



September 6, 2022

TO: Council Members
Mayor Molnar
Directors
Staff
Media

From: Clerk of Council

RE: **AGENDA – Work Session & Regular Meeting: Thursday, September 8, 2022**
“Council Office Hours” with Councilor Finley: 6:45pm
Work Session: 7:15pm
Council Meeting: 7:30pm

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE BY MAYOR NICHOLAS MOLNAR

III. APPROVAL OF MINUTES [J. BRANDT, J. GARVAS]

Thursday, August 25, 2022 – Regular Council Meeting

IV. PUBLIC COMMENTS

V. CORRESPONDENCE

VI. PENDING &/OR NEW LEGISLATION

ORD.NO. 49 - 2022 [J. GARVAS, J. BRANDT]

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

1st Read 8-25-2022
2nd Read
3rd Read

ORD.NO. 50 - 2022 [J. TULLEY, V. VENTURA]

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

1st Read 8-25-2022
2nd Read
3rd Read

ORD.NO. 51 - 2022 [V. VENTURA, J. GARVAS]

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

1st Read 8-25-2022
2nd Read
3rd Read

ORD.NO. 59 - 2022 [J. Brandt, V. Ventura]

AN ORDINANCE AMENDING ORDINANCE NO. 4-2021 RELATIVE TO THE COMPENSATION SCHEDULE FOR THE NON-UNION CITY EMPLOYEES OF MACEDONIA

1st Read
2nd Read
3rd Read

ORD.NO. 60 - 2022 [J. Tulley, D. Finley]

AN ORDINANCE AMENDING SECTION 161.20 OF THE CODIFIED ORDINANCES OF THE CITY OF MACEDONIA REGARDING BENEFITS FOR THE POSITION OF CERTIFIED SCHOOL RESOURCE OFFICER

1st Read
2nd Read
3rd Read

VII. MOTIONS/OTHER LEGISLATIVE ACTION

VIII. MAYOR’S REPORT

IX. COMMITTEE REPORTS

X. DEPARTMENT REPORTS

Service Department:	Director Daniel Wilson
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 Robert Rodic
IT Department:	Director Kyle Collins
Law Department:	Director Mark Guidetti

XI. UNFINISHED BUSINESS

XII. NEW BUSINESS

XIII. ADJOURNMENT [D. FINLEY, J. GARVAS]

September

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

***Public Comment for those not able to attend in-person at the September 8th Council Meeting should be sent to Clerk of Council Jon Hoover at jhoover@macedonia.oh.us . Public comment must be received no later than the close of business on September 7th, 2022 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

September							2022
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	
				1 Mayor's Court	2	3	
4	5 Labor Day	6	7	8 City Council Work Session & Meeting Mayor's Court	9	10	
11	12	13	14	15 Mayor's Court	16	17	
18	19 Planning Commission	20	21 Parks & Rec Commission Board of Zoning Appeals	22 City Council Work Session & Meeting Mayor's Court	23	24	
25	26	27 Longwood Manor Historical Society Meeting	28	29	30		

Record of Proceedings
Regular Council Meeting
August 25th, 2022

1 Presiding Officer, Mayor Nicholas Molnar called the August 25th, 2022 regular meeting to order at
2 7:30p.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. Brandt moved, second by Mr. Garvas, to **approve the minutes of the regular meeting of July 28,**
13 **2022 as received from the Clerk of Council.** The motion carried unanimously upon a voice vote.

14
15 **PUBLIC COMMENTS:**

16
17 ~**Karen Bartolozzi, 1377 Driftwood Lane** shared that she would like Macedonia to opt out of the recent
18 change in State law regarding fireworks. She also thanked the Service Department crew that dug out the
19 ditch in front of her and her neighbor's homes and were proactive in facilitating the repair of a pipe hole
20 they discovered. She further questioned what the road maintenance plans are for the road she lives on, as
21 her belief is the condition has deteriorated rapidly from when it was last repaired. When Ms. Bartolozzi
22 asked about ditch enclosures, she was informed by Mayor Molnar and Ms. Brandt that the City does not
23 perform them but requires a permit for the resident to then contract with someone to perform the work.

24
25 ~**State Representative Bill Roemer** expressed his pleasure to attend this Council meeting, as it his
26 intention to visit every community that he represents every year to make sure he knows the issues facing
27 the elected officials and department heads. Rep. Roemer also commented he likes to see the presence of
28 younger people in attendance and referenced two gentlemen who used to always attend Macedonia City
29 Council meetings. He committed to working closely with residents of the district, should he be re-elected
30 in November.

31
32 **CORRESPONDENCE:** The Clerk of Council reported on feedback received from residents on the
33 State's recent law change as it pertains to fireworks. Twenty-one Macedonia residents provided
34 feedback, with thirteen wanting the City to opt out of the law and ban fireworks, while eight were in favor
35 of allowing individuals to use them. Reasons given to support a ban ranged from: 1) fireworks are too
36 dangerous and should be left to the professionals, 2) they can be traumatic for veterans and animals, and
37 3) those that light them don't always follow the rules and/or social etiquette and instead shoot them off at
38 any time of the day or night. Reasons given to support allowing fireworks included: 1) police would be
39 distracted and spend an inordinate amount of time responding to complaints, 2) fireworks are a tradition
40 celebrating America, and 3) residents should be able to celebrate occasions with fireworks beyond
41 Independence Day.

