

BRUNSWICK CITY COMMITTEE-OF-THE-WHOLE

Agenda

AUGUST 8, 2022

6:50 PM

or Immediately Following
Finance Committee

1. Discussion Items
2. Motion Items
 - (a) Motion authorizing a change order in the amount of \$20,000.00 to Set in Stone Contracting, LLC for the 2022 Concrete Repair Program
3. Review Legislation

ORD. NO. 65-2022 - An ordinance approving the final plat for the Ridgeline Chase Phase 2 development, subject to final engineering approval and any other conditions imposed by Council - **1st Reading** (To be brought from Committee-of-the-Whole, *Administration/Grant Aungst*)
4. General Discussion
5. Executive Session
6. Adjournment

PROPOSED MOTION



DATE: 8/8/2022

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Paul Barnett

COPY: Mayor Ron Falconi

MOTION: Motion authorizing a change order in the amount of \$20,000.00 to Set in Stone Contracting, LLC for the 2022 Concrete Repair Program

BACKGROUND: The original contract in the amount of \$664,725.00 was awarded by City Council on June 13, 2022.

PURPOSE AND EXPLANATION: The change order is being requested to facilitate using the full budgeted dollar amount for residential roadway repairs for 2022, since the combined awards for the 2022 Asphalt Road Program and the 2022 Concrete Repair Program were approximately \$20,000 under the budgeted amount. The additional funds will allow for additional concrete repairs to be made on Judita Drive.

IMPLEMENTATION SCHEDULE: The project is currently underway and is scheduled for completion in October.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY: The change order will increase the contract amount from \$664,725.00 to \$684,725.00.

RECOMMENDED ACTION: Passage of a motion which authorizes a change order in the amount of \$20,000.00 to Set in Stone Contracting, LLC for the 2022 Concrete Repair Program

ADDITIONAL INFORMATION:

PROPOSED LEGISLATION



DATE: 8/8/2022

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 65-2022** - An ordinance approving the final plat for the Ridgeline Chase Phase 2 development, subject to final engineering approval and any other conditions imposed by Council - **1st Reading** (To be brought from Committee-of-the-Whole, *Administration/Grant Aungst*)

BACKGROUND: On July 21, 2022, the Brunswick City Planning Commission recommended approval to City Council of the final plat for the Ridgeline Chase Phase 2 Development, subject to final engineering approval, attached as Exhibit "A".

PURPOSE AND EXPLANATION: Final plat approval is subject to engineering and City Council approval, pursuant to Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations for the City of Brunswick.

IMPLEMENTATION SCHEDULE: First reading on August 8, 2022.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	No
Two Readings	No
Three Readings	Yes
Emergency	No
Suspension of Rules	No

If emergency or suspension of the rules, why the request?

Recommend approval.

**ADDITIONAL
INFORMATION:**

APPROVALS

This Plat was duly accepted by the Brunswick City Council at its regular meeting held on the _____ day of _____, 20____.

Ordinance No. _____.

Clerk of Council

This Plat was duly accepted by the Brunswick City Planning Commission at its regular meeting held on the _____ day of _____, 20____.

Secretary

This Plat was duly accepted by the Brunswick City Engineer this ____ day of _____, 20____.

City Engineer

All required central wastewater disposal facilities have been satisfactorily installed or adequate financial guarantees have been approved by the Medina County Sanitary Engineer on this ____ day of _____, 20____.

Medina County Sanitary Engineer

Approved for transfer this ____ day of _____, 20____.

Tax Map Draftsman

Received for transfer this ____ day of _____, 20____.

Medina County Auditor

Received and recorded this ____ day of _____, 20____.

At _____ A.M./P.M recorded in Plat Document No. _____.

Fee: _____.

