

BRUNSWICK CITY COMMITTEE-OF-THE-WHOLE

Agenda

FEBRUARY 24, 2025

6:05 PM

**or Immediately Following
Planning & Zoning Committee**

1. Discussion Items
 - (a) Brunswick Soccer Association
2. Motion Items
 - (a) Motion authorizing a change order in the amount of \$17,400.00 to United Survey Inc., for the 2024 Slip Lining Project.
 - (b) Motion authorizing the City Manager to advertise for public bids for the 2025 Asphalt Program.
 - (c) Motion to authorize the City Manager to enter into a five year depository agreement with Huntington National Bank for the period commencing April 30, 2025 through April 29, 2030.
 - (d) Motion authorizing the City Manager to advertise for public bids for the 2025 Concrete Program.
3. Review Legislation
 - (a) **ORD. NO. 23-2025** - An ordinance authorizing the City Manager to forward a petition to conform boundaries to the Medina County Commissioner's Office for the purpose of adjusting the city boundary lines to include an annexation into the City of Brunswick of PPN 003-18A-07-159. - **1st Reading** (To be brought from Committee-of-the-Whole, *Administration/Dennis Nevar*)
4. General Discussion
5. Executive Session
 - (a) Motion to go into Executive Session to discuss the subject of pending or imminent court action and the appointment, employment, dismissal, discipline, demotion or compensation of a public employee.
6. Adjournment

PROPOSED MOTION



DATE: 2/24/2025

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Paul Magovac

COPY: Mayor Ron Falconi

MOTION: Motion authorizing a change order in the amount of \$17,400.00 to United Survey Inc., for the 2024 Slip Lining Project.

BACKGROUND: The original contract in the amount of \$132,332.00 was awarded by City Council on September 23, 2024.

PURPOSE AND EXPLANATION: The proposed project will seek to repair deteriorated sections of storm sewers citywide by slip lining, improving neighborhood accessibility and safety for the traveling public. This project is being funded through the City Storm Water Enterprise Management Fund #224-0420-54265. The additional expense is a result of hardened deposits within three portions of sewers that cannot be removed through conventional cleaning methods. The change order not to exceed \$17,400 will cover the cost of the contractor to remove deposits using specialized equipment, allowing the sewers to be lined as planned.

IMPLEMENTATION SCHEDULE: The project will resume in early March with completion slated for late April. The approximate timeframe is 45 days.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY: The change order will increase the contract amount from \$132,332.00 to an amount not to exceed \$149,732.00. The additional \$17,400 will increase the existing PO#202460004 and be charged to the Storm Water Management Enterprise Fund #224 - Account#224-0420-54265.

RECOMMENDED ACTION: The passage of a motion which authorizes a change order in the amount not to exceed \$17,400.00 to United Survey Inc., for the 2024 Slip Lining Project.

ADDITIONAL INFORMATION: Account # 224-0420-54265

PROPOSAL 24-182



United Survey Inc.

25145 Broadway Ave

Oakwood Village, OH 44146

Contact: Michael Richards

Phone: 440-242-9259

Fax: 440-439-7255

Quote To: Chagrin Valley Engineering
22999 Forbes Rd Suite B
Cleveland, OH 44146

Phone: 440-399-0823

Cell:

Email: edwards@cvelimited.com

Job Name: Brunswick Schwalm Work Change Order

Date of Quote: 12/17/2024

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Schwalm Work to cut out deposits	3.00	DY	5,800.00	17,400.00

GRAND TOTAL **\$17,400.00**

NOTES:

QUALIFICATIONS

Water to be provided by others

Access to any and all structures and points of entry required by United Survey to perform work to be provided by others

Hydrant access within 1 mile of job site

Pricing assumes all work will be ready to perform upon initial mobilization

EXCLUSIONS

Maintenance of Traffic

Bypassing of Sewer Flows and Dewatering

Transport and disposal of debris generated from sewer cleaning

Any and all Excavation

Site Work, Matting, Clearing and Restoration

Fees and Permits

Heavy cleaning as defined by NASSCO "SEWER PIPE CLEANING SPECIFICATION GUIDELINE" including but not limited settled solids, foreign objects, deposits, roots and grease

MISCELLANEOUS NOTES

PROPOSAL PRICING IS GOOD FOR 90 DAYS FROM THE DATE OF THE PROPOSAL

WAGES

THIS PROPOSAL INCLUDES PREVAILING WAGE RATES

THE CITY OF BRUNSWICK

PROPOSED MOTION



DATE: 2/24/2025

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Paul Magovac

COPY: Mayor Ron Falconi

MOTION: Motion authorizing the City Manager to advertise for public bids for the 2025 Asphalt Program.

