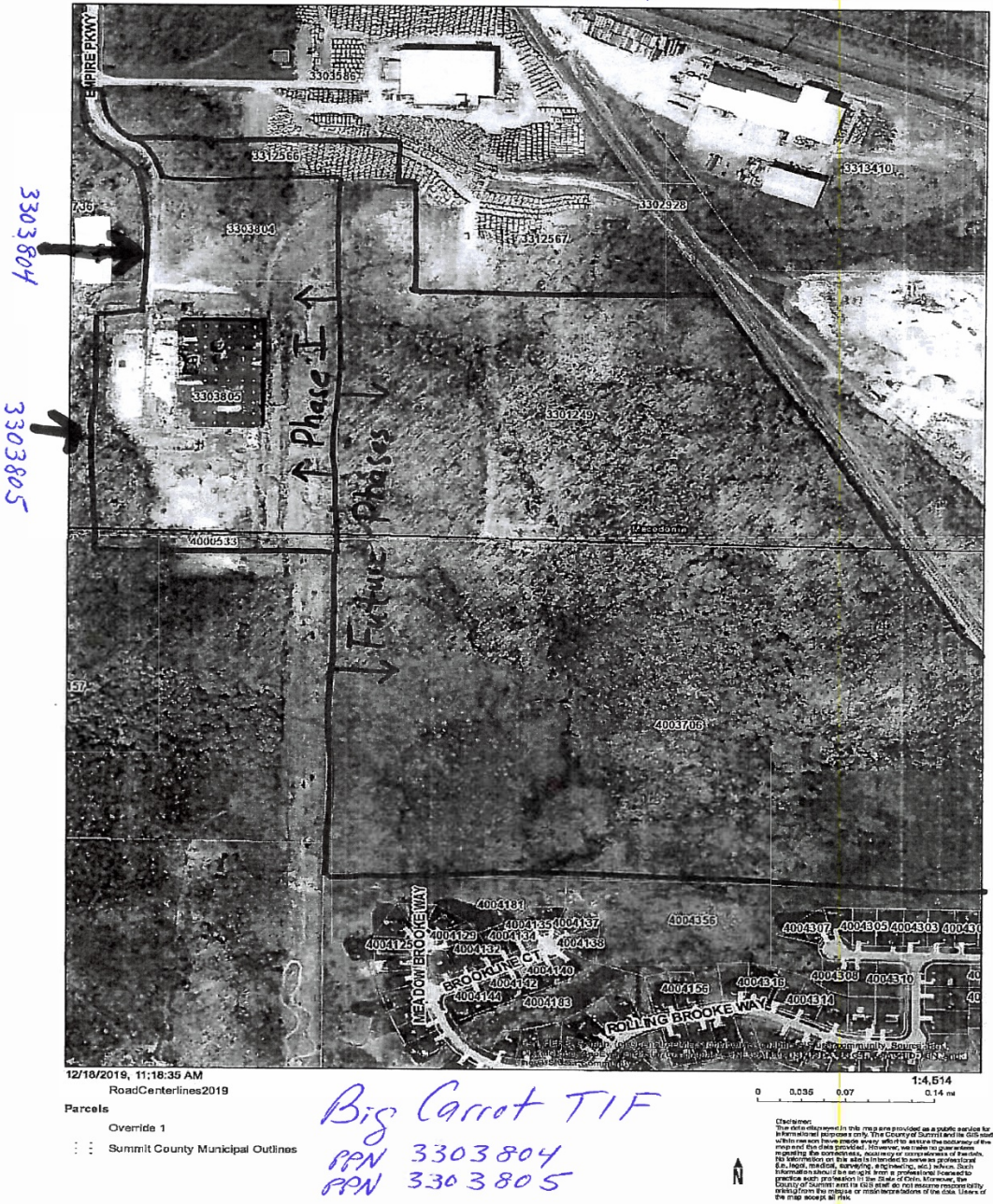
Exhibit C

Public Improvement Budget

Exhibit D

Phase I Site

Exhibit A



ORIGINATOR: FINANCE DEPARTMENT

SPONSOR: Garvas

**CITY OF MACEDONIA  
RESOLUTION NO. 46 -2021**

**A RESOLUTION  
ACKNOWLEDGING A CITY OF MACEDONIA POLICY AS TO BLANKET  
PURCHASE ORDERS**

**WHEREAS**, the City of Macedonia has historically followed the Ohio Revised Code and its specific allowance for the use of blanket purchase orders in appropriate circumstances to properly authorize the expenditure of public funds for goods and services; and

**WHEREAS**, City Council now desires to formally acknowledge the City's policy for the use of blanket purchase orders consistent with the requirements of the Ohio Revised Code, including R.C. § 5705.41 et seq., as being in the best interest of the City of Macedonia and its residents; and

**WHEREAS**, Council further recognizes an established limit on the amount of blanket purchase orders that may be certified by the Director of Finance per R.C. § 5705.41(D)(3) of not to exceed \$50,000; and

**WHEREAS**, the Council deems it necessary and in the best interest of the City of Macedonia and its residents to acknowledge said policy and not-to-exceed limit.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Macedonia, County of Summit and State of Ohio, that:

**Section 1.** The City's policy for the use of blanket purchase orders consistent with the requirements of the Ohio Revised Code, including R.C. § 5705.41 et seq., is hereby and herein acknowledged, along with a limit on the maximum blanket purchase order amount of \$50,000.

