

**CITY OF MEDINA
AGENDA FOR COUNCIL MEETING**

June 23, 2014
Medina City Hall
7:30 p.m.

Public Hearing.

To consider the proposed comprehensive update to the Zoning Code text and Zoning Map per Planning Commission Cases #P13-20 & P13-26.

Call to Order.

Roll Call.

Reading of minutes. (June 9, 2014)

Reports of standing committees.

Requests for council action.

Reports of municipal officers.

Confirmation of Mayoral appointments.

NOACA Representative: Robert Patrick, expiring 12/31/14

Chamber of Commerce Rep. for Economic Development Committee:
Heather Taylor, expiring 12/31/16

Medina County Advisory Council on Aging, City Representative:
Barbara Ann Clark, expiring 3/31/17

Medina County Advisory Council on Aging, City Representative:
Jackie Smith, expiring 9/30/15

Notices, communications and petitions.

Unfinished business.

Introduction of visitors.
(speakers limited to 5 min.)

Introduction and consideration of ordinances and resolutions.

Ord. 108-14

An Ordinance amending Ordinance No. 208-13, passed December 9, 2013.
(Amendments to 2014 Budget)

Ord. 109-14

An Ordinance amending and replacing Part Eleven – Titles One, Three, Five and Seven of the Codified Ordinances, the Planning and Zoning Code and the Zoning Map of the City of Medina, Ohio.

Res. 110-14

A Resolution adopting the Downtown Medina Strategic Redevelopment Plan for the City of Medina.
(emergency clause requested)

Ord. 111-14

An Ordinance authorizing an appraisal (Fair Market Value Estimates) for the West Smith Reconstruction Project.
(emergency clause requested)

Ord. 112-14

An Ordinance amending Ordinance No. 118-08, passed June 9, 2008, relative to the Revocable Use permit permitting an encroachment of the City-owned alley located south of Dominic's Restaurant on South Jefferson Street.

Council comments.

Adjournment.

MEDINA CITY COUNCIL
June 9th, 2014, Regular Session

Opening:

Medina City Council met in regular, open session on Monday June 9th, 2014. The meeting was called to order at 7:30 p.m. by President of Council John Coyne who led the Pledge of Allegiance.

Roll Call:

The roll was called with the following members of Council present P. Rose, J. Shields, D. Simpson, J. Coyne, B. Hilberg, M. Kolesar, and B. Lamb.

Also present were the following members of the Administration: Mayor Dennis Hanwell, Keith Dirham, Greg Huber, Patrick Patton, Nino Piccoli, Chief Berarducci, Chief Painter, Jansen Wehrley, Jonathon Mendel and Kimberly Rice.

Minutes:

Mr. Shields moved that the minutes from the May 27th, 2014 Council meeting as prepared and presented by the Clerk be approved, seconded by Mr. Simpson. The roll was called and the minutes were approved by the yea votes of J. Shields, D. Simpson, J. Coyne, B. Hilberg, M. Kolesar, B. Lamb and P. Rose.

Reports of Standing Committees:

Finance Committee: Mr. Coyne stated the Finance Committee met prior to Council and will meet again in two weeks.

Health, Safety & Sanitation Committee: Mr. Rose has a meeting scheduled for June 6/10/14 at 5:30 p.m. in the multipurpose room to discuss police department reorganization and sanitation rates.

Public Properties Committee: Mr. Shields had no report and no meeting scheduled.

Special Legislation Committee: Mr. Lamb announced he will be scheduling meeting sometime in September.

Streets & Sidewalks Committee: Mr. Simpson stated a meeting was held today prior to the Finance Committee to discuss curb installation.

Water & Utilities Committee: Mr. Kolesar stated there is one item on the agenda this evening in reference to Water & Utilities and water rate increases.

Requests for Council Action:

Finance Committee

14-124-6/9 – Adopt Downtown Strategic Plan

14-125-6/9 – Uptown Park Sound System Upgrades and Fees

14-126-6/9 – Budget Amendments

14-127-6/9 – Amend. Revocable Use Permit – Dominic's

14-128-6/9 – Fair Market Value Estimates (FMVE) – West Smith Reconstruction

Reports of Municipal Officers:

Dennis Hanwell, Mayor, reported the following:

1. New City Website- Some adjustments still being made and information uploaded, but please, let us know of any concerns or suggestions. Daily more information is added.
2. On Friday we had a large banner for the boil alert for the Southeast sector of Medina. Memorial Day week we had the trash schedule posted as well.
3. The Friday night Band Concerts kicked off this past Friday and will go every Friday in June and July starting at 8:30 p.m. This Friday night the 13th will be a special Flag Day Concert at 8:30 p.m. Parking is prohibited in the parking lot on north side of Second Sole and by Lager & Vine area. We are trying to encourage people to avoid the private lots.
4. The Medina County Veterans Hall Capital Campaign is having some Dining for Veterans Events and a portion of proceeds go towards renovations in the Hall on North Broadway St. The next two events are June 23rd at Buffalo Wild Wings 11 a.m. – 11 p.m. with 20% of proceeds going toward the campaign. July 8th at Sully's Irish Pub 3 p.m. -11 p.m. 10% of proceeds going toward the campaign.
5. I would like to congratulate Police Chief Berarducci for being selected as the Key Note speaker for the Ohio State Highway Patrol Basic Academy Graduation for patrol officers. We have two patrol officers down there right now. The graduation is Friday, June 27th. Berarducci was also selected as one of 30 Law Enforcement Executives in our country to take part in the International Association of Chiefs of Police in the MacArthur Foundation Law Enforcement Leadership Institute on Juvenile Justice. This Institute will provide a broad emersion into cutting edge concepts in order to effectively lead juvenile justice reform and collaboration and that event is Sept 15th – 19th. The IACP is paying for all travel, hotel accommodations and needs of attendees there.

Keith Dirham, Finance Director, stated the Finance Department has been working on the budgets. There are a number of items on the agenda tonight that came from finance that we will have input on. The tax budget will be at the next finance committee meeting. Mr. Dirham stated he will be speaking to the Ohio Association of Public Treasurers in Sandusky on Tuesday and the rest of the week he will be in Bowling Green, Ohio as a volunteer at the American Legion of Buckeye Boy State Program.

Greg Huber, Law Director, had no report.

Chief Berarducci, Police Chief, had no report.

Kimberly Rice, Economic Development Director, reported the next Economic Development Committee meeting is tomorrow morning 7:45 a.m. at City Hall and our guest speaker is Patrick Patton our City Engineer who is going to talk about water infrastructure improvements.

Jonathon Mendel, Planning Community Development Director, reported the Boards and Commissions meeting is this Thursday, June 12th at 5 p.m. in the multi-purpose room.

Chief Painter, Fire Chief, had no report.

Jansen Wehrley, Parks and Recreation Director, stated that last week they completed their spring tree planting on Timber Trail, Old Farm Trail, Jasper Lane and various other locations totaling 108 trees planted replacing the ash trees. This weekend is the Medina Invitational Soccer Tournament. There will be traffic control on Route 3 to help during the event. Mr. Wehrley asked for patience from the residents as they attempt to work through some issues at the Splash Pad in Ray Mellert Park. The Pizza Palooza is on the Square this Saturday 8 a.m.-1:30 p.m.

Patrick Patton, City Engineer, reported the following: This afternoon at the BOC they elected to award a contract to Tri-Mor Construction for the Gunnison Street Reconstruction. This project should be completed by early fall.