Medina County Recorder

Sheet List Table	
Sheet Number	Sheet Title
1	TITLE
2	OVERALL PLAN
3	EAST DETAIL
4	WEST DETAIL

Ridgeline Chase Subdivision Phase 2

Creating Sublots 44-77, Block 'D' and dedicating Southview Trail and a portion of Chaseline Ridge

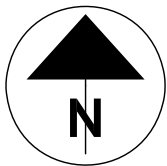
Situated in the City of Brunswick, County of Medina and State of Ohio and known as being part of Original Brunswick Township Lot No. 17, Tract No. 1, further known as being a replat of Block 'B' as shown on Ridgeline Chase Subdivision Phase 1, recorded in Document No. 2022PL000006 of the Medina County Recorder's Records.



LOCATION MAP

N.T.S.

LATITUDE: 41°14'12.0" LONGITUDE: 81°51'18.8"



NOTES

REFERENCES:

Deed & Plat documents of the Medina County Recorder's Records as referenced by survey.

"Plat of Survey" by Guy P. Haney, P.S. 7631 on file in Survey Book 32, Pg. 193 of the Medina County Engineer's Records.

"Survey Plat" by T.J. Hood, P.S. 3455 on file in Survey Book U, Pg. 2a of the Medina County Engineer's Records

"Property Survey and Split for E.A.R.L." by James R. Bock, P.S. 6051 on file in Survey Book 20, Pg. 107a of the Medina County Engineer's Records.

BASIS OF BEARINGS:

Centerline Bearing of Pearl Road was calculated to be S 00°13'39" E, based upon Ohio State Plane Coordinate System, North Zone, NAD 1983, Calculated at Ground.

Note: All 5/8" by 30" and 3/4" iron pins set are affixed with a plastic cap bearing the inscription "DRG ENG, 7631-8557". All 3/4" iron pins to be set in all centerline monument boxes and 5/8" iron pins to be set at subplot and block corners by me.

ACCEPTANCE

Know all men by these presents that _____, (Print Name/Title)

owner/agent of the Triban Investment LLC and the lands embraced within this subdivision hereby acknowledge this plat and subdivision to be my/their free act and deed and hereby dedicate to the public use forever the streets shown shaded and grant all easements as shown. I certify that there are no delinquent taxes or assessments against the lands embraced within this subdivision,

Owner/Agent _____ Date _____

County of Medina SS
State of Ohio

Before me a notary public in and for said county and state, personally appeared the above named _____ Owner/Agent

who acknowledged the making of the foregoing instrument and the signing of this plat to be their own free act and deed. In testimony whereof I

have hereunto set my hand and official seal at _____, Ohio this day of _____, 20____.

Notary public

My commission expires

Witness

SURVEYOR CERTIFICATION

This Plat was prepared from a field survey, analysis of recorded plats, recorded deeds, and survey records, as applicable. Distances are given in feet and decimal parts thereof. All dimensional and geodetic details are correct and the survey balances and closes to the best of my knowledge. All monuments shown hereon exist or shall be set as shown.