BACKGROUND: The proposed project will seek to rehabilitate, repair and resurface existing deteriorated asphalt and concrete pavement on various streets in Wards 1 and 2, improving neighborhood accessibility and safety to the traveling public.

PURPOSE AND EXPLANATION: The proposed project will include resurfacing of existing asphalt streets in Wards 1 and 2, removal and replacement of deteriorated concrete pavement joints, slabs, curbs and install a chip seal interlayer and asphalt overlay on various streets in Wards 1 and 2. Concrete street repairs in Wards 3 and 4 are being addressed in a separate concurrent project.

IMPLEMENTATION SCHEDULE: Should authorization to bid be secured at the February 24, 2025, Committee of the Whole meeting, the Asphalt Project will be advertised in March. Construction is anticipated to begin in May.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY: Preliminary construction cost estimate is \$1,450,000.00.

Budgeted costs for the 2025 neighborhood road asphalt and concrete programs were budgeted to be split 35% Road Levy Fund #332; 20% Streets R&M Fund #117 and 45% Road Capital Projects Fund #333. Once the bids are received, the lowest and best bid will be determined and we will compare the bid results to the budgeted amounts at that time.

RECOMMENDED ACTION: Passage of a motion which authorizes the City Manager to advertise for and seek public bids for the 2025 Asphalt Road Program.

ADDITIONAL INFORMATION:

PROPOSED MOTION



DATE: 2/24/2025

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Todd Fischer

COPY: Mayor Ron Falconi

MOTION: Motion to authorize the City Manager to enter into a five year depository agreement with Huntington National Bank for the period commencing April 30, 2025 through April 29, 2030.

BACKGROUND: The City currently has a depository agreement with Huntington National Bank.

PURPOSE AND EXPLANATION: This motion would authorize a five year depository agreement with Huntington National Bank, with updated deposit amounts, terms and length of the agreement. The City has an existing relationship with Huntington National Bank along with several other depositories.

IMPLEMENTATION SCHEDULE:

FINANCIAL INFORMATION:

FINANCIAL SUMMARY: The City already has a relationship and depository agreement with Huntington National Bank. The agreement itself does not have a financial cost to it but does allow the City to continue using bank related services up to the deposit maximums included in the agreement. Bank fees and costs are updated and amended on occasion. Those fees and the volume of items processed all play a role in the ultimate banking costs incurred. City Council does appropriate bank fees for all depositories. The budget is included in the General Fund under account#001-0880-53213.

RECOMMENDED ACTION: Recommend approval.

ADDITIONAL INFORMATION:

PROPOSED MOTION



DATE: 2/24/2025

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Paul Magovac

COPY: Mayor Ron Falconi

MOTION: Motion authorizing the City Manager to advertise for public bids for the 2025 Concrete Program.

BACKGROUND: The proposed project will seek to rehabilitate, repair and resurface existing deteriorated asphalt and concrete pavement on various streets in Wards 3 and 4, improving neighborhood accessibility and safety to the traveling public.

PURPOSE AND EXPLANATION: The proposed project will remove and replace deteriorated concrete pavement, joints, slabs and curbs in Wards 3 and 4. Residential street repairs in Wards 1 and 2 are being addressed in a separate concurrent project.

IMPLEMENTATION SCHEDULE: Should authorization to bid be secured at the February 24, 2025, Committee of the Whole meeting, the project will be advertised in late March, early April. Construction is anticipated to begin in May.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY: Preliminary concrete program construction cost estimate is \$360,000.00.

Budgeted costs for the 2025 neighborhood road asphalt and concrete programs were budgeted to be split 35% Road Levy Fund #332; 20% Streets R&M Fund #117 and 45% Road Capital Projects Fund #333. Once the bids are received, the lowest and best bid will be determined and we will compare the bid results to the budgeted amounts at that time.

RECOMMENDED ACTION: Passage of a motion which authorizes the City Manager to advertise for and seek public bids for the 2025 Concrete Road Program.

ADDITIONAL INFORMATION:

PROPOSED LEGISLATION



DATE: 2/24/2025

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Dennis Nevar

COPY: Mayor Ron Falconi

LEGISLATION: **ORD. NO. 23-2025** - An ordinance authorizing the City Manager to forward a petition to conform boundaries to the Medina County Commissioner's Office for the purpose of adjusting the city boundary lines to include an annexation into the City of Brunswick of PPN 003-18A-07-159. - **1st Reading** (To be brought from Committee-of-the-Whole, *Administration/Dennis Nevar*)

BACKGROUND: A Petition for Annexation of certain territory in Brunswick Hills Township was duly filed by a property owner located in the territory of Brunswick Hills (PPN 003-18A-07-159, as formerly identified as PPN 001-02A-25-001). The City of Brunswick passed legislation accepting the proposed annexation per Resolution No. 1-2025 adopted on January 13, 2025.