Nino Picolli, Service Director, reported they are cleaning and repairing inlet basins throughout the city. Crews are still patching defected areas within the streets. We sent/made contact with 40+ property owners with respect to high grass complaints. Happy Birthday to our City Engineer Patrick Patton on Friday who is turning 50!

Notices, Communications and Petitions: There were none.

Unfinished Business: There was none.

Introduction of Visitors: There were none.

Introduction and Consideration of Ordinances and Resolutions:

Ord. 98-14:

An Ordinance amending Section 917.04 of the Codified Ordinances of the City of Medina, Ohio relative to Water Rates. Mr. Shields moved for the adoption of Ordinance/Resolution No. 98-14, seconded by Mr. Simpson. Mr. Kolesar stated this recommendation stems from Utility Rate Review and their recommendation was a 5% increase to our water consumption rates. We've tried to be consistent with our increases to somewhat reflect the increases we get from Avon Lake. We had an increase of 3% in January this year and because of some situations with increases from Avon Lake of 4.7% and an unanticipated capital improvement to Spieth Rd. storage tanks and running a thin budget, we need the increase. In addition, there will be another increase in January 2015 of another 4.6%. The roll was called and Ordinance/Resolution No. 98-14 passed by the yeas of D. Simpson, J. Coyne, B. Hilberg, M. Kolesar, B. Lamb, P. Rose, and J. Shields.

Res. 99-14:

A Resolution of the Council of the City of Medina, Medina County, and State of Ohio, certifying that when a Municipal obligation was incurred sums were lawfully appropriated in the funds to satisfy the obligation and sufficient sums currently exist to satisfy this

obligation according to the attached sheet(s). Mr. Shields moved for the adoption of Ordinance/Resolution No. 99-14, seconded by Mr. Simpson. Mr. Shields moved that the emergency clause be added to Ordinance/Resolution No. 99-14, seconded by Mr. Simpson. Mr. Dirham stated this is for the health risk assessments. The work has been done and payment is needed and we ask for the emergency clause. The roll was called on adding the emergency clause and was approved by the yeas of P. Rose, J. Shields, D. Simpson, J. Coyne, B. Hilberg, M. Kolesar, and B. Lamb. The roll was called and Ordinance/Resolution No. 99-14 passed by the yeas of J. Coyne, B. Hilberg, M. Kolesar, B. Lamb, P. Rose, J. Shields, and D. Simpson.

Ord. 100-14:

An Ordinance amending Ordinance No. 108-11, passed July 11, 2011, relative to the Agreement with Rea & Associates, Inc. for the preparation of the annual audit for the City of Medina. Mr. Shields moved for the adoption of Ordinance/Resolution No. 100-14, seconded by Mr. Simpson. Mr. Shields moved that the emergency clause be added to Ordinance/Resolution No. 100-14, seconded by Mr. Simpson. Mr. Dirham stated the change on the audit is because this year we had two major federal programs and under federal statutes you have to have an audit when you have federal programs and we do but ordinarily we only have one major federal program. The programs are the Brownfields and the CDBG. Emergency clause is needed so we can wrap up the audit and they can't do the work until it is approved. The roll was called on adding the emergency clause and was approved by the yeas of M. Kolesar, B. Lamb, P. Rose, J. Shields, D. Simpson, J. Coyne, and B. Hilberg. The roll was called and Ordinance/Resolution No. 100-14 passed by the yeas of B. Hilberg, M. Kolesar, B. Lamb, P. Rose, J. Shields, D. Simpson, and J. Coyne.

Res. 101-14:

A Resolution authorizing the Mayor to execute an Economic Development (TREX) Transfer Form from the Division of Liquor Control for the property located at 221 S. Court Street. Mr. Shields moved for the adoption of Ordinance/Resolution No. 101-14, seconded by Mr. Simpson. Kimberly Rice stated Whitney Harris is in the process of purchasing the 221 S. Court building. She is looking to establish a wine bar/retail store there and the City is out of D-1 and D-2 liquor permits. She has located a D-1, D-2, D-3 combined permit in Mahoning County for sale and would like the transfer of the permit for economic development project. This building has sat vacant for over a year now. She will be converting the upstairs to office space. Whitney is very excited about the community and feels her business will fit perfectly. Mr. Huber reviewed the form and found no issues. The roll was called and Ordinance/Resolution No. 101-14 passed by the yeas of B. Lamb, P. Rose, J. Shields, D. Simpson, J. Coyne, B. Hilberg, and M. Kolesar.

Res. 102-14:

A Resolution declaring it necessary to levy a renewal of an existing tax of 2.2 mills in excess of the ten mill limitation for the operation of an Ambulance and Emergency Medical Service. Mr. Shields moved for the adoption of Ordinance/Resolution No. 102-14, seconded by Mr. Kolesar. Mr. Dirham stated because it is a renewal it's not an increase in the tax, currently the State of Ohio is phasing out the Homestead exemptions and roll backs but will still be honored for existing levies, a renewal counts as an existing levy. The roll was called and Ordinance/Resolution No. 102-14 passed by the yeas of P. Rose, J. Shields, J. Coyne, B. Hilberg, M. Kolesar, and B. Lamb. D. Simpson abstained.

Ord. 103-14:

An Ordinance authorizing the Mayor to solicit Request for Qualifications for architectural design services for the Medina Municipal Courthouse. Mr. Shields moved for the adoption of Ordinance/Resolution No. 103-14, seconded by Mr. Simpson. Mr. Coyne stated the first step is to request for qualifications for the design services then we can move to the second step of selecting an architect. Mr. Kolesar explained his vote and is not excited on the site specific and location of the Municipal Court and cost. Mr. Lamb stated his vote is no due to not be convinced that the projected cost is acceptable. The roll was called and Ordinance/Resolution No. 103-14 passed by the yea votes of J. Shields, D. Simpson, J. Coyne, B. Hilberg and P. Rose. M. Kolesar and B. Lamb cast a nay vote.

Ord. 104-14:

An Ordinance authorizing the purchase of three (3) 2015 Ford Utility Police Interceptors from Statewide Ford for the Police Department. Mr. Shields moved for the adoption of Ordinance/Resolution No. 104-14, seconded by Mr. Simpson. Chief Berarducci explained this is a continuation of the refurbishment of the Police fleet. We are getting down to the wire with our old Crown Vic's most of them have over 100,000 miles. The reason for going with the bigger vehicles is for more space/room for our officers and they allow us better access to all our equipment. The roll was called and Ordinance/Resolution No. 104-14 passed by the yea votes of D. Simpson, J. Coyne, B. Hilberg, M. Kolesar, B. Lamb, P. Rose, and J. Shields.

Ord. 105-14:

An Ordinance authorizing an expenditure to Priority Dispatch for an add-on enhancement to the Computer Aided Dispatch System for the Police Department Communications Center. Mr. Shields moved for the adoption of Ordinance/Resolution No. 105-14, seconded by Mr. Simpson. Chief Berarducci stated this is a second in a three part enhancement to our dispatch system and will enable a dispatcher to have a script to follow during the taking of call. It automates the transmission of the data. It is a much more efficient way of doing business. The roll was called and Ordinance/Resolution No. 105-14 passed by the yea votes of J. Coyne, B. Hilberg, M. Kolesar, B. Lamb, P. Rose, J. Shields, and D. Simpson.