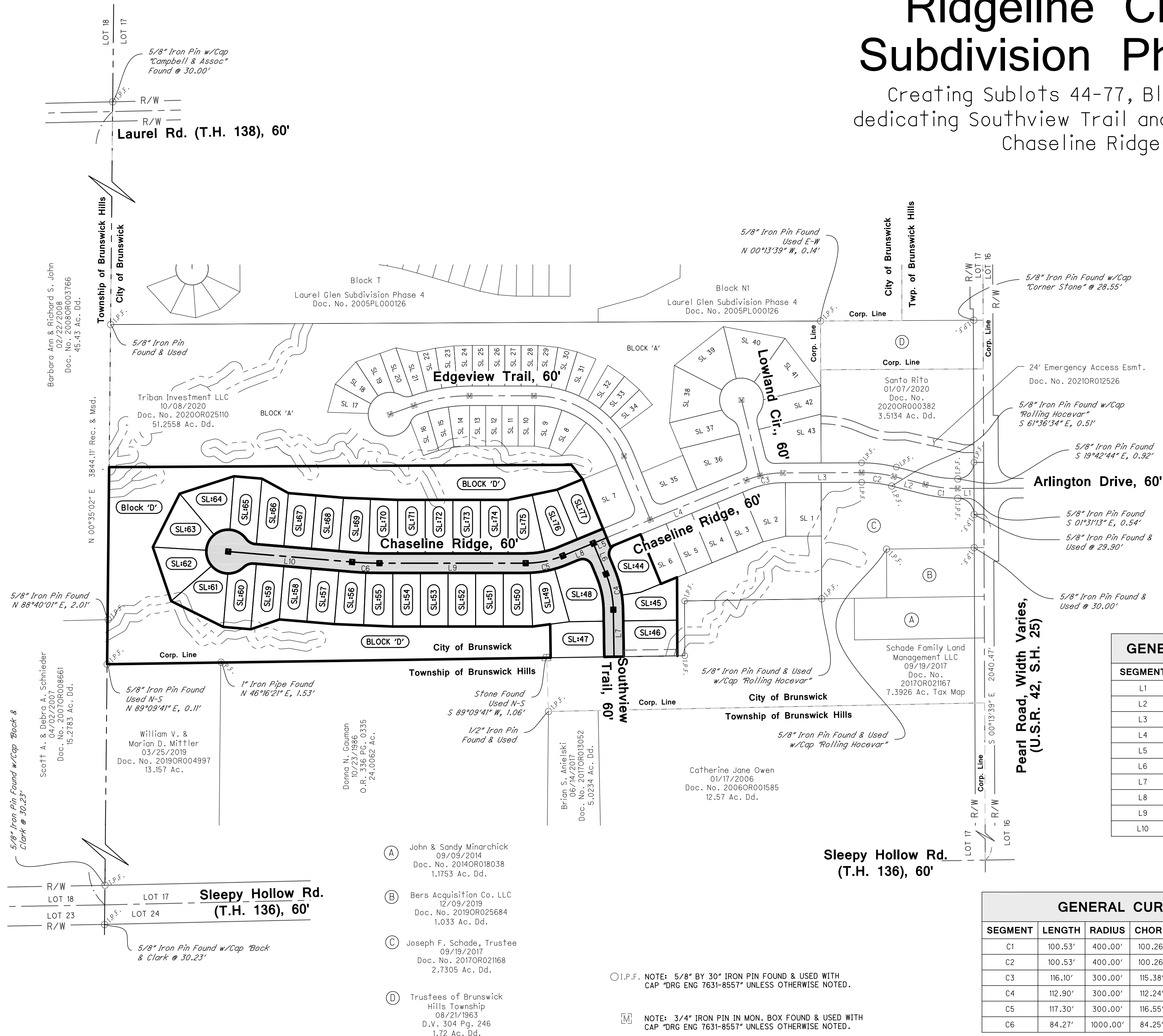
Jeremy M. Sack P.S. No. S-8557 _____ Date _____