**Section 2.** If deemed necessary by the City Administration, the City's Director of Finance, in consultation with the City's Director of Law, is authorized to create a written policy consistent with this Resolution as to the use of blanket purchase orders by the City.

**Section 3.** The Clerk of Council is hereby authorized and directed to forthwith submit a copy of said information along with a copy of this Resolution to the Office of the Summit County Auditor.

**Section 4.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of Council and of any of its committees that resulted in such formal action

were in meetings open to the public in compliance with all legal requirements.

**Section 5.** Wherefore, this Resolution shall become effective upon its adoption by Council and signature of the Mayor or as otherwise be provided for in law.

PASSED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

POSTED: \_\_\_\_\_

MAYOR: \_\_\_\_\_  
Nicholas Molnar

ATTEST: \_\_\_\_\_  
Jon Hoover, Clerk of Council

ORIGINATOR: ADMINISTRATION

SPONSOR: Tulley

**CITY OF MACEDONIA, OHIO  
ORDINANCE NO. 47 -2021**

**AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO  
AN AGREEMENT WITH THE TOWNSHIP OF SAGAMORE HILLS, OHIO TO  
PROVIDE EMERGENCY FIRE AND MEDICAL SERVICES TO THE TOWNSHIP**

**WHEREAS**, the City of Macedonia Fire Department currently provides emergency fire and medical services to Sagamore Hills Township through an agreement previously entered into between the City and Township, which agreement is set to expire in September 2021; and

**WHEREAS**, the City and Sagamore Hills Township wish to enter into a successor agreement to transfer responsibility for providing emergency fire and medical services from the Township to the City of Macedonia through the City’s Fire Department, and to reimburse the City for the same based on mutually-agreeable terms; and

**WHEREAS**, The City of Macedonia, through its Fire Department, is capable and willing to provide such services to the Township; and

**WHEREAS**, Council wishes to authorize the Mayor to enter into a contract with the Township for this purpose.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Macedonia, County of Summit and State of Ohio:

**Section 1.** That the Mayor is hereby authorized to enter into an agreement with the Township of Sagamore Hills, Ohio for the City to provide emergency fire and medical services to the Township in accordance with the terms as more fully described in the Agreement attached hereto as Exhibit “A” and incorporated herein by reference.

**Section 2.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

**Section 3.** This Ordinance shall take effect upon adoption by Council and signature of the Mayor or after the earliest period allowed by law.

PASSED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

POSTED: \_\_\_\_\_

MAYOR: \_\_\_\_\_  
Nicholas Molnar

ATTEST: \_\_\_\_\_  
Jon Hoover, Clerk of Council



ORIGINATOR: SERVICE DEPARTMENT

SPONSOR: Brandt

**CITY OF MACEDONIA  
ORDINANCE NO. 48 – 2021**

**AN ORDINANCE  
PROVIDING FOR A SENIOR SNOW REMOVAL  
PROGRAM FOR THE 2021-2022 WINTER SEASON**

**WHEREAS**, Council deems it necessary and in the best interest of the health, safety and welfare of the senior residents of the City to provide a Senior Snow Removal Program for the 2021-2022 winter season.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Macedonia, County of Summit and State of Ohio:

**Section 1.** That the Senior Snow Removal Program is hereby and herein provided for the 2021-2022 winter season within the following guidelines:

1. All applicants must be residents of the City of Macedonia;
2. All applicants must be at least 65 years old and/or disabled and have no one living within their residence capable of shoveling snow;
3. Proofs of age and disability with a current physician's statement detailing the disability are required upon application;
4. The Program will provide one push of snow within a 24-hour period when snowfalls exceed 3" of new snow;
5. The income level of all applicants must not exceed 100% of the most recent HUD very low-income limit for the Akron, Ohio metropolitan statistical area;
6. All applicants must provide proof of income;
7. The Mayor has the discretion under extraneous circumstances to increase the income threshold on case-by-case basis; and
8. Any and all other regulations adopted by the Administration.

**Section 2.** The Director of Service and/or the Director of Finance is authorized to request proposals to provide this service to the City at a cost not to exceed \$13.50 per push along with other usual and customary regulations.