42
43 ~**Wes Hensley, 570 Oakview Drive** shared his thoughts on fireworks that were included in the summary,
44 but also expressed concern over a lack of yard upkeep in the community and his belief that it was
45 unattractive and a detriment to the community. He would like to know if this is being addressed.

46
47 ~**Anne and Tim, 8505 Bella Drive** sent an e-mail in thanks to the Fire and Police Department personnel
48 that came to their granddaughter's lemonade stand.

49
50 **INTRODUCTION, READINGS & ADOPTION OF LEGISLATION**

51
52 **ORDINANCE NO. 49-2022**

Record of Proceedings
Regular Council Meeting
August 25th, 2022

53 AN EMERGENCY ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF
54 REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS
55 TO BE MADE WHICH DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE
56 IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES,
57 ESTABLISHING AN “OPTIMA MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT
58 EQUIVALENT FUND” FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO
59 OHIO REVISED CODE SECTIONS 5709.40, 5709.42 & 5709.43 was offered by Mr. Garvas for **first**
60 **reading by title only.**

61
62 Dir. Veres provided a brief synopsis of what a TIF (Tax Increment Financing) is as way of explanation
63 for Ordinances 49-51.

64
65 **ORDINANCE NO. 50-2022**

66 AN EMERGENCY ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF
67 REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS
68 TO BE MADE WHICH DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE
69 IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES,
70 ESTABLISHING A “SPACE PLACE MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT
71 EQUIVALENT FUND” FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO
72 OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43 was offered by Ms. Tulley for **first**
73 **reading by title only.**

74
75 **ORDINANCE NO. 51-2022**

76 AN EMERGENCY ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF
77 REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS
78 TO BE MADE WHICH DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE
79 IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES,
80 ESTABLISHING A “WAVE CAR WASH MUNICIPAL PUBLIC IMPROVEMENT TAX
81 INCREMENT EQUIVALENT FUND” FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS
82 PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43 was offered by
83 Mr. Ventura for **first reading by title only.**

84
85 **ORDINANCE NO. 52-2022**

86 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH
87 VALLEY VIEW PROPERTY MAINTENANCE, L.L.C. FOR A SENIOR GUTTER CLEANING
88 PROGRAM FOR THE FALL 2022 SEASON, AND APPROPRIATING FUNDS FOR THE SAME was
89 offered by Ms. Tulley for **first, second and third reading by title only.** Seconded by Mr. Ventura. The
90 motion carried unanimously by a voice vote.

91
92 The Mayor explained Ordinances 52-54 are services the City offers to senior residents under a certain
93 income level, and more information such as eligibility can be answered by Finance Director Veres.

94
95 Ms. Tulley and Mayor Molnar noted the gentlemen Rep. Roemer referenced during the public comments
96 portion of the meeting, Chuck Loparo and Mike Kronjak, were the impetus for the three pieces of
97 legislation pertaining to senior services before Council this evening.

98
99 Ms. Tulley moved, second by Mr. Ventura, to **adopt ORD.NO. 52-2022 and post the same according**
100 **to law.** Motion carried unanimously by a voice vote. **ORD.NO. 52-2022 declared and adopted.**

101
102 **ORDINANCE NO. 53-2022**

103 AN ORDINANCE PROVIDING FOR A SENIOR SNOW REMOVAL PROGRAM FOR THE 2022-
104 2023 WINTER SEASON was offered by Mr. Garvas for **first, second and third reading by title only.**
105 Seconded by Mr. Finley. The motion carried unanimously by a voice vote.

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106
107 Mr. Garvas moved, second by Mr. Finley, to **adopt ORD.NO. 53-2022 and post the same according to**
108 **law.** Motion carried unanimously by a voice vote. **ORD.NO. 53-2022 declared and adopted.**
109

110 **ORDINANCE NO. 54-2022**

111 AN ORDINANCE PROVIDING FOR AND AUTHORIZING A REFUSE COLLECTION SUBSIDY
112 FOR SENIOR CITIZENS AND MAKING APPROPRIATIONS FOR THAT SUBSIDY was offered by
113 Mr. Ventura for **first, second and third reading by title only.** Seconded by Ms. Tulley. The motion
114 carried unanimously by a voice vote.
115

116 Mr. Ventura moved, second by Ms. Tulley, to **adopt ORD.NO. 54-2022 and post the same according**
117 **to law.** Motion carried unanimously by a voice vote. **ORD.NO. 54-2022 declared and adopted.**
118