PURPOSE AND EXPLANATION: The City Manager is authorized to forward a Petition to conform boundaries to the Medina County Commissioner's Office for the purpose of adjusting the City boundary lines to include the annexation of the subject Property into the City of Brunswick pursuant to all relevant provisions of Ohio Revised Code Chapters 503 and 709.

IMPLEMENTATION SCHEDULE: Three readings.

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?

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 23-2025

BY: Committee-of-the-Whole

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO FORWARD A PETITION TO CONFORM BOUNDARIES TO THE MEDINA COUNTY COMMISSIONER’S OFFICE FOR THE PURPOSE OF ADJUSTING THE CITY BOUNDARY LINES TO INCLUDE AN ANNEXATION INTO THE CITY OF BRUNSWICK OF PPN 003-18A-07-159.

WHEREAS: A Petition for Annexation of certain territory in Brunswick Hills Township was duly filed by a property owner located in the territory of Brunswick Hills (PPN 003-18A-07-159, as formerly identified as PPN 001-02A-25-001) (the “Property”);

WHEREAS: Said Petition for Annexation was duly considered by the Board of County Commissioners of Medina County;

WHEREAS: The Board of County Commissioners certified the transcript of this proceeding in connection with said annexation with the map and Petition required in connection therewith to the Clerk of Council;

WHEREAS: The appropriate time frames have elapsed in accordance with the provisions of the Ohio Revised Code Section 709.04;

WHEREAS: The City of Brunswick passed legislation accepting the proposed annexation per Resolution No. 1-2025 adopted on January 13, 2025; and

WHEREAS: The Petition is being filed to comply with all relevant provisions of Ohio Revised Code Chapters 503 and 709.

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

SECTION 1: The City Manager is authorized to forward a Petition to conform boundaries to the Medina County Commissioner’s Office for the purpose of adjusting the City boundary lines to include the annexation of the subject Property into the City of Brunswick pursuant to all relevant provisions of Ohio Revised Code Chapters 503 and 709. A copy of said Petition is attached hereto as Exhibit “A”.

SECTION 2: The annexation to be included in the boundary adjustment is contained in Resolution No. 1-2025. A copy of said Resolution is attached hereto as Exhibit “B”.

SECTION 3: Therefore, the same shall be in full force and effect from and after its passage by the required number of votes or from the earliest time allowed by law.

PASSED: 1st Reading _____

2nd Reading _____

3rd Reading _____

ADOPTED: _____

AYES _____ NAYS _____

ATTEST: _____

Clerk of Council
Laura E. Timura, CMC

PETITION TO CONFORM BOUNDARIES
Ohio Revised Code Section 503.07

TO: BOARD OF COUNTY COMMISSIONERS
MEDINA COUNTY, OHIO
144 NORTH BROADWAY
MEDINA, OHIO 44256

1. The undersigned is the City Manager for the City of Brunswick and has been authorized by the Brunswick City Council to forward this Petition to the Board of County Commissioners for the purpose of adjusting the boundary lines of the City of Brunswick and Brunswick Hills Township to reflect an annexation of real property to the City of Brunswick in accordance with Ohio Revised Code Chapters 503 and 709.
- 2) A copy of Ordinance No. ____-2025 authorizing the City Manager to forward this Petition to the Board of County Commissioners is attached hereto as Exhibit “1” and incorporated herein by reference.
- 3) The annexation of the subject property is as detailed in Resolution No. 1-2025, as attached hereto as Exhibit “2” and incorporated herein by reference.
- 4) A copy of a map of the City of Brunswick indicating the annexation and change in boundary lines is attached hereto as Exhibit “3” and incorporated herein by reference.
- 5) Ohio Revised Code Section 503.07 states that:

“When the limits of a municipal corporation do not comprise the whole of the township in which it is situated, or if by change of the limits of such corporation include territory lying in more than one township, the legislative authority of such municipal corporation, by a vote of the majority of the members of such legislative authority, may petition the board of county commissioners for a change of township lines in order to make them identical, in whole or in part, with the limits of the municipal corporation, or to erect a new township out of the portion of such township included within the limits of such municipal corporation. The board, on presentation of such petition, with the proceedings of the legislative authority authenticated, at a regular or adjourned session, shall upon the petition of a city change the boundaries of the township or erect such new township, and may upon the petition of a village change the boundaries of the township or erect such new township.”
- 6) Ohio Revised Code Section 503.07 requires the Board of County Commissioners to change the boundary lines upon the petition of the City.