Ord. 106-14:

An Ordinance authorizing the Clerk of Court to solicit Requests for Proposals (RFP's) for new Case Management software for the Medina Municipal Court. Mr. Shields moved for the adoption of Ordinance/Resolution No. 106-14, seconded by Mr. Simpson. Mr. Shields moved that the emergency clause be added to Ordinance/Resolution No. 106-14, seconded by Mr. Simpson. Mr. Coyne stated this came from the Clerk of Court. The system they now use is outdated. The roll was called on adding the emergency clause and was approved by the yea votes of M. Kolesar, P. Rose, J. Shields, D. Simpson and J. Coyne. B. Lamb and Brian Hilberg cast a nay vote. The roll was called and Ordinance/Resolution No. 106-14 passed by the yea votes of B. Hilberg, M. Kolesar, B. Lamb, P. Rose, J. Shields, D. Simpson, and J. Coyne.

Ord. 107-14:

An Ordinance amending Ordinance No. 157-11, passed November 14, 2011, relative to an

addendum to the Master Service Agreement with Emergitech, Inc. pertaining to the PROQA Priority Dispatch Interface for the Police Department. Mr. Shields moved for the adoption of Ordinance/Resolution No. 107-14, seconded by Mr. Simpson. Chief Berarducci explained the interface is the software component between Pro QA and Emergitech that we have in place. We have one for the emergency medical and this will allow one for the Police Department. At some point we want to do the Fire Department as well. The roll was called and Ordinance/Resolution No. 107-14 passed by the yeas votes of B. Lamb, P. Rose, J. Shields, D. Simpson, J. Coyne, B. Hilberg, and M. Kolesar.

Council Comments:

Mr. Simpson wished Patrick Patton a Happy Birthday! He congratulated Chief Berarducci on being selected for being a key note speaker. He also thanked all the City departments that dealt with the heavy rains and flooding situations we had here in the City.

Mr. Hilberg stated the Splash Pad at Ray Mellert Park opened May 29th and they celebrated the Grand Opening this past Thursday with a cookout and he would like to thank the administration, especially Sandy Davis and Jansen Wehrly for helping host. Thank you to the Mayor for cooking the hot dogs and Nino Piccoli for just eating the hot dogs. Thank you to the kids and their families for coming out.

The second annual Ward 1 community block party is scheduled for Sunday, July 13th 2-6 p.m. being held at Ray Mellert Park. This is a free family event for the residents, businesses and organizations in Ward 1. Most of the activities will be held closer to the Huntington Street side. Parking will be available on Miner Dr. If anyone knows of anybody that would like to be a sponsor they can contact me 330-416-1692 or email at bhilberg@medinaoh.org thank you.

Mr. Kolesar stated he will do the Champion Creek Stream clean up in the fall this year. He reminded residents that when you are out working in your yard or cutting grass please clean up any grass that may have blown into the streets. When it goes into our storm sewers it clogs up our catch basins that we use tax payer money to go out and have to clean up.

Mr. Coyne announced on Wednesday, June 18th there is a budget hearing, and the next Council Meeting is on June 23rd.

Adjournment:

There being no further business before Council, the meeting adjourned at 8:13 p.m.

Kathy Patton, Clerk of Council

John M. Coyne, President of Council

ORDINANCE NO. 108-14

**AN ORDINANCE AMENDING ORDINANCE NO. 208-13,
PASSED DECEMBER 9, 2013. (Amendments to 2014 Budget)**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That Ordinance No. 208-13, passed December 9, 2013, shall be amended by the following additions:

<u>Account No./Line Item</u>	<u>Additions</u>
104-0305-53313 (Memorial Tree)	700.00
301-0707-54412 (Key Bank Renovation)	250,000.00 *

SEC. 2: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.

SEC. 3: That this Ordinance shall be in full force and effect at the earliest period allowed by law.

* - new appropriation

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

APPROVED: _____

Clerk of Council

SIGNED: _____

Mayor

ORDINANCE NO. 109-14

AN ORDINANCE AMENDING AND REPLACING PART ELEVEN - TITLES ONE, THREE, FIVE AND SEVEN OF THE CODIFIED ORDINANCES, THE PLANNING AND ZONING CODE AND THE ZONING MAP OF THE CITY OF MEDINA, OHIO.

WHEREAS: The Planning Commission recommended at their regular meeting held March 21, 2014 adoption of the draft Zoning Code proposal submitted by staff along with the City development review boards and consultant Paul Cutler with Jacobs; and

WHEREAS: That a copy of the existing Part Eleven - Titles One, Three, Five and Seven of the codified ordinances and the current Zoning Map of the City of Medina, Ohio, is marked Exhibit A, attached hereto and incorporated herein.

WHEREAS: The notice of public hearing by Medina City Council was duly published and the hearing was duly held June 23, 2014; and

WHEREAS: There being no objection to the amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the existing Part Eleven - Titles One, Three, Five and Seven, the Planning and Zoning Code of the City of Medina and the Zoning Map are hereby amended and replaced in their entirety with the document marked Exhibit B, attached hereto and incorporated herein.