AREA TABLE	
NAME	ACRES
SL'S 44-77	12.1074
BLOCK D (OPEN SPACE)	7.9833
DEDICATED ROW	2.3315
TOTAL	22.4222

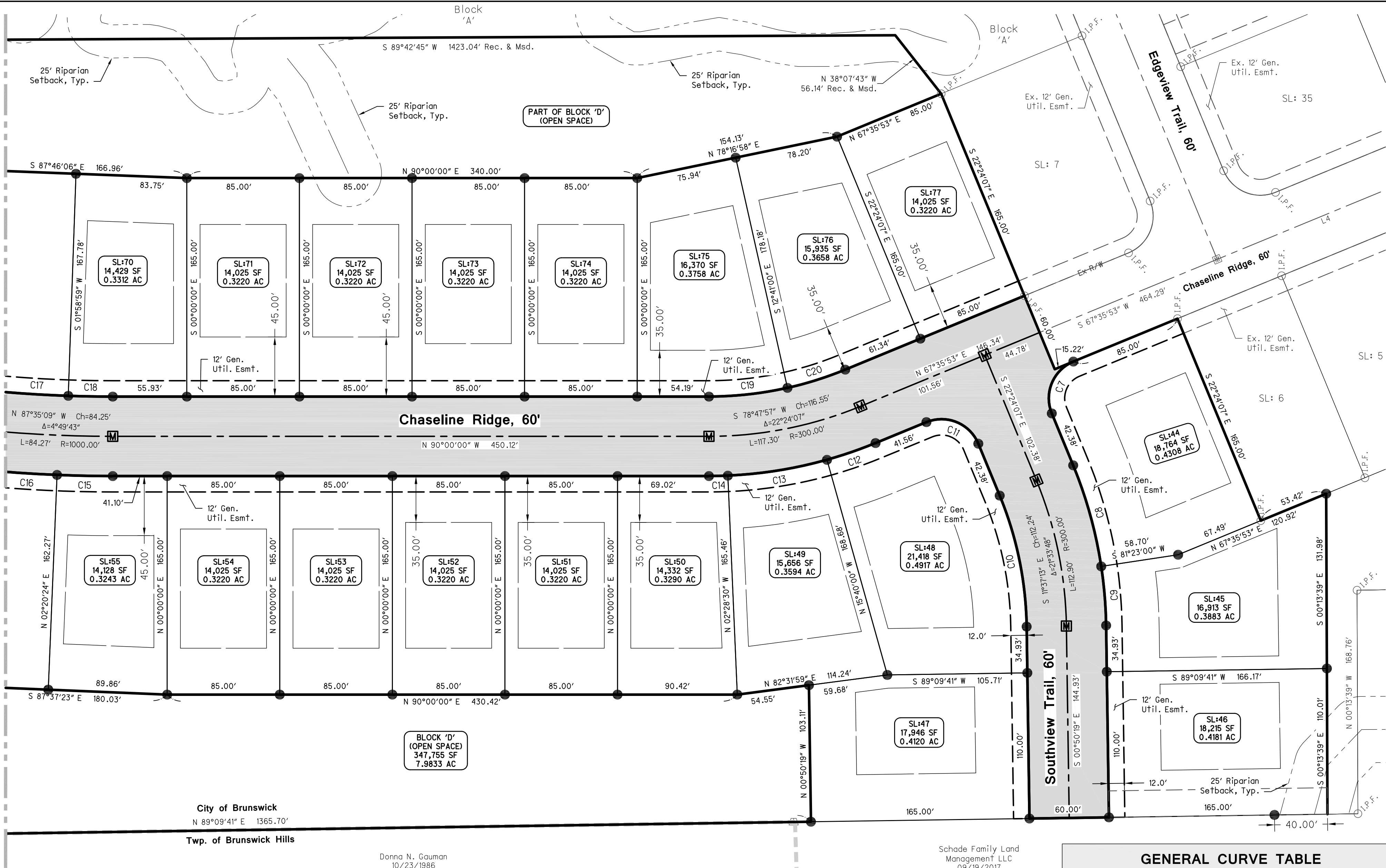
LEGEND		
DESCRIPTION	FOUND	SET
MAG NAIL	○ M.N.F.	✕
MONUMENT BOX	⌈	⌈
IRON PIN	○ I.P.F.	●
IRON PIPE	⊙ P.F.	
LIMITED ACCESS R/W	--- Ex LA --- Ex LA --- Ex LA ---	
CENTERLINE	_____	
PROPERTY LINE	_____	
RIGHT-OF-WAY LINE	--- Ex R/W --- Ex R/W ---	
EASEMENT LINE	_____	
ORIGINAL PROP. LINE	 Z	
ORIGINAL LOT LINE	_____	