WHEREFORE, the undersigned respectfully requests that this Board change the boundary lines of the City of Brunswick and Brunswick Hills Township to reflect the annexation detailed herein.

Carl S. DeForest, City Manager

STATE OF OHIO)
) SS:
COUNTY OF MEDINA)

SWORN TO BEFORE ME and subscribed in my presence this ____ day of _____, 2025.

NOTARY PUBLIC

CITY OF BRUNSWICK, OHIO
RESOLUTION NO. 1-2025

BY: Committee-of-the-Whole

AN EMERGENCY RESOLUTION ACCEPTING THE PETITION FOR ANNEXATION OF A 22.0536± ACRE PROPERTY IDENTIFIED AS PPN 001-02A-25-001 LOCATED ON WOODWARD AVENUE KNOWN AS BEING PART OF BRUNSWICK HILLS TOWNSHIP TO THE CITY OF BRUNSWICK, MEDINA COUNTY, OHIO.

WHEREAS: On September 17, 2024, the Medina County Commissioners adopted Resolution No. 24-0696, as attached hereto as Exhibit "A", approving the Petition for Regular Annexation on Application of Owner of 22.0536± acres of land (001-02A-25-001) known as being part of Brunswick Hills Township to the City of Brunswick, Medina County, Ohio;

WHEREAS: Pursuant to Ohio Revised Code Section 709.04, the legislative authority of the City of Brunswick must accept or reject the petition for annexation at the next regular session after the expiration of sixty (60) days of the date of filing the certified transcript of all orders of the board of county commissioners, the petition, map and all other papers on file relating to the annexation proceedings with the clerk of the municipal corporation, which occurred on October 18, 2024; and

WHEREAS: The Clerk of the municipal corporation is required to lay the transcript and the accompanying map or plat and petition before the legislative authority.

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

SECTION 1: That the Petition for Regular Annexation on Application of Owner of 22.0536± acres of land (001-02A-25-001) known as being part of Brunswick Hills Township is hereby accepted.

SECTION 2: That the Clerk is hereby authorized and ordered to make three (3) copies containing the petition, the map or plat accompanying the petition, a transcript of the proceedings of the board of county commissioners, and all resolutions and ordinances in relation to the annexation, with a certificate to each copy that it is correct. Each certificate shall be signed by the Clerk in her official capacity and shall be authenticated by the seal of the municipal corporation, if applicable.

SECTION 3: That the Clerk is hereby authorized and ordered to forthwith deliver one such copy of this Resolution to the Medina County Auditor, one such copy to the Medina County Recorder, and one such copy to the Ohio Secretary of State.

SECTION 4: That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, welfare, and safety and for the additional reason to comply with the time requirements of Ohio Revised

Code Section 709.04. Therefore, the same shall be in full force and effect from and after its passage by the required number of votes or from the earliest time allowed by law.

PASSED: 1st Reading January 13, 2025

RULES SUSPENDED: AYES 6 NAYS 0

ADOPTED: January 13, 2025 AYES 6 NAYS 0

ATTEST: Laura Timura
Clerk of Council
Laura E. Timura, CMC

THE CITY OF BRUNSWICK

PROPOSED LEGISLATION



DATE: 1/13/2025

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Dennis Nevar

COPY: Mayor Ron Falconi

LEGISLATION: **RES. NO. 1-2025** - An emergency resolution accepting the petition for annexation of a 22.0536± acre property (identified as PPN 001-02A-25-001) located on Woodward Avenue known as being part of Brunswick Hills Township to the City of Brunswick, Medina County, Ohio. - **1st Reading** (To be brought from Committee-of-the-Whole, *Administration/Dennis Nevar*)

BACKGROUND: On September 17, 2024, the Medina County Commissioners adopted Resolution No. 24-0696, as attached hereto as Exhibit "A", approving the Petition for Regular Annexation on Application of Owner of 22.0536± acres of land (001-02A-25-001) known as being part of Brunswick Hills township to the City of Brunswick, Medina County, Ohio. The City of Brunswick must accept or reject the petition for annexation at the next regular session after the expiration of sixty (60) days of the date of filing the certified transcript of all orders of the Board of County Commissioners with the clerk of the municipal corporation, which occurred on October 18, 2024.

PURPOSE AND EXPLANATION: This legislation is to accept 22.0536 acres of land from Brunswick Hills Township into the City of Brunswick. Resolution No. 24-0696 was adopted on September 17, 2024, declaring the City's intention to provide municipal services.

IMPLEMENTATION SCHEDULE: One reading, emergency with suspension of the rules.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	Yes
Two Readings	No

Three Readings	No
Emergency	Yes
Suspension of Rules	Yes

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

That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, welfare, and safety and for the additional reason to comply with the time requirements of Ohio Revised Code Section 709.04.