119 **RESOLUTION NO. 55-2022**

120 A RESOLUTION AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A
121 CONTRACT WITH ENVIRONMENTAL FLOORING GROUP, L.L.C. FOR THE CITY OF
122 MACEDONIA RECREATION CENTER ACTIVITY ROOM FLOORING REMODEL PROJECT was
123 offered by Mr. Finley for **first, second and third reading by title only.** Seconded by Ms. Tulley. The
124 motion carried unanimously by a voice vote.
125

126 Dir. Chadock stated this resolution adds the Activity Room of the Recreation Center to the flooring
127 remodel project
128

129 Mr. Finley moved, second by Ms. Tulley, to **adopt RES.NO. 55-2022 and post the same according to**
130 **law.** Motion carried unanimously by a voice vote. **RES.NO. 55-2022 declared and adopted.**
131

132 **ORDINANCE NO. 56-2022**

133 AN ORDINANCE AMENDING ORDINANCE NO. 4-2021 RELATIVE TO THE COMPENSATION
134 SCHEDULE FOR THE NON-UNION CITY EMPLOYEES OF MACEDONIA & RECOGNIZING THE
135 AMENDED POSITION DESCRIPTION FOR THE POSITION OF SERVICE DEPARTMENT
136 SUPERVISOR was offered by Mr. Ventura for **first, second and third reading by title only.** Seconded
137 by Mr. Garvas. The motion carried unanimously by a voice vote.
138

139 Dir. Wilson stated this ordinance allows for the shifting in job titles to address the current building needs,
140 and by raising the pay rate the hope is to attract candidates that would possess the skills and experience
141 needed in the position. The Mayor further stated the previous pay rate for the position was approximately
142 \$15 per hour, which would be difficult to attract a candidate that would be responsible for millions of
143 dollars of assets.
144

145 Mr. Ventura moved, second by Ms. Garvas, to **adopt ORD.NO. 56-2022 and post the same according**
146 **to law.** Motion carried unanimously by a voice vote. **ORD.NO. 56-2022 declared and adopted.**
147

148 **ORDINANCE NO. 57-2022**

149 AN ORDINANCE AMENDING ORDINANCE NO. 4-2021 RELATIVE TO THE COMPENSATION
150 SCHEDULE FOR THE NON-UNION CITY EMPLOYEES OF MACEDONIA was offered by Ms.
151 Brandt for **first, second and third reading by title only.** Seconded by Mr. Ventura. The motion carried
152 unanimously by a voice vote.
153

154 The Mayor stated with the recent vacancy in the Clerk of Courts, it was noticed that the pay rate for this
155 position had not changed in 22 years. Given the complexity of the job it was deemed necessary to
156 increase the rate of pay for the position to reflect that.
157

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158 Ms. Brandt moved, second by Mr. Ventura, to **adopt ORD.NO. 57-2022 and post the same according**
159 **to law.** Motion carried unanimously by a voice vote. **ORD.NO. 57-2022 declared and adopted.**
160

161 **ORDINANCE NO. 58-2022**

162 AN EMERGENCY ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT
163 WITH GREVE CHRYSLER JEEP DODGE RAM FOR THE PURCHASE OF SIX (6) FORD
164 EXPLORERS FOR THE CITY POLICE DEPARTMENT IN AN AMOUNT NOT TO EXCEED
165 \$422,000.00 WITHOUT THE NECESSITY OF ADVERTISEMENT AND FORMAL BIDDING was
166 offered by Mr. Finley for **first, second and third reading by title only.** Seconded by Mr. Ventura. The
167 motion carried unanimously by a voice vote.
168

169 Chief Golden expressed the difficulty in acquiring vehicles to purchase, and that the City will move ahead
170 with whichever model of vehicle, Ford or Dodge, can be purchased first. The Mayor reiterated many of
171 the current police cruisers have very high mileage, which tends to lead to more mechanical problems.
172 There are orders in for both Ford and Dodge vehicles, and the City will purchase whichever vehicles are
173 first available.
174

175 Mr. Finley moved, second by Mr. Ventura, to **amend ORD.NO. 58-2022 to replace any references to**
176 **“Greve Chrysler Jeep Dodge Ram” with “StateWide Ford Lincoln”.** The motion carried
177 unanimously by a voice vote.
178

179 Mr. Finley moved, second by Mr. Ventura, to **adopt ORD.NO. 58-2022 and post the same according to**
180 **law.** Motion carried unanimously by a voice vote. **ORD.NO. 58-2022 declared and adopted.**
181

182 **MOTIONS / OTHER LEGISLATIVE ACTION:**

183
184 Ms. Tulley moved, second by Ms. Brandt to **accept the donations with values as set forth in the**
185 **“Health Fair Donor List” provided by the City Administration.** Motion carried unanimously by a
186 voice vote.
187

188 The Mayor read all the business names that donated to the Health Fair.
189

190 Ms. Brandt moved, second by Ms. Tulley to **accept as an anonymous donation the amount of \$5,000 to**
191 **be utilized by the Macedonia Police Department for certain law enforcement purposes.** Motion
192 carried unanimously by a voice vote.
193

194 Mr. Ventura moved, second by Mr. Garvas to **accept the donation of an American flag by the Tom**
195 **Dirmyer Family.** Motion carried unanimously by a voice vote.
196