Ridgeline Chase Subdivision Phase 2

Creating Sublots 44-77, Block 'D' and dedicating Southview Trail and a portion of Chaseline Ridge



MATCHLINE SEE SHEET 4



SETBACKS

FRONT YARD:
40.0 Feet unless
otherwise noted

SIDE YARD:
5.0 Feet

REAR YARD:
35.0 Feet

NOTE:
All Iron Pins Found are
5/8" by 30" with cap
"DRG ENG 7631-8557"
unless otherwise noted

Ridgeline Chase Subdivision Phase 2

Creating Sublots 44-77, Block 'D' and
dedicating Southview Trail and a portion of
Chaseline Ridge

Donna N. Gauman
10/23/1986
O.R., 336 PG, 0335
24.0062 Ac.

Schade Family Land
Management LLC
09/19/2017
Doc. No.
2017OR021167
7.3926 Ac. Tax Map

GENERAL CURVE TABLE

SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C7	47.12'	30.00'	42.43'	N 22°35'53" E	90°00'00"
C8	79.40'	330.00'	79.21'	N 15°30'33" W	13°47'07"
C9	44.80'	330.00'	44.76'	N 04°43'39" W	7°46'41"
C10	101.61'	270.00'	101.02'	S 11°37'13" E	21°33'48"
C11	47.12'	30.00'	42.43'	S 67°24'07" E	90°00'00"
C12	38.79'	330.00'	38.77'	N 70°57'57" E	6°44'07"
C13	75.98'	330.00'	75.81'	N 80°55'45" E	13°11'30"
C14	14.26'	330.00'	14.25'	N 88°45'45" E	2°28'30"
C15	42.07'	1030.00'	42.06'	S 88°49'48" E	2°20'24"
C16	44.73'	1030.00'	44.73'	S 86°24'56" E	2°29'18"
C17	48.17'	970.00'	48.17'	N 86°35'39" W	2°50'44"
C18	33.57'	970.00'	33.57'	N 89°00'30" W	1°58'59"
C19	59.77'	270.00'	59.65'	S 83°39'30" W	12°41'00"
C20	45.80'	270.00'	45.74'	S 72°27'27" W	9°43'07"

Barbara Ann & Richard S. John
02/22/2008
Doc. No. 2008OR003766
45.43 Ac. Dd.