Therefore, the same shall be in full force and effect from and after its passage by the required number of votes or from the earliest time allowed by law.

**ADDITIONAL
INFORMATION:**



Medina County Board of Commissioners

Stephen D. Hambley

Aaron M. Harrison Colleen M. Swedyk

October 18, 2024

VIA HAND DELIVERY

Laura Timura, Clerk of Council
City of Brunswick
4095 Center Road
Brunswick, OH 44212

RE: Regular Annexation Petition
22.0536 Acres - Brunswick Hills Township and the City of Brunswick

Dear Ms. Timura;

As the 30 day waiting period has closed, enclosed please find Commissioners' Resolution 24-0696 approving the petition for annexation of 22.0536 acres of land known as being part of Brunswick Hills Township to the City of Brunswick Medina County approved on September 18, 2024. The original plat which has been signed by the commissioners is also being provided to you along with these documents for further consideration and processing by the City of Brunswick.

If you have any questions, please feel free to contact our office.

Thank you.

A handwritten signature in blue ink that reads "Rhonda Beck".

Rhonda Beck
Clerk, Board of County Commissioners

Enc.

cc: Fiscal Officer, Brunswick Hills Township (via email)
Dan Calvin, Esq., Agent for Petitioner (via email)
Al Schrader, Counsel for Brunswick Hills Township (via email)

REGULAR MEETING – TUESDAY, SEPTEMBER 17, 2024

The Board of County Commissioners of Medina County, Ohio, met in regular session on this date with the following members present:

Aaron M. Harrison Colleen M. Swedyk Stephen D. Hambley

Mr. Harrison offered the following resolution and moved the adoption of same, which was duly seconded by Mrs. Swedyk.

RESOLUTION NO. 24-0696

**APPROVING THE PETITION FOR THE REGULAR ANNEXATION OF
22.0536 ACRES OF LAND KNOWN AS BEING PART OF
BRUNSWICK HILLS TOWNSHIP
TO THE CITY OF BRUNSWICK, MEDINA COUNTY, OHIO**

WHEREAS, a petition for annexation of 22.0536 acres of land known as being part of Brunswick Hills Township to the City of Brunswick, Medina County, Ohio was filed with the Clerk of the Board of Medina County Commissioners on June 25, 2024 in accordance with Ohio Revised Code Section 709.02, and

WHEREAS, the day and hour and has come for the rendering of a decision by the Board of County Commissioners on said petition for annexation, and

WHEREAS, the State of Ohio has provided landowners a number of legal methods for annexations of property to municipal corporations to occur that balance the desires, needs and benefits of the petitioners, municipality and townships, and

WHEREAS, proper procedures were followed and notices given, and a public hearing commenced on August 27, 2024 in accordance with Section 709.032 of the Ohio Revised Code, and

WHEREAS, the Board of County Commissioners now finds that based on the preponderance of the substantial, reliable, and probative evidence on the entire record that said petition meets the following requirements and conditions:

1. The petition meets all of the requirements set forth in, and was filed in the manner provided in Section 709.02 of the Ohio Revised Code:
 - a. the territory proposed to be annexed is contiguous to the City of Brunswick;
 - b. the petition was signed by a majority of the authorized owners of real estate within the territory to be annexed;
 - c. each petition's signature includes the date it was obtained and no signature was obtained more than 180 days before the date of filing;
 - d. the petition contains an accurate legal description of the perimeter and an accurate map/plat of the territory to be annexed;
 - e. the petition states the person who would act as agent for the petitioner; and
 - f. the agent filed with the petition a list of all tract, lots or parcels within and adjacent to the territory to be annexed, including names, addresses of owners, and permanent parcel numbers.
2. The petition meets the following requirements set forth in Section 709.03 of the Ohio Revised Code:
 - a. The Clerk of the Board of County Commissioners notified the agent of the date, time, and place of the hearing;
 - b. the agent provided proof the required notices to: (1) the clerk of the municipality; (2) the fiscal officer of the township involved; and (3) the clerk of the board of commissioners;
 - c. the agent provided the required notices to: (1) all property owners within the territory proposed for annexation, and (2) adjacent property owners;

The Clerk of the Board of County Commissioners
of Medina County, Ohio does hereby certify
that the foregoing is a true and correct copy
of the resolution adopted by said board

on 9/17/24

Rhonda J. Beck

REGULAR MEETING – TUESDAY, SEPTEMBER 17, 2024
RESOLUTION NO. 24-0696 (CONT'D.)