**Section 3.** The Director of Finance is authorized to undertake any and all action in order to carry out the funding for the 2021-2022 Senior Snow Removal Program.

**Section 4.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

**Section 5.** Wherefore, this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

POSTED: \_\_\_\_\_

MAYOR: \_\_\_\_\_  
Nicholas Molnar

ATTEST: \_\_\_\_\_  
Jon Hoover, Clerk of Council



# FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](http://HUD.gov) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

## FY 2021 Income Limits Summary

Selecting any of the buttons labeled "Click for More Detail" will display detailed calculation steps for each of the various parameters.

FY 2021 Income Limit Area	Median Family Income <a href="#">Click for More Detail</a>	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Akron, OH MSA	\$83,300	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	28,050	32,050	36,050	<b>40,050</b>	43,300	46,500	49,700	52,900
		Extremely Low Income Limits (\$)* <a href="#">Click for More Detail</a>	16,850	19,250	21,960	<b>26,500</b>	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	44,900	51,300	57,700	<b>64,100</b>	69,250	74,400	79,500	84,650

**NOTE:** Summit County is part of the **Akron, OH MSA**, so all information presented here applies to all of the **Akron, OH MSA**.

The **Akron, OH MSA** contains the following areas: Portage County, OH; and Summit County, OH.

\* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2021 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2021 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

[FY2020 Median Family Income and Income Limits for Akron, OH MSA](#)

Select a different county or county equivalent in Ohio:

- Sandusky County ▲
- Scioto County
- Seneca County
- Shelby County
- Stark County
- Summit County ▼

Select any FY2021 HUD Metropolitan FMR Area's Income Limits:

- Akron, OH MSA ▼
- Select HMFA Income Limits Area

# Stewart Landscaping

Delivering quality landscape work to surpass our customer's expectations

7641 Chaffee Road  
Sagamore Hills, Oh 44067  
(330) 467-9505 Office (216) 214-2447 Cell.  
Email: Dschaub00@yahoo.com

To:

City Of Macedonia
9691 Valley View Rd
Macedonia, Oh 44056

- Landscape proposal
- Lawn maintenance proposal
- Snow plowing proposal
  
- Telephone book
- Newspaper
- Referral
- Other *Contractor since 2005*

Phone: 330-468-8324      Cell: \_\_\_\_\_      Date 8-9-21  
Work: \_\_\_\_\_      Fax: \_\_\_\_\_      E-mail: \_\_\_\_\_      Contact: \_\_\_\_\_

We hereby submit specifications and estimate for services as follows:

	\$ Price plus tax
Senior citizen snow plow service for 2021-2022	
1. Plow pre-determined route of senior drives.	
2. Plow after 3" of snow.	\$13.50 per Driveway
3. Plow after notification from city.	
4. Staking of driveways	
5. \$13.50 per driveway per plow.	
6. Snowfalls of more than 6" will require a 2 <sup>nd</sup> plowing within a 24hr. timeframe	
7. 3 trucks/routes will be utilized so as to complete within 4 hours of starting the routes	

All material is guaranteed be as specified. All work shall be completed in a workman like manner according to industry standard practices.

Any alteration of deviation from the above specifications involving extra cost will be done only upon a written change order. The costs will become an extra charge over and above the original estimate.

All elements of this agreement are contingent upon accidents, acts of God, or delays beyond our control. This estimate does not include material price increases, or additional labor and materials which may be required should unforeseen problems or ground conditions arise after the work has started.

Stewart Landscaping shall not be held responsible for any cut, broken, or damaged electrical wires, cable wires, phone lines, or anything else buried less than 4" below the surface of the ground. We shall also not be responsible for any cut or damaged irrigation systems in the ground at any depth.

All shrubs and trees carry a 1 year 1 time replacement with proper care.

All Unilock projects carry a 1 year workmanship and lifetime product Guarantee, unless otherwise specified.

We propose: Herby to furnish material and labor in Accordance with the above specifications for the sum of:

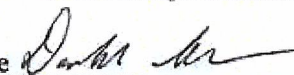
\$ 13.50 per driveway per plowing  
Quotes for weeding or pruning are based on site conditions on day of estimate and are subject to change if conditions are different when the work is performed

Payment for maintenace program shall be on a monthly basis

All other services require 50% down before work shall start and the balance due upon completion of the job.  
The above quoted price(s) are good for 1 month from the date of estimate.

Any balance owed after 30 days shall be charged a \$30 late fee and interest at a rate of 1.5% per month.

Any balance not paid within 45 days shall be subject to collection.