197 Mr. Ventura explained this flag had been draped over the coffin of Mr. Dirmyer’s father-in-law and they
198 felt it would be better used by the City at the appropriate time.
199

200 **MAYOR’S REPORT**

201
202 ~Regarding fireworks, Chief Golden was asked by the Mayor whether there was an increase in
203 calls over the recent holiday to which he responded there were no more than usual

204 ~The recent Activity Fair at Nordonia High School allowed members of the Junior Council to
205 speak with fellow students about the opportunities to get involved

206 ~TJ Maxx is coming in at the space next to Burlington

207 ~IHOP now has full electricity, and the project can move forward

208 ~School started today, so please be aware of buses out on the road

209 ~Several people have complimented the flowers along Route 82. More beautification efforts to
210 come in the Fall

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211 ~Don't drive distracted—put the phones down and drive the car!
212

213 **COMMITTEE REPORTS**
214

215 **Parks & Recreation Commission:** Ms. Brandt reported the Commission met on August 22 and
216 discussed the tree and brush clearing in Longwood Park. Youth sports programming is through the roof
217 this year. Touch a Truck happened on August 11 and was a fantastic event. The next meeting will be on
218 September 21st.
219

220 **Finance Committee:** Mr. Garvas stated there is a tentative Finance Committee meeting before the
221 September 22 Council meeting, which will cover the 5-year capital plan.
222

223
224
225 **DEPARTMENT REPORTS**
226

227 **Service Department:** Director Wilson – The bathroom project at Veterans Park is moving along. The
228 flooring in the City Center is complete. Flower basket maintenance has been a big part of the recent
229 work, while streetlight repair is a little behind because of the electrician tending to multiple tasks. ADA
230 ramps have been completed outside the City Center.
231

232 **Engineer:** Director Gigliotti – The 2022 road resurfacing has been finished for the season, which
233 included 8 roads.
234

235 **Parks and Recreation Department:** Director Chadock – Maintenance week is complete, and the
236 Recreation Center is now re-opened. The flooring project is coming together piece by piece, with the
237 hope to be completed by the end of 2022. Sports programming is booming, with the highest registration
238 to date. AEDs have been installed in the parks, minus Veterans. Brush clearing at Longwood Park is
239 ongoing. Field C lighting at Longwood Park will be going in October.
240

241 **Finance Department:** Director Veres – The right-in, right-out project at Golden Link special assessment
242 was filed with the County. Of the twelve parcels that were assessed, three of them paid up front and the
243 other nine will be assessed on their property tax bills over a twenty-year period. Thanks to everyone
244 involved: three Mayors (Kuchta, Migliorini, Molnar), Law Director Mark Guidetti, Executive Assistant
245 Diana Augustine, City Engineer Joe Gigliotti, municipal financial adviser Matt Stuczynski, special
246 assessment bond counsel Calfee, Halter & Griswold's Virginia Benjamin and Blake Beachler.
247

248 **Fire Department:** Chief Ripley – Hydrant flushing still ongoing but will be completed this year. There
249 is trouble finding parts for Fire Department vehicles that are down. There will be an open house on
250 October 13th with food trucks on location.
251

252 **Police Department:** Chief Golden – School is back in session and lights will flash indicating 20mph
253 speed limit in school zones. Active shooter training took place at Nordonia High School yesterday, with
254 more planned at other schools.
255

256 **HR Department:** Director Smith – Absent
257

258 **Building Department:** Commissioner Rodic – Absent
259

260 **IT Department:** Director Collins – A new backup server has been rolled out, which has greatly
261 decreased the time needed for the nightly backup to take place.
262

263 **Law Department:** Director Guidetti – No report

Record of Proceedings
Regular Council Meeting
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UNFINISHED BUSINESS: Ms. Brandt thanked residents for providing their opinions on the new State fireworks law and encouraged more feedback. Clarification was given as to what and when, specifically the new law allows fireworks to be used, referencing a page on the City website where residents can find more information. The issue is not a referendum, and no vote is being tallied, but Council would like to gather more feedback from residents over the coming year to help inform whether any action is needed by Council.

NEW BUSINESS: Mr. Finley reminded residents that the Nordonia Hills branch of the library is having a book sale this weekend, so if interested please stop by and support the library.

Ms. Tulley congratulated the Nordonia High School girls golf team for a wonderful start to the season. She also spoke to the issue many residents are facing with higher electricity bills through NOPEC and referenced a press release from NOPEC explaining the situation that will be posted on the City website. Starting on August 24th, 550,000 customers across Ohio will soon be saving money on their electric bills due to proactive steps taken by NOPEC for the remainder of 2022 and into the Spring of 2023. No action is needed by residents.

The Mayor welcomed Mayor Jenn Domzalski from neighboring Northfield Village, who was in attendance.

There being no further business, Mr. Ventura moved, second by Mr. Garvas, to **adjourn the meeting**. The motion passed **unanimously** pursuant to a voice vote and the meeting was adjourned at approximately 8:17p.m.