- d. the agent has provided proof of the required notice published in a newspaper of general circulation;
 - e. the legislative authority of the municipality has adopted a resolution that indicates the services the municipality will provide to the territory proposed for annexation, and that those services will be provided "should the Medina County Commissioners grant the annexation", which we find to be equivalent to stating the services will be provided upon annexation; and
 - f. the municipality filed its statement of municipal services with the board of county commissioners at least 20 days before the date of the annexation hearing.
3. The petition meets all of the requirements set forth in Section 709.033 of the Ohio Revised Code:
- a. the petition meets all of the requires set forth in and was filed in the manner provided in Section 709.02 of the Ohio Revised Code;
 - b. the persons signing the petition are owners of real estate located in the territory proposed to be annexed and at the time the petition was filed, the number of valid signatures on the petition constitutes a majority of the owners of the real estate in that territory;
 - c. the municipal corporation to which the territory is proposed to be annexed has complied with Division (D) of Section 709.03 of the Ohio Revised Code;
 - d. the territory proposed to be annexed is not unreasonably large;
 - e. with regard to the balancing of the general good the territory proposed to be annexed and the surrounding unincorporated area of the township against the detriments to the property to be annexed and the surrounding unincorporated area, the Board makes the following findings:
 - i. the testimony of the owner of the property to be annexed established that the property must be annexed in order to obtain access to the City of Cleveland public water supply, which is a primary benefit to the property;
 - ii. the petitioner did not present any evidence as to any detriments to the subject property or surrounding property;
 - iii. Brunswick Hills Township presented an expert witness, who provided rather speculative and equivocal testimony regarding the impact of the approval of this annexation on the property to be annexed and the surrounding unincorporated area within ½ mile, but the Board did not find this testimony to be particularly persuasive, and it appears to this Board that any detriments to the property to be annexed or the surrounding property is speculative and does not outweigh the benefits to the property proposed to be annexed, and
 - iv. the testimony of the Medina County Department of Planning services with regards to zoning, site conditions, no legal access to any public street, and comparison of tax revenues and public services expenditures.

Based on the evidence presented the Board finds there is clear benefit to the property to be annexed, no clear detriment to the property to be annexed, and only speculate detriment to the surrounding property (township property within a ½ mile radius), based upon which this Board finds that the benefits to the territory proposed to annexed and the surrounding area outweighs the detriments to the territory proposed to be annexed and the surrounding area, if the annexation petition is granted; and no street or highway will be divided or segmented by the boundary line between the township and the municipal corporation as to create a road maintenance problem.

The Board of Medina County Commissioners, upon review of substantive, reliable and probative evidence, finds that:

- 1) The annexation involves 22.0536 acres in Brunswick Hills Township, identified as PPN 001-02A-25-001 owned by Thomas G. Simon Trustee located at Woodward Avenue, Brunswick, Ohio 44212. It is not unreasonably large and is adjacent and contiguous to the land of the municipal corporation of the City of Brunswick;

REGULAR MEETING - TUESDAY, SEPTEMBER 17, 2024
RESOLUTION NO. 24-0696 (CONT'D.)

- 2) One entity owns the property and the owner's agent signed the petition; therefore, the petition contains signatures of the majority (51%) of owners;
- 3) The City of Brunswick Resolution No. 63-2024 adopted July 15, 2024 declared intention by the City of Brunswick to provide municipal services to the subject property should the Medina County Commissioners grant the annexation; the landowner is in agreement the annexed territory would receive adequate services sufficient to establish the general good of the territory being annexed;
- 4) The petitioner has proven that the land after annexation will enjoy a level of services comparable to or greater than that enjoyed prior to the annexation;
- 5) No street or highway will be divided or segmented by the boundary line between a township and the municipality as to create a road maintenance problem.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Medina County, Ohio that having found that the conditions of the Ohio Revised Code have been met, the Petition to Annex 22.0536 acres of land from Brunswick Hills Township to the City of Brunswick, Medina County, Ohio, attached as Exhibit A, is hereby approved and granted in accordance with the law.

BE IT FURTHER RESOLVED that upon journalization of this resolution, a certified copy of this resolution be sent to the agent for the petitioners, the fiscal officer of the township, and clerk of the municipality.

BE IT FURTHER RESOLVED that after the expiration of thirty (30) days after journalization of this resolution, if no appeal has been timely filed under section 709.07 of the Ohio Revised Code, a certified copy of the entire record of the annexation proceedings, including all resolutions of the board, signed by a majority of the members of the board, the petition, map, and all other papers on file, the record of proceedings, if a copy is available, and exhibits presented at the hearing relating to the annexation proceedings, shall be sent to the auditor or clerk of the municipal corporation to which the annexation is proposed.