SEC. 2: That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

APPROVED: _____

Clerk of Council

SIGNED: _____

Mayor

Effective date –

2. 2014 Planning
Commission
Recommended City
of Medina Zoning
District Map



Draft

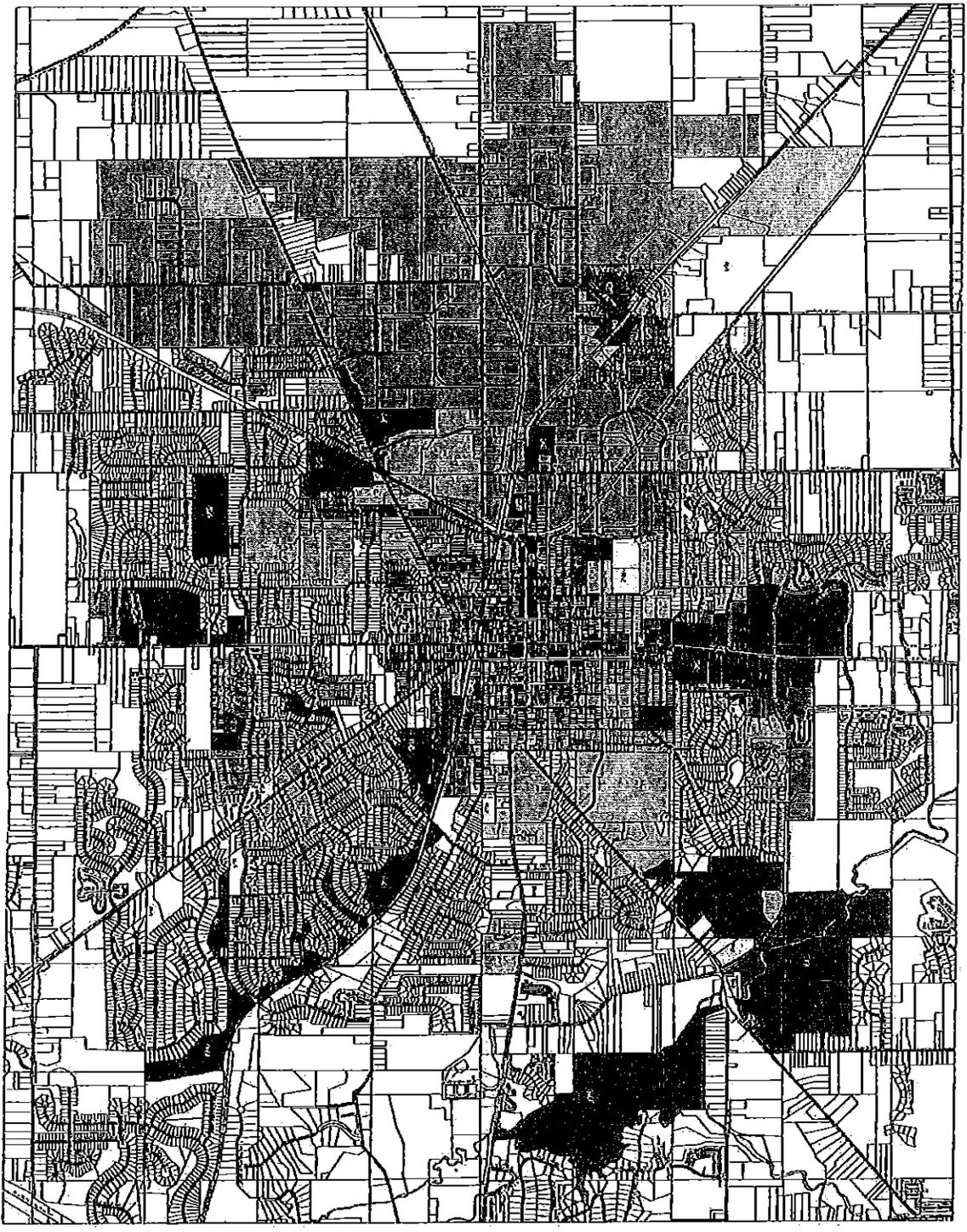
Zoning District Map

Prepared July 10, 2013

- Parcels
- R-4 Multi-Family Urban Residential
- R-3 High Density Urban Residential
- R-2 Medium Density Urban Residential
- R-1 Low density Urban Residential
- PF Public Facilities
- O-C Open Space-Conservation
- MU Multi-Use
- C-8 Commercial Business
- C-3 Commercial
- C-2 Retail Office
- C-1 Local Commercial
- I-1 Industrial

Note: This map is updated frequently and may not represent the most current information. To ensure accurate information contact the City of Medina at 330-764-4522.

The lot lines of this map are representative of the actual lot lines and are not intended to be substituted for an official survey or used to resolve boundary or area issues. Should a survey, contract, plat, record or the City of Medina Clerk of Courts records for descriptions and areas of lots and boundaries.



Department of Planning Services
100 West Main Street, Medina, Ohio 44028
330-764-4522
www.ci.medina.oh.us

Map Date: 7/10/13
Prepared By: Planning Services
Reviewed By: City Manager

RESOLUTION NO. 110-14

A RESOLUTION ADOPTING THE DOWNTOWN MEDINA STRATEGIC REDEVELOPMENT PLAN FOR THE CITY OF MEDINA, AND DECLARING AN EMERGENCY.

WHEREAS: A Strategic Planning process was initiated by the City to formulate a clear, concise and comprehensive vision of the desired future for the downtown area of the City; and

WHEREAS: The process focused on prioritizing the City/Community Investment Corporation efforts, advancing redevelopment of sites, applying for the State of Ohio Downtown Revitalization Grant, to position Medina as the premier historic entertainment district, and to collectively align the vision of the City of Medina, Chamber of Commerce and Main Street Medina Organizations.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the Downtown Medina Strategic Redevelopment Plan for the City of Medina is hereby adopted.

SEC. 2: That a copy of the Downtown Medina Strategic Redevelopment Plan is marked Exhibit A, attached hereto, and incorporated herein.

SEC. 3: That this Resolution shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to apply for and process paperwork for the Downtown Revitalization Grant; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 111-14

AN ORDINANCE AUTHORIZING AN APPRAISAL (FAIR MARKET VALUE ESTIMATES) FOR THE WEST SMITH RECONSTRUCTION PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS: In order to complete construction of West Smith Road between State Road and the Wheeling and Lake Erie railroad tracks, the City must acquire several easements; and

WHEREAS: In accordance with ODOT guidelines, the City has engaged O.R. Colan to acquire the right-of-ways and Fair Market Value Estimates; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the City of Medina hereby authorizes the appraisals of O.R. Colan and accepts the Fair Market Value (FMVE) for the following parcels as follows:

<u>Property #</u>	<u>Owner Name</u>	<u>Acquisition</u>	<u>FMVE</u>
3	OC-SMA, LLC (Shelly Materials)	3-temporary easements	\$2,450.00
4	Progress Industrial Properties, Inc.	1-temp / 1-permanent sewer	\$3,450.00
6	Medina Industrial Center, LLC	1-temporary easement	\$ 300.00
6A	PJC Storage, Inc.	1-temporary easement	\$ 300.00
7	Stephen Andrews	1-temporary easement	\$ 300.00
8	MCJ Enterprises, LLC	2-temp / 1-permanent sewer	\$ 500.00
10	William B. Parker Jr.	1-temp / 2-permanent ease	\$5,600.00
14	A.I. Root Company	1-temporary easement	\$ 300.00
18	777 Investments, LLC	1-temporary easement	\$ 300.00
TOTAL			\$13,500.00

SEC. 2: That a copy of the appraisals are marked Exhibit A, attached hereto, and incorporated herein.

SEC. 3: That the funds to cover these appraisals are available in Account 108-0610-54410.

SEC. 4: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.

SEC. 5: That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to expedite the sometimes lengthy process; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

VALUE ANALYSIS (\$10,000 OR LESS)

OWNER'S NAME

OC-SMA, LLC. (a.k.a. Shelly Materials, Inc.)

COUNTY MED

ROUTE West Smith Road

SECTION N/A

PID# 81334

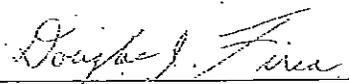
Federal Project # E060 (657)

Based on comparable sales, which are attached, the following compensation has been established.
Temporary taking(s) have been based on an 18 month period.

Parcel #	Net Take Area	Land	Improvement	Remarks	Total
3-TV	0.0215 acres (937 SF)	@ \$25,000/Ac. x 10% x 1.5 years = \$80.63		Rounded to	\$100
3-TV1	0.0396 acres (1,725 SF)	@ \$25,000/Ac. x 10% x 1.5 years = \$148.50		Rounded to	\$150
3-TV2	0.0541 acres (2,357 SF)	@ \$25,000/Ac. x 10% x 1.5 years = \$202.88		Rounded to	\$200
3-TV2			(2) Large trees @ \$1,000/tree = \$2,000		\$2,000
				Total (Rounded)	\$2,450

Conflict of Interest Certification [49CFR 24.102(n) and OAC 5501: 2-5-06(B)(3)(a)]

1. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
2. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this compensation recommendation.
3. I have no direct or indirect present or contemplated future personal interest in such property or in any benefit from the acquisition of such property valued, and no personal interest with respect to the parties involved.
4. In recommending the compensation for the property, I have disregarded any decrease or increase in the fair market value of the real property that occurred prior to the date of valuation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

	5/5/2014		5/20/14
SIGNATURE OF PERSON PREPARING ANALYSIS	DATE	REVIEWER'S CONCURRENCE	DATE
TYPED NAME: Douglas J. Firca		TYPED NAME: Dean T. Smith, MAI	
NAME OF AGENCY (IF DIFFERENT FROM ODOT)			
City of Medina			
TITLE: Mayor		AGENCY SIGNATURE ESTABLISHING FMVE	DATE
		TYPED NAME: Dennis Hanwell	
ADMINISTRATIVE SETTLEMENT:			
		F.M.V.E. AMOUNT	_____
		ADDITIONAL AMOUNT	_____
SIGNATURE		TOTAL SETTLEMENT	
TYPED NAME:			

(SEE FOLLOWING PAGES FOR ADDITIONAL DOCUMENTATION)

VALUE ANALYSIS (\$10,000 OR LESS)

OWNER'S NAME

Progress Industrial Properties, Inc.