Date: _____

Attest: _____
Jon Hoover, Clerk of Council

Mayor: _____
Nicholas Molnar

ORIGINATOR: FINANCE DEPARTMENT

SPONSOR: Garvas

**CITY OF MACEDONIA
ORDINANCE NO. 49 - 2022**

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

WHEREAS, Ohio Revised Code (“R.C.”) §§ 5709.40, 5709.42 and 5709.43 authorize City 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 improve the flow of traffic in and around the parcel described in the document attached as **Exhibit “A”** and incorporated herein by reference, as such parcel may be consolidated or split (the “Property”), Council may cause construction of one or more of the public improvements described in the document attached as **Exhibit “B”** and incorporated herein by reference (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 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

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

Section 1. The Public Improvements described in Exhibit “B,” if made or caused to be 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 subsection (B), 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 following the year in which this Ordinance is passed 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 amount of the taxes that would have been payable to the Nordonia Hills City School District and the Cuyahoga Valley Career Center, as applicable, if the Improvements had not been exempted from taxation.

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, 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 equal to the real property tax payments that the two School Districts would have received, respectively, had the Improvements not been exempted from real property taxation pursuant to this Ordinance. The Service Payments, when distributed to the City by the County Fiscal Officer, shall be deposited in the “**OPTIMA** Tax Increment Equivalent Fund” established in Section 4 hereof. 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. Council hereby establishes, pursuant to and in accordance with the provisions of R.C. § 5709.43, the “**OPTIMA** Tax Increment Equivalent Fund” (the “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, planning, engineering, 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 for any funds used by the City 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. Pursuant to R.C. § 5709.40, the Clerk of Council is directed to deliver a copy of this Ordinance to the Director of Development 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 Development of the State of Ohio the status report required under R.C. § 5709.40.

Section 6. 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 7. Wherefore, this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Macedonia and the inhabitants thereof, for the reason that it provides for the daily operation of a municipal department, and provided it receives the affirmative vote of four (4) or more of the members elected or appointed to this Council, it 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

EXHIBIT A

City of Macedonia
OPTIMA TIF Parcels

Parcel No. 3313416



Ex. A

EXHIBIT B

OPTIMA TIF

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

1. Right In / Right Out Replacement, Rebuilding and Resurfacing. Right In / Right Out 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. Improvements may include bicycle paths and walking paths.
2. Golden Link Blvd, Rebuilding and Resurfacing. 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. Improvements may include bicycle paths and walking paths.
3. E. Highland Road, Rebuilding and Resurfacing. 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. Improvements may include bicycle paths and walking paths.
4. Route 82 Replacement, Rebuilding and Resurfacing. 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.
5. Route 8 Replacement, Rebuilding and Resurfacing. 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.

ORIGINATOR: FINANCE DEPARTMENT

SPONSOR: Ventura

**CITY OF MACEDONIA
ORDINANCE NO. 50 - 2022**

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

WHEREAS, Ohio Revised Code (“R.C.”) §§ 5709.40, 5709.42 and 5709.43 authorize 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 improve the flow of traffic in and around the parcel described in the document attached hereto as **Exhibit “A”** and incorporated herein by reference, as such parcel may be consolidated or split (the “Property”), Council may cause construction of one or more of the public improvements described in the document attached hereto as **Exhibit “B”** and incorporated herein by reference (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 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

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

Section 1. The Public Improvements described in Exhibit “B,” if made or caused to be 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 subsection (B), 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 following the year in which this Ordinance is passed 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 amount of the taxes that would have been payable to the Nordonia Hills City School District and the Cuyahoga Valley Career Center, as applicable, if the Improvements had not been exempted from taxation.

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, 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 equal to the real property tax payments that the two School Districts would have received, respectively, had the Improvements not been exempted from real property taxation pursuant to this Ordinance. The Service Payments, when distributed to the City by the County Fiscal Officer, shall be deposited in the “**SPACE PLACE 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. Council hereby establishes, pursuant to and in accordance with the provisions of R.C. § 5709.43, the “**SPACE PLACE Tax Increment Equivalent Fund**” (the “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, planning, engineering, 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 for any funds used by the City 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. Pursuant to R.C. § 5709.40, the Clerk of Council is directed to deliver a copy of this Ordinance to the Director of Development 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 Development of the State of Ohio the status report required under R.C. § 5709.40.