Authorized signature 

Acceptance of proposal: The above prices, specifications, and conditions are satisfactory and are herby accepted.  
You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_ Date \_\_\_\_\_

ORIGINATOR: SERVICE DEPARTMENT

SPONSOR: Tulley

**CITY OF MACEDONIA  
ORDINANCE NO. 49 -2021**

**AN ORDINANCE  
AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH VALLEY  
VIEW PROPERTY MAINTENANCE LLC FOR A SENIOR GUTTER CLEANING  
PROGRAM FOR THE FALL 2021 SEASON**

**WHEREAS**, Council deems it necessary and in the best interest of the health, safety and welfare of the senior residents of the City to provide a Senior Gutter Cleaning Program, providing a one-time only cleaning, for the 2021 Fall season; and

**WHEREAS**, Council authorizes the Mayor to enter into an agreement with Valley View Property Maintenance LLC to provide this one-time cleaning to the eligible seniors who have applied to the Service Department for this Program.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Macedonia, County of Summit and State of Ohio:

**Section 1.** That the Senior Gutter Cleaning Program, providing a one-time only cleaning, is hereby and herein provided for the 2021 Fall season within the following guidelines:

1. All applicants must be residents of the City of Macedonia;
2. All applicants must be at least 65 years old and/or disabled and have no one living within their residence capable of cleaning their home's gutters;
3. Proofs of age and disability with a current physician's statement detailing the disability are required upon application;
4. The Program will provide one gutter cleaning for 2021 Fall season.
5. The income level of all applicants must not exceed 100% of the most recent HUD very low-income limit for the Akron Ohio MSA;
6. All applicants must provide proof of income;
7. The Mayor has the discretion under extraneous circumstances to increase the income threshold on case by case basis; and
8. Any and all other regulations adopted by the Administration.

**Section 2.** That Payment to Valley View Property Maintenance LLC shall be provided for and the following sums are hereby set aside and appropriated as set forth herein as Exhibit "A."

**Section 3.** The Administration has conducted a certified search of the Finding for Recovery Database on the Ohio Auditor of State website, and the proposed vendor in this contract is not listed therein.

**Section 4.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

**Section 5.** Wherefore, this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

POSTED: \_\_\_\_\_

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

Nicholas Molnar

ATTEST: \_\_\_\_\_

Jon Hoover, Clerk of Council



## **SERVICE QUOTE**

**Macedonia Senior Citizen Gutter Cleaning 2021**

### **Description.**

**Remove all leaves and debris from roof, and gutter. Flush system out with jet hose to ensure a clear downspout.**

**Homes with gutter screen guards, will use jet hose to clean/ flush system out.**

**WILL NOT remove any guards/screens or downspouts that requires tools to take off. If we are able to move them by hand and if it is needed will do then.**

**Will remove all debris from property collected during the visit.**

**Will ask customer to sign knowing we were there that day, if homeowner happens to not be home, will leave a letter on the front door/mailbox stating we were there that day and cleaned the gutters.**

### **Cost.**

**\$70.00 per home non taxable**

**Roughly 40 houses in past years, +/- 10 homes, total cost for 40 homes**

**\$2,800.00 non taxable.**

ORIGINATOR: SERVICE DEPARTMENT

SPONSOR: Ventura

**CITY OF MACEDONIA  
ORDINANCE NO. 50 - 2021**

**AN ORDINANCE  
PROVIDING FOR AND AUTHORIZING A REFUSE COLLECTION SUBSIDY FOR  
SENIOR CITIZENS AND MAKING APPROPRIATION FOR THAT SUBSIDY**

**WHEREAS**, Council deems it necessary and in the best interest of the health, safety and welfare of the senior citizens and for those seniors who are seriously disabled of the City of Macedonia to provide for and authorize the Refuse Collection Subsidy created pursuant to Ordinance No. 74-2006 whereby a refuse collection subsidy was established and authorizes the Director of Finance to make appropriation for that subsidy for the 2021 year.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Macedonia, County of Summit and State of Ohio:

**Section 1.** That a Refuse Collection Subsidy is hereby and herein provided for and authorized for qualifying senior citizens.

**Section 2.** Participants in the Senior Citizen Refuse Collection Subsidy must abide by the following regulations:

1. All applicants must be 65 years of age or older and/or seriously disabled;
2. The income level of all applicants must not exceed 100% of the most recent HUD very low-income limit for the Akron Ohio MSA;
3. All applicants must provide proof of age and/or disability;
4. All applicants must provide proof of income; and
5. Any and all other regulations adopted by the administration.

**Section 3.** The Director of Finance is authorized to appropriate the amount not to exceed \$15,000.00 from the unappropriated balance of the General Fund (101) in order to establish this refuse collection subsidy for senior citizens.

**Section 4.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

**Section 5.** Wherefore, this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_

EFFECTIVE: \_\_\_\_\_

POSTED: \_\_\_\_\_

MAYOR: \_\_\_\_\_  
Nicholas Molnar

ATTEST: \_\_\_\_\_  
Jon Hoover, Clerk of Council