COUNTY MED

ROUTE West Smith Road

SECTION N/A

PID# 81334

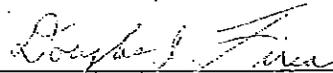
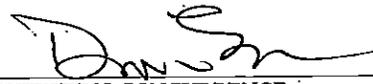
Federal Project # E060 (657)

Based on comparable sales, which are attached, the following compensation has been established.
Temporary taking(s) have been based on an 18 month period.

Parcel #	Net Take Area	Land	Improvement	Remarks	Total
4-WDV	0.0269 acres (1,172 SF)	@ \$35,000/Ac. = \$941.50		Rounded to	\$950
4-WDV			(1) large tree @ \$1,000/tree = \$1,000		\$1,000
4-TV	0.0907 acres (3,951 SF)	@ \$35,000/Ac. x 10% x 1.5 years = \$476.18		Rounded to	\$500
4-TV			(1) large tree @ \$1,000/tree = \$1,000		\$1,000
				Total (Rounded)	\$3,450

Conflict of Interest Certification [49CFR 24.102(n) and OAC 5501: 2-5-06(B)(3)(a)]

1. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
2. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this compensation recommendation.
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5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

	5/5/2014		5/20/14
SIGNATURE OF PERSON PREPARING ANALYSIS	DATE	REVIEWER'S CONCURRENCE	DATE
TYPED NAME: Douglas J. Firca		TYPED NAME: Dean T. Smith, MAI	
NAME OF AGENCY (IF DIFFERENT FROM ODOT)			
City of Medina			
TITLE: Mayor		AGENCY SIGNATURE ESTABLISHING FMVE	DATE
		TYPED NAME: Dennis Hanwell	
ADMINISTRATIVE SETTLEMENT:			
		F.M.V.E. AMOUNT	_____
		ADDITIONAL AMOUNT	_____
SIGNATURE		TOTAL SETTLEMENT	
TYPED NAME:			

(SEE FOLLOWING PAGES FOR ADDITIONAL DOCUMENTATION)

VALUE ANALYSIS (\$10,000 OR LESS)

OWNER'S NAME

Medina Industrial Center, LLC.

COUNTY MED

ROUTE West Smith Road

SECTION N/A

PID# 81334

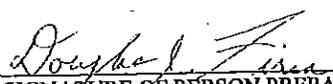
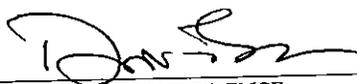
Federal Project # E060 (657)

Based on comparable sales, which are attached, the following compensation has been established.
 Temporary taking(s) have been based on an 18 month period.

Parcel #	Net Take Area	Land	Improvement	Remarks	Total
6-TV1	0.0092 acres (401 SF)	@ \$35,000/Ac. x 10% x 1.5 years = \$48.30		Rounded to	\$50
				State minimum award per ODOT 4000.7 D (Discussed below)	\$300

Conflict of Interest Certification [49CFR 24.102(n) and OAC 5501: 2-5-06(B)(3)(e)]

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NAME OF AGENCY (IF DIFFERENT FROM ODOT)			
City of Medina			
TITLE: Mayor		AGENCY SIGNATURE ESTABLISHING FMVE	DATE
		TYPED NAME: Dennis Hanwell	
ADMINISTRATIVE SETTLEMENT:			
		F.M.V.E. AMOUNT	_____
		ADDITIONAL AMOUNT	_____
		TOTAL SETTLEMENT	_____
SIGNATURE	DATE		
TYPED NAME:			

(SEE FOLLOWING PAGES FOR ADDITIONAL DOCUMENTATION)

VALUE ANALYSIS (\$10,000 OR LESS)

OWNER'S NAME

PJC Storage, LLC.

COUNTY MED

ROUTE West Smith Road

SECTION N/A

PID# 81334

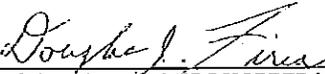
Federal Project # E060 (657)

Based on comparable sales, which are attached, the following compensation has been established.
Temporary taking(s) have been based on an 18 month period.

Parcel #	Net Take Area	Land	Improvement	Remarks	Total
6A-TV	0.0124 acres (540 SF)	@ \$35,000/Ac. x 10% x 1.5 years = \$65.10		Rounded to	\$75
				State minimum award per ODOT 4000.7 D (Discussed below)	\$300

Conflict of Interest Certification [49CFR 24.102(n) and OAC 5501: 2-5-06(B)(3)(a)]

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	5/15/2014		5/20/14
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TYPED NAME: Douglas J. Firca		TYPED NAME: Dean T. Smith, MAI	
NAME OF AGENCY (IF DIFFERENT FROM ODOT)			
City of Medina			
TITLE: Mayor		AGENCY SIGNATURE ESTABLISHING FMVE	DATE
		TYPED NAME: Dennis Hanwell	
ADMINISTRATIVE SETTLEMENT:			
		F.M.V.E. AMOUNT	_____
		ADDITIONAL AMOUNT	_____
		TOTAL SETTLEMENT	_____
SIGNATURE	DATE		
TYPED NAME:			

(SEE FOLLOWING PAGES FOR ADDITIONAL DOCUMENTATION)

VALUE ANALYSIS (\$10,000 OR LESS)

OWNER'S NAME
 Stephen Andrews

COUNTY MED
ROUTE West Smith Road
SECTION N/A
PID# 81334

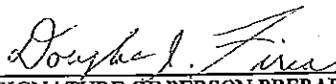
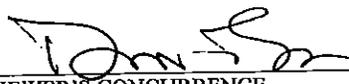
Federal Project # E060 (657)

Based on comparable sales, which are attached, the following compensation has been established.
 Temporary taking(s) have been based on a 18 month period.

Parcel #	Net Take Area	Land	Improvement	Remarks	Total
7-TV	0.0168 acres (732 SF)	@ \$35,000/Ac. x 10% x 1.5 years = \$88.20			\$100
				State minimum award per ODOT 4000.7 D (Discussed below)	\$300

Conflict of Interest Certification [49CFR 24.102(n) and OAC 5501: 2-5-06(B)(3)(a)]

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NAME OF AGENCY (IF DIFFERENT FROM ODOT) City of Medina			
TITLE: Mayor		AGENCY SIGNATURE ESTABLISHING FMVE TYPED NAME: Dennis Hanwell	
ADMINISTRATIVE SETTLEMENT:			
SIGNATURE TYPED NAME:		F.M.V.E. AMOUNT _____ ADDITIONAL AMOUNT _____ TOTAL SETTLEMENT _____	

(SEE FOLLOWING PAGES FOR ADDITIONAL DOCUMENTATION)

VALUE ANALYSIS (\$10,000 OR LESS)

OWNER'S NAME

MCJ Enterprises, LLC.

COUNTY MED

ROUTE West Smith Road

SECTION N/A

PID# 81334

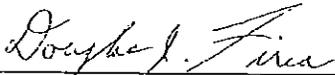
Federal Project # E060 (657)

Based on comparable sales, which are attached, the following compensation has been established.
Temporary taking(s) have been based on an 18 month period.