Section 6. 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 7. Wherefore, this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Macedonia and the inhabitants thereof, for the reason that it provides for the daily operation of a municipal department, and provided it receives the affirmative vote of four (4) or more of the members elected or appointed to this Council, it 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

EXHIBIT A

City of Macedonia
SPACE PLACE TIF Parcels

Parcel No. 3303015

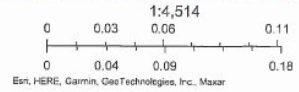
ArcGIS Web Map



8/2/2022, 7:46:28 PM

- Parcels
- Road Labels
- Jurisdictions

*Space Place TIF
PPN 3303015*



Web AppBuilder
Disclaimer: Users of this map accept all risk, not intended to serve as profes

EXHIBIT B

SPACE PLACE TIF

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

1. N. & S. Freeway Drives Replacement, Rebuilding and Resurfacing. 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. Improvements may include bicycle paths and walking paths.
2. Ledge Road, Rebuilding and Resurfacing. from western terminus 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. Improvements may include bicycle paths and walking paths.
3. Shepard Road, Rebuilding and Resurfacing. 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. Improvements may include bicycle paths and walking paths.
4. Route 82 Replacement, Rebuilding and Resurfacing. 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.
5. Route 8 Replacement, Rebuilding and Resurfacing. 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.

ORIGINATOR: FINANCE DEPARTMENT

SPONSOR: Tulley

**CITY OF MACEDONIA
ORDINANCE NO. 51 - 2022**

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

WHEREAS, Ohio Revised Code (“R.C.”) §§ 5709.40, 5709.42 and 5709.43 authorize 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 improve the flow of traffic in and around the parcel described in the document attached hereto as **Exhibit “A”** and incorporated herein by reference, as such parcel may be consolidated or split (the “Property”), Council may cause construction of one or more of the public improvements described in the document attached hereto as **Exhibit “B”** and incorporated herein by reference (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 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

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

Section 1. The Public Improvements described in Exhibit “B,” if made or caused to be 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 subsection (B), 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 following the year in which this Ordinance is passed 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 Nardon Hills City School District and the Cuyahoga Valley Career Center in the amount of the taxes that would have been payable to the Nardon Hills City School District and the Cuyahoga Valley Career Center, as applicable, if the Improvements had not been exempted from taxation.

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, the County Fiscal Officer is requested to distribute a portion of the Service Payments directly to the Nardon Hills City School District and to the Cuyahoga Valley Career Center in the amounts equal to the real property tax payments that the two School Districts would have received, respectively, had the Improvements not been exempted from real property taxation pursuant to this Ordinance. The Service Payments, when distributed to the City by the County Fiscal Officer, shall be deposited in the “**WAVE CAR WASH** 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. Council hereby establishes, pursuant to and in accordance with the provisions of R.C. § 5709.43, the “**WAVE CAR WASH** Tax Increment Equivalent Fund” (the “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, planning, engineering, 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 for any funds used by the City 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. Pursuant to R.C. § 5709.40, the Clerk of Council is directed to deliver a copy of this Ordinance to the Director of Development 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 Development of the State of Ohio the status report required under R.C. § 5709.40.

Section 6. 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 7. Wherefore, this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Macedonia and the inhabitants thereof, for the reason that it provides for the daily operation of a municipal department, and provided it receives the affirmative vote of four (4) or more of the members elected or appointed to this Council, it 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

EXHIBIT A

City of Macedonia
WAVE CAR WASH TIF Parcels

Parcel No. 3313342

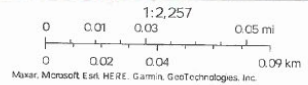
ArcGIS Web Map



8/2/2022, 7:48:23 PM

- Parcels
- Road Labels
- Jurisdictions

*Wave Car Wash TIF
PPN 3313342*



Web AppBuilder for ArcGIS
Disclaimer: Users of this map accept all risk, not intended to serve as professional advice.

EXHIBIT B

WAVE CAR WASH TIF

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

1. Valley View Road, Rebuilding and Resurfacing. 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. Improvements may include bicycle paths and walking paths.
2. E. Highland Road, Rebuilding and Resurfacing. 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. Improvements may include bicycle paths and walking paths.
3. Route 82 Replacement, Rebuilding and Resurfacing. 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.
4. Route 8 Replacement, Rebuilding and Resurfacing. 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.

ORIGINATOR: ADMINISTRATION

SPONSOR: Brandt

**CITY OF MACEDONIA
ORDINANCE NO. 59 - 2022**

**AN ORDINANCE
AMENDING ORDINANCE NO. 4-2021 RELATIVE TO THE COMPENSATION
SCHEDULE FOR THE NON-UNION CITY EMPLOYEES OF MACEDONIA**

WHEREAS, on January 14, 2021, Council passed City of Macedonia Ordinance No. 4-2021 relative to the compensation schedule for the non-union City employees, as has been subsequently modified from time-to-time; and

WHEREAS, it is deemed necessary and in the best interest of the health, safety and welfare of all City residents to amend Ordinance No. 4-2021 (as has been subsequently amended since that time) regarding the position of Certified School Resource Officer for the City of Macedonia, and recognizing the position description attached as Exhibit “A,” as may be updated from time to time by the City Administration.