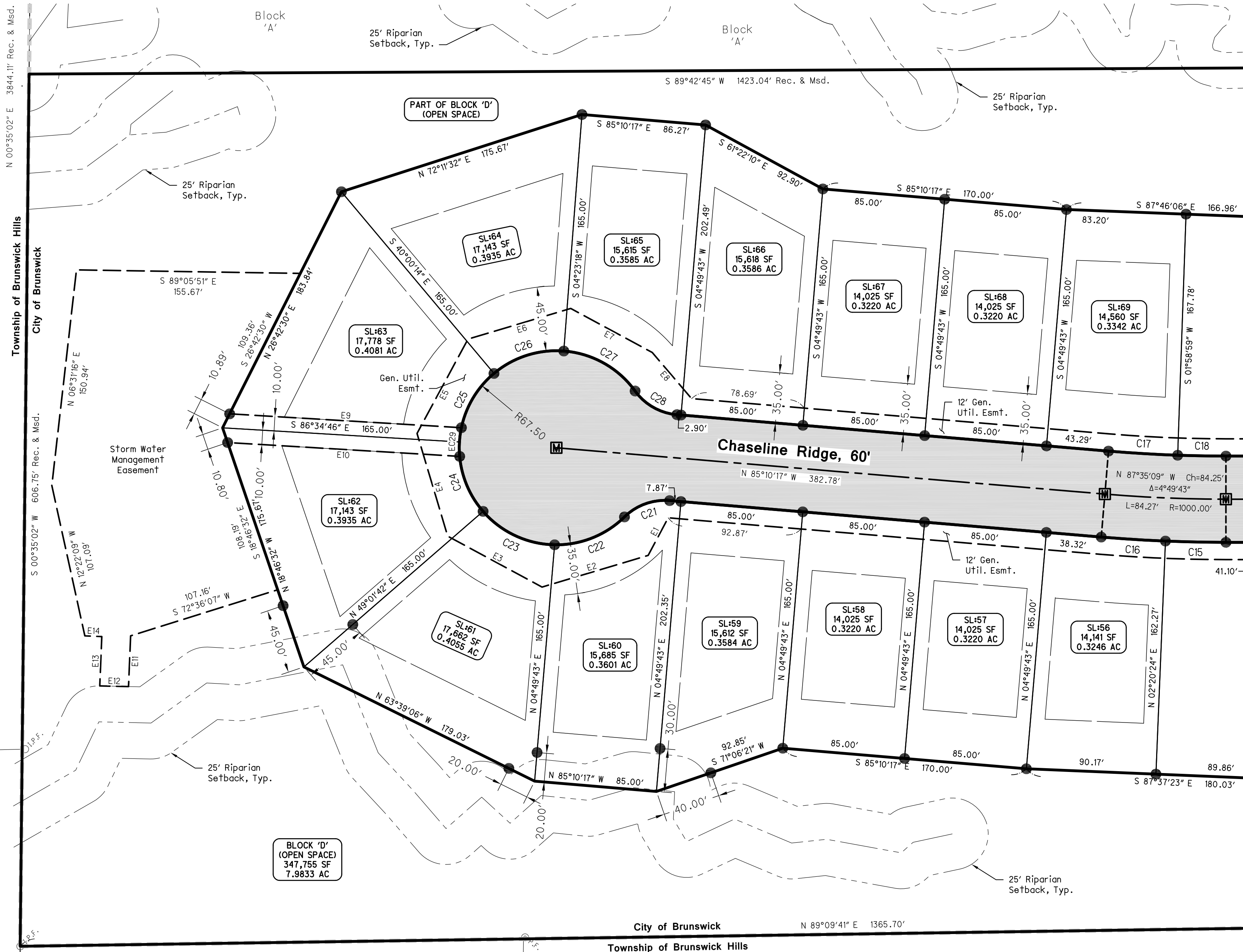
Scott A. & Debra A. Schnieder
04/02/2007
Doc. No. 2007OR008661
15.2783 Ac. Dd.

William V. &
Marian D. Mittler
03/25/2019
Doc. No. 2019OR004997
13.157 Ac.

Donna N. Gauman
10/23/1986
O.R. 336 PG. 0335
24.0062 Ac.

Ridgeline Chase Subdivision Phase 2

Creating Sublots 44-77, Block 'D' and dedicating Southview Trail and a portion of Chaseline Ridge



GENERAL LINE TABLE		
SEGMENT	LENGTH	DIRECTION
E1	29.65'	N 28°05'06" E
E2	77.00'	N 73°22'43" E
E3	74.56'	S 61°37'17" E
E4	74.56'	S 16°37'17" E
E5	74.56'	S 28°22'43" W
E6	74.56'	S 73°22'43" W
E7	64.40'	N 61°37'17" W
E8	42.17'	N 40°27'47" W
E9	161.44'	S 86°34'58" E
E10	161.66'	N 86°34'58" W
E11	35.32'	S 02°20'56" W
E12	20.00'	N 88°40'50" W
E13	34.37'	N 02°20'56" E
E14	11.82'	N 87°39'04" W

GENERAL CURVE TABLE					
SEGMENT	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C21	34.47'	40.00'	33.41'	N 70°08'36" E	49°22'14"
C22	53.70'	67.50'	52.30'	N 68°15'02" E	45°35'08"
C23	56.53'	67.50'	54.89'	S 64°57'51" E	47°59'06"
C24	52.30'	67.50'	51.00'	S 18°46'32" E	44°23'32"
C25	54.87'	67.50'	53.37'	S 26°42'30" W	46°34'32"
C26	52.30'	67.50'	51.00'	S 72°11'32" W	44°23'32"
C27	58.68'	67.50'	56.85'	N 60°42'23" W	49°48'39"
C28	34.47'	40.00'	33.41'	N 60°29'10" W	49°22'14"
EC29	20.07'	67.50'	20.00'	S 03°25'45" W	17°02'21"