Parcel #	Net Take Area	Land	Improvement	Remarks	Total
8-WDV	0.0019 acres (83 SF)	@ \$35,000/Ac. = \$66.50		Rounded to	\$75
8-WDV			83 SF of asphalt @ \$2.00/SF depreciated 25% = \$124.50	Rounded to	\$125
8-WDV			5.5 LF of vinyl fence @ \$15.00/LF depreciated 5% = \$78.38	Rounded to	\$75
8-TV	0.0327 acres (1,424 SF)	@ \$35,000/Ac. x 10% x 1.5 years = \$171.68		Rounded to	\$175
8-TV1	0.0074 acres (322 SF)	@ \$35,000/Ac. x 10% x 1.5 years = \$38.85		Rounded to	\$50
				Total (Rounded to)	\$500

Conflict of Interest Certification [49CFR 24.102(n) and OAC 5501: 2-5-06(B)(3)(a)]

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NAME OF AGENCY (IF DIFFERENT FROM ODOT)			
City of Medina			
TITLE: Mayor		AGENCY SIGNATURE ESTABLISHING FMVE	DATE
		TYPED NAME: Dennis Hanwell	
ADMINISTRATIVE SETTLEMENT:			
SIGNATURE		F.M.V.E. AMOUNT	_____
DATE		ADDITIONAL AMOUNT	_____
TYPED NAME:		TOTAL SETTLEMENT	_____

(SEE FOLLOWING PAGES FOR ADDITIONAL DOCUMENTATION)

REVIEW APPRAISER'S
FAIR MARKET VALUE ESTIMATE

OWNER'S NAME

William B. Parker, Jr.

COUNTY MED

ROUTE West Smith Road

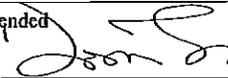
SECTION n/a

PARCEL NO. 10 WDV, TV

PROJECT I.D. NO. 81334

	PAR NO.	ITEMS INCLUDED IN THIS ESTIMATE			ORIGINAL	REVISION	REVISION
L A N D	10 WDV	0.0275 ac. industrial land @ \$35,000/ac., say:			\$975		
F E N C E							
T R E E S	10 WDV	NO.	KIND	AV.SIZE			
		7	Shrubs	Small	\$325		
O T H E R	10 WDV	Asphalt paving - 140 s.f. @ \$1.90/s.f., say:			\$265		
	10 WDV	Concrete paving - 50 s.f. @ \$4.75/s.f., say:			\$235		
	10 WDV-1	Lawn area - 908 s.f. @ \$0.35/s.f.			\$325		
	10 WDV	Commercial sign, depreciated value			\$1,675		
	10 WDV	Flagpole -1 @ \$1,700:			\$1,700		
	10 WDV	Landscape bed - 100 s.f. @ \$0.75/s.f., say:			\$75		
B L D G		None			\$0		
D A M A G E	10 TV	0.0050 ac. Temporary Easement @ \$35,000/ac. x 10%, 1.5 years, say:			\$25		
E L		TOTAL FAIR MARKET VALUE FOR REQUIRED R/W			\$5,600		
		OFFER FOR REQUIRED R/W AND EXCESS LAND					
		ADDED COST TO ACQUIRE EXCESS LAND					
	VALUE		AREA				

We, the undersigned, hereby certify that this estimate contains no allowance for any item contrary to Ohio law and that the amount shown represents the fair market value of the right of way to be acquired.

Trainee's Recommendation	Date	Recommended	Date
			05/14/2014
Review Appraiser Typed Name		Review Appraiser Typed Name	Dean T. Smith, MAI
Recommended	Date	Recommended	Date
2 nd Review Appraiser		Appraisal Unit Manager	
Agency Signature Establishing FMVE	Date	Administrative Settlement / Case Settlement	Date
Typed Name & Title	Patrick Patton, City Engineer	Typed Name & Title	
Agency Name	City of Medina	Agency Name	

VALUE ANALYSIS (\$10,000 OR LESS)

OWNER'S NAME

The A. I. Root Company

COUNTY MED

ROUTE West Smith Road

SECTION N/A

PID# 81334

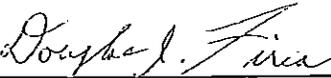
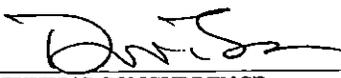
Federal Project # E060 (657)

Based on comparable sales, which are attached, the following compensation has been established.
Temporary taking(s) have been based on an 18 month period.

Parcel #	Net Take Area	Land	Improvement	Remarks	Total
14-TV	0.0342 acres (1,490 SF)	@ \$25,000/Ac. x 10% x 1.5 years = \$128.25		Rounded to	\$130
				State minimum award per ODOT 4000.7 D (Discussed below)	\$300

Conflict of Interest Certification (49CFR 24.102(n) and OAC 5501: 2-5-06(B)(3)(a))

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 SIGNATURE OF PERSON PREPARING ANALYSIS TYPED NAME: Douglas J. Firca	5/5/2014 DATE	 REVIEWER'S CONCURRENCE TYPED NAME: Dean T. Smith, MAI	5/20/14 DATE
NAME OF AGENCY (IF DIFFERENT FROM ODOT) City of Medina			
TITLE: Mayor		AGENCY SIGNATURE ESTABLISHING FMVE TYPED NAME: Dennis Hanwell	
ADMINISTRATIVE SETTLEMENT:			
SIGNATURE TYPED NAME:		F.M.V.E. AMOUNT _____ ADDITIONAL AMOUNT _____ TOTAL SETTLEMENT _____	

(SEE FOLLOWING PAGES FOR ADDITIONAL DOCUMENTATION)

VALUE ANALYSIS (\$10,000 OR LESS)

OWNER'S NAME

777 Investments LLC.

COUNTY MED

ROUTE West Smith Road

SECTION N/A

PID# 81334

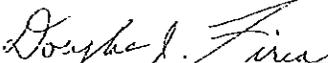
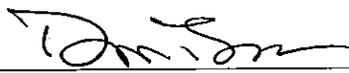
Federal Project # E060 (657)

Based on comparable sales, which are attached, the following compensation has been established.
Temporary taking(s) have been based on a 18 month period.

Parcel #	Net Take Area	Land	Improvement	Remarks	Total
18-TV	0.0093 acres (405 SF)	@ \$35,000/Ac. x 10% x 1.5 years = \$48.83		Rounded to	\$50
				State minimum award per ODOT 4000.7 D (Discussed below)	\$300

Conflict of Interest Certification [49CFR 24.102(n) and OAC 5501: 2-5-06(B)(3)(a)]

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		ADDITIONAL AMOUNT	_____
SIGNATURE		TOTAL SETTLEMENT	
TYPED NAME:			

(SEE FOLLOWING PAGES FOR ADDITIONAL DOCUMENTATION)

ORDINANCE NO. 112-14

AN ORDINANCE AMENDING ORDINANCE NO. 118-08, PASSED JUNE 9, 2008, RELATIVE TO THE REVOCABLE USE PERMIT PERMITTING AN ENCROACHMENT OF THE CITY-OWNED ALLEY LOCATED SOUTH OF DOMINIC'S RESTAURANT ON SOUTH JEFFERSON STREET.

WHEREAS: Ordinance No. 118-08, passed June 9, 2008, authorized the execution of a Revocable Use Permit permitting an encroachment of the City-owned alley located south of Dominic's Restaurant on South Jefferson Street between Parcel No. 028-19B-20-127 and Parcel No. 028-19B-20-083 and recorded in the Medina County Recorder's Office, **Document No. 2011OR003389**; and

WHEREAS: On May 12, 2014, the Historic Preservation Board reviewed and approved a request by Dominic's to install a second exterior cooler to be located at the front (southeast) corner of the current building, located in the public alley.