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

Section 1. The table set forth in Section 1 of Ordinance No. 4-2021 is hereby amended to include the position of Certified School Resource Officer as follows:

Police Department		
Chief (exempt)	14	1
Lieutenant (exempt)	12	1
Administrative Assistant/Dispatch Supervisor	8	1
Corrections Officer	5	1
Corrections Officer - P/T	5	As Needed
Dispatchers - P/T	7	As Needed
<u>Certified School Resource Officer – P/T</u>	<u>8</u>	<u>1</u>

Section 2. That the remainder of the City of Macedonia Ordinance No. 4-2021, as may have been subsequently amended, shall not be amended unless inconsistent with this Ordinance.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of 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 4. Wherefore, this Ordinance 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

Standard Operations Policies and Procedures Manual

Macedonia Police Department, OH

Number: 10.01.10

Section STAFFING

Title: JOB DESCRIPTION / PART-TIME SCHOOL RESOURCE OFFICER

Distribution: Date Issued: Effective Date 5/27/2021

Cancels: Amends: Date Approved: 05/27/2021

Reviewed By: Issued By: Chief Jon Golden

JOB DESCRIPTION / PART-TIME SCHOOL RESOURCE OFFICER

POSITION DESCRIPTION

Division: Enforcement

Status: Non-exempt

Supervision Received: Shift O.I.C. (Usually the Police Sergeant)

Supervises: N/A

Civil Service Status: N/A

Probation: N/A

Employment Status: Part-time At-Will

Work Hours: Varied

GENERAL RESPONSIBILITIES

Ensure a safe learning environment and deter misconduct by remaining highly visible in the halls, cafeteria, and gymnasium.

Serve as a role model to students, especially in terms of appropriate attitudes and respect.

Counsel students daily, either one-on-one or as a group on all school and non-school safety topics to include drug abuse prevention education.

Assist the school administration with anyone who is causing a disruption, truancy issues, and any criminal activities occurring on campus.

Perform ongoing security checks of the campus and make recommendations to the School Administrator.

Prepare for and give presentations at faculty in-service meetings, parent education evenings, PTA/PTO meetings, and community organizations. Also attend LE functions that the supervisor deems appropriate. (e.g., Department Meetings, Training, Annual Firearm Qualifications etc.)

Function as an information-gathering source for Law Enforcement and Juvenile Officials.

Assist the School Administrator in developing and implementing plans and strategies to prevent and handle dangerous situations.

Assist the School Administrator in formulating and practicing a school safety plan.

Enforces laws; writes warnings and citations; directs traffic; investigates traffic accidents and takes reports; administers first aid.

Responds to all calls for service on school property; investigates and reports on crimes or complaints; questions any witnesses or suspects, obtaining preliminary statements to get an account of the occurrence; tends to victims and calls a rescue squad if necessary; maintains order at the scene of a crime or accident.

MINIMUM QUALIFICATIONS

- A. Certification by the Ohio Police Officer's Training Council.
- B. Possess a valid Ohio driver's license.
- C. Must be able to pass a background check.
- D. Ability to pass a physical exam, drug test, polygraph, and psychological tests
- E. Knowledge of Federal, State and local laws.
- F. Ability to write clear and concise reports.
- G. Ability to prepare and maintain records and reports.
- H. Ability to train and instruct new members in law enforcement topics.
- I. Skilled in the safe use and maintenance of police weapons, equipment and vehicles.
- J. Ability to effectively work and communicate with coworkers, the general public and public officials.
- K. Willingness to work in hazardous conditions in the pursuit of duties.
- L. Willingness to work shifts, holidays, weekends and be on call 24/7.
- M. Additional requirements as determined by the Chief of Police

LICENSE, EDUCATION, AND CERTIFICATION REQUIREMENTS

Valid Ohio driver's license; valid Ohio peace officer basic training certificate; SRO Certification
High School education or equivalent.

PHYSICAL ABILITIES

With or without accommodations:

1. Ability to see and accurately identify and distinguish between colors.
2. Ability to accurately identify and distinguish between the smell of different materials or chemicals.
3. Possess good hearing in order to hear sirens, alarms, the human voice, and to accurately identify and distinguish between inputs from short or long ranges, and clearly hear radio messages.
4. Possess an audible voice for in-person and radio communications.
5. Possess upper body strength in order to assist in lifting patients or using the Jaws of Life in emergencies.
6. Ability to sit, stand, stoop and bend, and walk about.

NON-EXCLUSIVE LISTING OF ESSENTIAL FUNCTIONS

With or without accommodations, a police officer must be able to:

1. Get along well with others.
2. Be available for and maintain regular and predictable attendance.
3. Ensure the general safety of the public.
4. Drive emergency vehicles under stressful conditions.
5. Qualify with firearms and other offensive and defensive weapons.
6. Use physical force to control and arrest law violators.
7. Exercise rational judgment.
8. Maintain the confidence and trust of peers, superiors, and general citizenry.
9. Be able to work independent of direct supervision.