Voting AYE thereon: Mr. Harrison, Mrs. Swedyk, and Mr. Hambley

Adopted: September 17, 2024

Prepared by: Commissioners' Office

**Petition for Annexation
To the City of Brunswick
of 22.0536 acres, more or less
In the Township of Brunswick Hills
(Regular Petition – O.R.C. §709.02)**

MEDINA CO COMMISSIONERS
JUN 25 12 4 PM '25

The undersigned ("Petitioner"), being the sole owner of the real property known as Medina County Permanent Parcel Number 001-02A-25-001, which parcel consists of 22.0536 acres as more fully described in Exhibit A attached hereto and made a part hereof ("Property") hereby petitions, pursuant to Ohio Revised Code Section 709.02, for the annexation of the Property to the City of Brunswick, Medina County, Ohio.

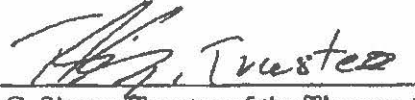
In support of its petition, Petitioner states as follows:

1. The legal description of the perimeter of the Property is attached hereto as Exhibit A and made a part hereof.
2. A plat map of the Property is attached hereto as Exhibit B and made a part hereof. The Property is adjacent to the City of Brunswick.
3. The undersigned Petitioner is the sole owner, as defined in ORC Section 709.02(E), of all of the land in the area proposed to be annexed.
4. A list of all tracts, lots, or parcels in the territory proposed for annexation, and all tracts, lots, or parcels located adjacent to that territory or directly across the road from it is attached hereto as Exhibit C and made a part hereof.
5. Daniel P. Calvin, Attorney, of 4996 Foote Road, Medina, Ohio 44256, is hereby appointed agent for Petitioner with full power and authority to do any and all things necessary in connection with the filing, review and approval of this petition.

[Signatures appear on following page]

[Signature Page to Petition for Annexation]

Petitioner:



Thomas G. Simon, Trustee of the Thomas G. Simon
2005 Trust U/A/D/ May 26, 2005

Date: 6-7-, 2024

Acceptance of Appointment

The undersigned, named herein agent for Petitioner, hereby acknowledges and accepts the appointment of agent for said Petitioner.


Daniel P. Calvin

**Exhibit A
Legal Description**

See attached.



Legal Description
Township of Brunswick Hills
Annexation
Project No. 24-106
Area = 22.0536 Acres

Situated in the Township of Brunswick Hills, County of Medina, State of Ohio, and known as being part of Lot 7, Tract 1 of Original Brunswick Township, also known as being all of a parcel of land conveyed on 12/28/2007 to Thomas G. Simon, Tr., as recorded in Document No. 2007OR034023 of the Medina County Recorder's records and being further bounded and described as follows:

Commencing at a 5/8" iron pin found at the northeasterly corner of Sublot 254 of Eagle Oaks Subdivision No. 7 as recorded in Plat Vol. 15, P. 24 of the Medina County Recorder's records; thence South 00°26'28" East, along the easterly line of said Eagle Oaks Subdivision No. 7, a distance of 144.89 feet to a 5/8" iron pin (capped "Schwartz 7193") found at the TRUE PLACE OF BEGINNING for the parcel of land herein described;

Thence North 88°13'43" East, along the southerly line of a parcel of land conveyed on 05/05/2022 to SHN Brunswick, LLC as recorded in Document No. 2023OR006328 of the Medina County Recorder's records, a distance of 2228.55 feet to a 5/8" iron pin (capped "Lewis Land Professionals") set;

Thence South 00°05'29" East, along the westerly line of a parcel of land conveyed on 05/06/1987 to John R. & Barbara A. Rocha as recorded in O.R. 373, P. 893 of the Medina County Recorder's records, the westerly line of a parcel of land conveyed on 01/05/2021 to Henry A. & Cynthia Hoffman as recorded in Document No. 2021OR000292 of the Medina County Recorder's, the westerly line of a parcel of land conveyed on 12/24/2013 to 922 Pearl, LLC as recorded in Document No. 2013OR033603 of the Medina County Recorder's records, and a westerly line of Sublot 13 of North Brunswick Allotment as recorded in Plat Vol. 4, P. 8 of the Medina County Recorder's records, passing over a 1" iron pin found at 100.58 feet, and a 5/8" iron pin found at 446.91 feet, a distance of 465.18 feet to a 5/8" iron pin (capped "Lewis Land Professionals") set;

Thence South 88°06'06" West, along the northerly line of said North Brunswick Allotment, a distance of 146.40 feet to a 5/8" iron pin (capped "Lewis Land Professionals") set;