WHEREAS: The currently recorded Revocable Use Permit, recorded with the **Medina County Recorder, Document No. 2011OR003389** is requested to be revised to state permission for *2 walk-in coolers*, free-standing shed, and fencing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That Ordinance No. 118-08, passed June 9, 2008 is hereby amended to state permission for *2 walk-in coolers*, free-standing shed, and fencing.

SEC. 2: That the Clerk of Council is hereby directed to file the amended Revocable Use Permit with the Medina County Recorder and reference this amendment to **Recorded Document No. 2011OR003389**.

SEC. 3: That a copy of the amended Revocable Use Permit and drawing of Revocable Use area is marked Exhibit A, attached hereto, and incorporated herein.

SEC. 4: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.

SEC. 5: That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

Ord. 134-12
EXH. A

REVOCABLE USE PERMIT

Permission is hereby granted to use or occupy a part of the City owned alley located between Permanent Parcel #028-19B-20-127 and Permanent Parcel #028-19B-210-083 with two walk in cooler units, fencing and a free standing shed associated with Dominic's Restaurant at 221 South Jefferson Street (Permanent Parcel #028-19B-20-127). The area of encroachment is shown on the attached sheet, photograph and legal description.

The granting of this permit shall not be construed as an abridgement or waiver of any rights which the CITY OF MEDINA has in exercising its jurisdictional powers and this permit shall be binding upon the City of Medina and the permittee, his/her/its heirs, successors and assigns.

If for any reason the CITY OF MEDINA or its duly authorized representative deems it necessary to order the removal, reconstruction, relocation or repair of the encroachments, it shall be promptly undertaken at the sole expense of the owners thereof. Failure on the part of the permittee to conform to the provisions of this permit will be cause for suspension, revocation or annulment of this permit, as the CITY OF MEDINA deems necessary, and the City may remove the encroachment at the permittees sole expense. The permittee agrees to indemnify and save the City of Medina harmless from any claims by any person for personal injury or damages allegedly arising from the existence or maintenance of the encroachment.

No alterations may be made to the encroachments except that the permittee may perform such routine maintenance as is required to keep the encroachment in good condition. If the encroachments are removed or destroyed, no new facilities shall be permitted to encroach on the public alley without the express, written consent of the CITY OF MEDINA. The encroachments for which this permit is issued shall be subject to all permits required by the CITY OF MEDINA. A site plan of the intended encroachments is attached to and incorporated into this permit.

Any requests relative to these encroachments shall be made in writing to the following:

CITY OF MEDINA
Law Director
132 N. Elmwood Ave.
P.O. Box 703
Medina, Ohio 44258

Dated at Medina, Ohio, this _____ day of _____, 20____.

By: _____
Dennis Hanwell
Mayor

Accepted this _____ day of _____, 20____.

By: _____

Name (please print:) _____
Property Owner

Approved as to form by: _____
Greg Huber
Law Director, City of Medina

Laurila Surveying

Professional Land Surveyors

H. David Laurila, P.S.

15333 Shore Rd., Sterling, OH 44276-9615

Phone 330-925-4601 Fax 330-925-9330

www.laurilasurveying.com

hdlaurila@embarqmail.com

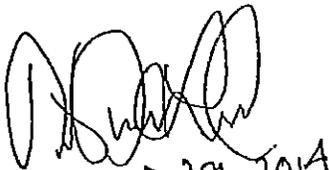
Situated in the City of Medina, County of Medina and State of Ohio and being part of a public alley being contiguous with the southerly line of Medina City Lot 6024 as recorded in Plat Book 26, Page 8 of the Medina County Recorders Records dated April 20th, 1994 and being bounded and described as follows:

BEGINNING at a "Mag" nail found at the southeast corner of said Lot 6024 and being on the westerly line of Jefferson Street, a 66' right of way;

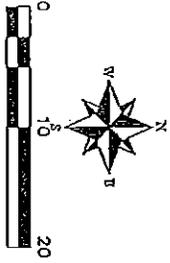
- 1.) thence S 01°00'19" E, 8.50' along the westerly line of Jefferson Street's projection to a point;
- 2.) thence S 89°02'42" W, 106.57' parallel with the southerly line of said Lot 6024 to a point;
- 3.) thence N 01°00'19" W, 8.50' to a point on the southerly line of said Lot 6024 to a point;
- 4.) thence N 89°02'42" E, 106.57' along the southerly line of said Lot 6024 to the **TRUE POINT OF BEGINNING**.

The above described parcel contains 0.0208 acres of a revocable use area as surveyed and described by H. David Laurila, P.S. 7663 of Laurila Surveying in May 28, 2014.

The Basis of Bearings are congruent with said Lot 6024.