NON-EXCLUSIVE LISTING OF DUTIES

- A. Makes arrests and books prisoners into the Macedonia City Jail, or for processing to Summit Co. Jail; transports prisoners to proper facility; and holds prisoners for other departments.
- B. Prepares and maintains reports and records as needed.
- C. Serves warrants and subpoenas; appears in court for criminal and traffic-related charges.
- D. Maintains police equipment, vehicles and weapons.
- E. May be assigned to special projects or programs.
- F. Reports for work on time, is available for work while at work and gives a full day's work; is positive in response to directives; adjusts to change; gets along well with others; is fit for duty.
- G. Possesses appropriate motor skills and correct vision to adequately grip, control, and aim a firearm, and likewise possesses sound judgment and decision-making skills to use within the departmental guidelines set forth.
- H. Is physically able to pursue suspects on foot fleeing the scene of a crime. This would require the ability to run, climb fences, hurdle bushes, and etc.
- I. Possesses the ability to operate a motor vehicle safely and efficiently under, at times, extreme stressful and hazardous conditions such as in the case of responding to emergency calls in congested traffic areas or severe weather conditions.
- J. Is keenly observant and ever-cognizant of dangerous/hazardous situations and/or conditions brought to awareness through the various senses.
- K. When not responding to calls for service, the officer is expected to use self-directed work time in an efficient manner by self-initiating work on the tasks identified by supervisory personnel as priorities for this position.
- L. Able to use the in-house computer system.
- M. Performs related duties as required.

GENERAL WORKING CONDITIONS

Work conditions vary by shift. The majority of tasks are performed inside school buildings. Few tasks require heavy lifting, pushing, pulling, or carrying heavy loads. Flexibility is important because of the need to enter and exit vehicles frequently,

inspect buildings, climb over and around obstacles, suddenly move out of the way of dangers, etc. Mental alertness is very important because of the need to make fine discriminations and decisions concerning subtle cues of impending danger or to discover inconsistencies in witnesses or suspects' testimonies, etc. However, physical and mental demands may change dramatically within a few seconds and tax the maximum of human endurance. Therefore, incumbents must maintain a physical and mental state of fitness and readiness that will enable them to handle (with minimal force and often without backup) recurrent contacts and involvement with dangerous and potentially dangerous people, animals, and equipment.

CAUSE FOR REMOVAL

The incumbent may be removed with or without fault, and works at the will of the Chief of Police.

DISCLAIMER

This position description in no manner states or implies that these are the only duties and responsibilities to be performed by the position incumbent.

ORIGINATOR: ADMINISTRATION

SPONSOR: Tulley

**CITY OF MACEDONIA
ORDINANCE NO. 60 - 2022**

**AN ORDINANCE
AMENDING SECTION 161.20 OF THE CODIFIED ORDINANCES OF
THE CITY OF MACEDONIA REGARDING BENEFITS FOR THE POSITION OF
CERTIFIED SCHOOL RESOURCE OFFICER**

WHEREAS, Section 161.20 of the City of Macedonia’s Codified Ordinances establishes general policies for health care benefits for employees of the City; and

WHEREAS, Section 161.20(g) discusses health care benefits for part-time employees; and

WHEREAS, it is necessary to update Section 161.20(g) as to benefits available to the newly-created part-time position of “Certified School Resource Officer” to allow individuals holding said position to be eligible to participate in the City’s health care program.

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

Section 1. Section 161.20(g) of the Codified Ordinances of the City of Macedonia is amended to add new subsection “(7)” as follows:

(g) Part-Time Benefits.

(1) Eligibility for part-time employees for City of Macedonia health care benefits shall be determined annually in accordance with the Affordable Care Act. Part-time employees become eligible for City benefits if they averaged thirty (30) hours or more per week during the most recent applicable measurement period.

(2) Part-time employees who qualify for health insurance shall only be eligible for single coverage with the City paying a pro-rated portion of the monthly premium based on the percentage of full-time hours the part-time employee worked in the measurement period (i.e. the City’s premium contribution for an employee who works 80% of the FTE shall be 80% of the employer contribution for full-time employees per Section 161.20(a). Part-time employee premium contributions for single coverage shall not exceed nine and a half percent of the employee’s W-2 wages from the previous year.

(3) Part-time employees enrolled in the City of Macedonia Health Savings Account (HSA) Medical Plan shall only be eligible for City funding of the single deductible based on the percentage of full-time hours they worked in the previous year (i.e., an employee who works 80% of the FTE shall be eligible for 80% funding of the single deductible).

(4) Part-time employees may enroll in family coverage. However, the City shall not contribute more than what would be paid for a single premium/HSA per Section 161.20(g)(1) and 161.20(g)(2), any remaining premium/deductible would be the sole responsibility of the employee.

(5) Part-time employees who become eligible for medical benefits per Section 161.20(g)(1), may elect to not enroll in the City’s medical plan and shall receive a reimbursement of sixty dollars (\$60.00) per month.

(6) Part-time employees who were enrolled in the City’s group health plan prior to January 1, 2014 shall be grandfathered from Section 161.20(g).

(7) A part-time employee holding the position of Certified School Resource Officer shall be eligible to participate in the current employee health care plan, pursuant to the same terms and conditions set forth in subsections (a) and (b) hereof. for City of Macedonia health care benefits, and shall be treated as a full-time employee for purposes of participating in the City’s health care program, and therefore are not subject to the restrictions set forth in subsections (g)(1)-(5) above.

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. 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