MATCHLINE SEE SHEET 3

SETBACKS

FRONT YARD:
40.0 Feet unless
otherwise noted

SIDE YARD:
5.0 Feet

REAR YARD:
35.0 Feet

RIDGELINE CHASE PH. 2

WEST DETAIL

PROJECT
NUMBER

2104

DATE

2021-09-10

4
4

Davey Resource Group
1310 SHARON COPLEY ROAD, P.O. BOX 37
SHARON-CENTER, OHIO 44274
(PHONE) 330.590.8004 (FAX) 888.820.8423



CITY OF BRUNSWICK, OHIO
ORDINANCE NO. _____

BY:

AN ORDINANCE APPROVING THE FINAL PLAT FOR THE RIDGELINE CHASE PHASE 2 DEVELOPMENT, SUBJECT TO FINAL ENGINEERING APPROVAL AND ANY OTHER CONDITIONS IMPOSED BY COUNCIL.

WHEREAS: On July 21, 2022, the Brunswick City Planning Commission recommended approval to City Council of the Final Plat for the Ridgeline Chase Phase 2 Development, subject to final engineering approval.

WHEREAS: THE COUNCIL OF THE CITY OF BRUNSWICK HEREBY ORDAINS:

SECTION 1: That the Final Plat for the Ridgeline Chase Phase 2 Development, as attached hereto as Exhibit "A", is hereby approved subject to final engineering approval and any other conditions imposed by this Council.

SECTION 2: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____
Clerk of Council
Laura Timura

CITY OF BRUNSWICK

MAYOR
RON FALCONI

COUNCIL
MICHAEL J. ABELLA, JR
ANTHONY P. CAPRETTA
JOSEPH P. DELSANTER
NICHOLAS HANEK
BRANDON LAMBERT
KRISTY PIPER
TIM SMITH

CITY MANAGER / SAFETY DIRECTOR
CARL S. DEFOREST

July 22, 2022

Gillian Hall
Triban Investment, LLC
7555 Fredle Drive, Suite 210
Painesville, OH 44077

RE: Ridgeline Chase Subdivision
Phase 2 final plat
Chaseline Ridge extension and Southview Trail

Dear Ms. Hall:

The Brunswick City Planning Commission, at their meeting on July 21, 2022, voted to **recommend approval** to City Council of the Ridgeline Chase Subdivision Phase 2 final plat, Chaseline Ridge extension and Southview Trail, Brunswick, subject to the following:

1. Final plat approval is subject to engineering and City Council approval, pursuant to Sections 1224.04(a)(3) and 1226.04 of the Subdivision Regulations.
2. The first reading on the Phase 2 final plat is scheduled for City Council's meeting on Monday, August 8, 2022. Please contact Laura Timura, Clerk of Council, at (330) 558-6845 regarding the meeting time.

If you have any questions, please contact me at (330) 558-6865.

Sincerely,



Pamela Plavecski,
Planning & Zoning Coordinator

c: Carl S. DeForest, City Manager/Safety Director
Grant Aungst, Community & Economic Dev. Director
Matt Jones, Consulting City Engineer
Cliff Calaway, Chief Building Official
Thom Sutcliffe, Drees Homes
Travis Crane, Davey Resource Group



4095 CENTER ROAD - BRUNSWICK, OHIO 44212

CITY HALL PHONE: (330) 225-9144 - FAX: (330) 273-8023 - POLICE & FIRE PHONE: (330) 225-9111 - FAX: (330) 225-6002 <http://www.brunswick.oh.us>