5-29-2014



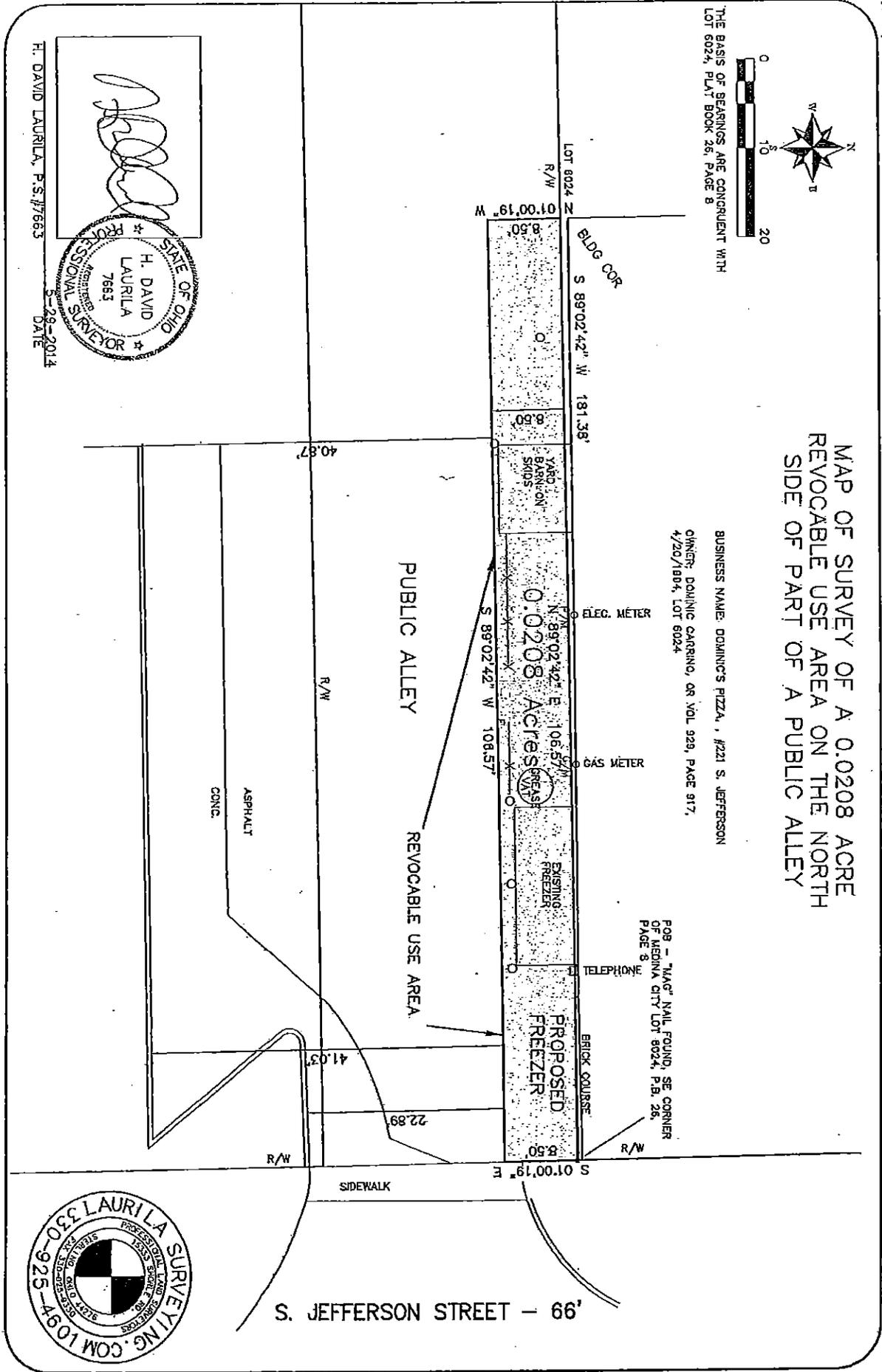


THE BASIS OF BEARINGS ARE CONGRUENT WITH LOT 6024, PLAT BOOK 26, PAGE 8

MAP OF SURVEY OF A 0.0208 ACRE REVOCABLE USE AREA ON THE NORTH SIDE OF PART OF A PUBLIC ALLEY

BUSINESS NAME: DOMINIC'S PIZZA, #221 S. JEFFERSON
OWNER: DOMINIC CARRINO, OR VOL. 929, PAGE 917,
4/20/1994, LOT 6024

POB - "NAIL FOUND, SE CORNER OF MARIANA CITY LOT 6024, P.B. 26, PAGE 8



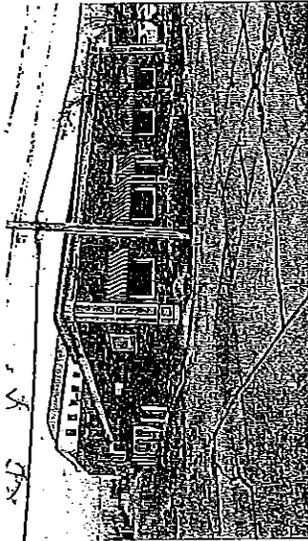
[Handwritten Signature]
H. DAVID LAURILA
7663
PROFESSIONAL SURVEYOR
STATE OF OHIO
5-29-2014 DATE

H. DAVID LAURILA, P.S. 7663

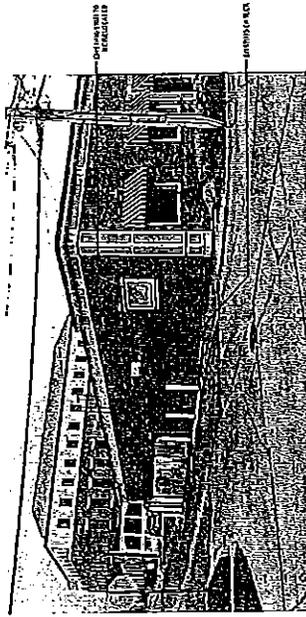


S. JEFFERSON STREET - 66'

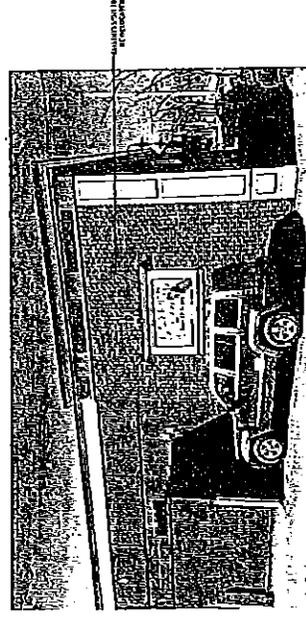
Tuesday, April 29, 2014



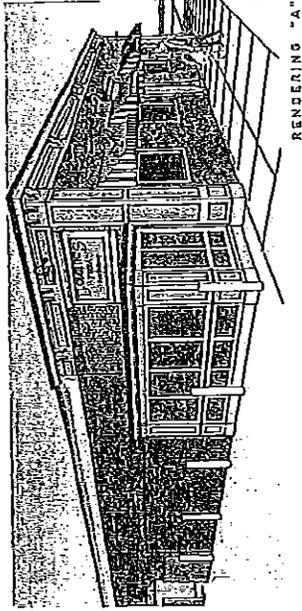
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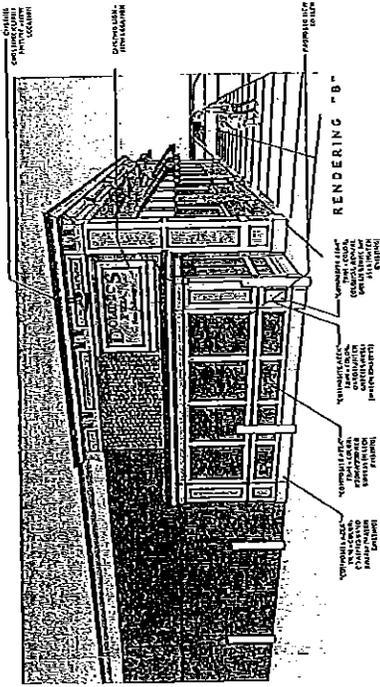
EXISTING PHOTO # 2



EXISTING PHOTO # 3



RENDERING "A"



RENDERING "B"

Annotations for Rendering B:
- WINDOW FRAME: THE WINDOW FRAME SHALL BE FINISHED WITH AN INTERIOR FINISH (TO BE DETERMINED BY OWNER)
- WINDOW GLASS: THE WINDOW GLASS SHALL BE FINISHED WITH AN INTERIOR FINISH (TO BE DETERMINED BY OWNER)
- WINDOW SILL: THE WINDOW SILL SHALL BE FINISHED WITH AN INTERIOR FINISH (TO BE DETERMINED BY OWNER)
- WINDOW CASE: THE WINDOW CASE SHALL BE FINISHED WITH AN INTERIOR FINISH (TO BE DETERMINED BY OWNER)
- WINDOW LINEN: THE WINDOW LINEN SHALL BE FINISHED WITH AN INTERIOR FINISH (TO BE DETERMINED BY OWNER)
- WINDOW TRIM: THE WINDOW TRIM SHALL BE FINISHED WITH AN INTERIOR FINISH (TO BE DETERMINED BY OWNER)
- WINDOW STOP: THE WINDOW STOP SHALL BE FINISHED WITH AN INTERIOR FINISH (TO BE DETERMINED BY OWNER)
- WINDOW HANGING: THE WINDOW HANGING SHALL BE FINISHED WITH AN INTERIOR FINISH (TO BE DETERMINED BY OWNER)
- WINDOW WEIGHT: THE WINDOW WEIGHT SHALL BE FINISHED WITH AN INTERIOR FINISH (TO BE DETERMINED BY OWNER)
- WINDOW BALANCE: THE WINDOW BALANCE SHALL BE FINISHED WITH AN INTERIOR FINISH (TO BE DETERMINED BY OWNER)
- WINDOW CHECK: THE WINDOW CHECK SHALL BE FINISHED WITH AN INTERIOR FINISH (TO BE DETERMINED BY OWNER)
- WINDOW LOCK: THE WINDOW LOCK SHALL BE FINISHED WITH AN INTERIOR FINISH (TO BE DETERMINED BY OWNER)
- WINDOW HANDLE: THE WINDOW HANDLE SHALL BE FINISHED WITH AN INTERIOR FINISH (TO BE DETERMINED BY OWNER)
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