8691 Wadsworth Rd, Ste. 100 Wadsworth, Ohio 44281
(330) 335-8232

Thence North 00°02'36" West, along the easterly line of a record 0.100 Ac. parcel of land conveyed on 12/08/2022 to Ambrose Properties New England, LLC as recorded in Document No. 2022OR024876 of the Medina County Recorder's records, and the easterly line of a record 1.0000 Ac. parcel of land conveyed on 12/18/2020 to Dorub Holdings, LLC as recorded in Document No. 2020OR032838 of the Medina County Recorder's records, a distance of 217.00 feet to a point (witnessed by a 5/8" iron pin (illegible cap) found North 00°02'36" West, 0.80 feet);

Thence South 88°06'06" West, along the northerly line of said record 1.0000 Ac. Dorub Holdings, LLC parcel, and the northerly line of a record 0.747 Ac. parcel of land conveyed on 12/18/2020 to Dorub Holdings, LLC as recorded in Document No. 2020OR032838 of the Medina County Recorder's records, a distance of 371.00 feet to a 5/8" iron pin found;

Thence South 00°02'36" East, along the westerly line of said record 0.747 Ac. Dorub Holdings, LLC parcel, passing over a 1-1/2" iron pipe found at 216.88 feet, a distance of 217.00 feet to a point (witnessed by a said 1-1/2" iron pipe found North 00°02'36" West, 0.12 feet);

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Thence North 00°24'33" West, along the easterly line of said Eagle Oaks Subdivision No. 7, passing over a 5/8" iron pin found at 45.06 feet, and a 5/8" iron pin found at 411.23 feet, a distance of 470.05 feet to the PLACE OF BEGINNING and containing 22.0536 acres of land, more or less, as surveyed by Louis J. Giffels, Registered Surveyor No. 7790 in May 2024, for and on behalf of Lewis Land Professionals, Inc.

The BASIS OF BEARING for this description is Grid North of the Ohio State Plane Coordinate System, NAD83 (2011), North Zone as established by GPS Observation

8691 Wadsworth Rd, Ste. 100 Wadsworth, Ohio 44281
(330) 335-8232

**Exhibit B
Annexation Plat**

See attached.

PLAT OF REGULAR ANNEXATION OF 22.0536 ACRES
FROM THE TOWNSHIP OF BRUNSWICK HILLS TO THE CITY OF BRUNSWICK
*Situated in the Township of Brunswick Hills, County of Medina, State of Ohio,
and known as being part of Lot 7, Tract 1 of Original Brunswick Township*
LEWIS LAND PROFESSIONALS, INC. CIVIL ENGINEERS, SURVEYORS

ACCEPTANCE

I, Thomas G. Simon, Trustee of the Thomas G. Simon 2005 Trust U/A/O/ May 26, 2005, owner of the land embraced within this annexation plat, hereby acknowledge this plat and document to be my free act and deed, I certify that there are no unknown taxes or assessments against the lands embraced within this plat.
Thomas G. Simon
Thomas G. Simon, Trustee

STATE OF OHIO
MEDINA COUNTY

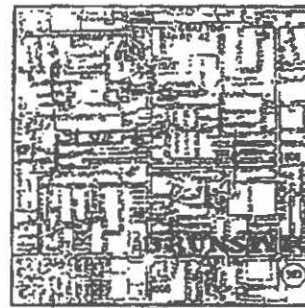
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED *Thomas G. Simon* AND ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNED OF THIS PLAT TO BE THEIR FREE ACT AND DEED, IN WITNESS WHEREOF I HAVE HEREON SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT
MEDINA, OHIO, THIS 17 DAY OF SEPTEMBER, 2024.

Patricia S. Eck
NOTARY PUBLIC



Patricia S. Eck
Notary Public, State of Ohio
My Commission Expires
October 24, 2028

PER OHIO REVISED CODE 709.02



LOCATION MAP

TOTAL AREA TO
BE ANNEXED
=22.0536 ACRES

APPROVALS

This Annexation Plat was duly accepted by the Brunswick City Council at its regular meeting held on the ____ day of _____, 2024 by Ordinance No. _____.

President _____

Deputy Clerk of Council _____

Approved this ____ day of _____, 2024, by the
Medina County Commissioners.

Commissioner _____

Commissioner _____

Commissioner _____

Approved for transfer this ____ day of _____, 2024, by the

Medina County Tax Map Office.
Tax Map Draftsman: _____

Resolved for transfer this ____ day of _____, 2024, by the

Medina County Auditor's Office.
County Auditor: _____

Received and Recorded this ____ day of _____, 2024, by the Medina
County Recorder's Office and is recorded by Plat Document No. _____

Recorder: _____

SURVEYOR'S CERTIFICATION

I hereby certify that I have surveyed the land on this plat, that this plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and graphic errors are correct, and that the monuments shown therein exist or shall be set at all lot corners and rodless returns.

Lewis J. Gilson
Lewis J. Gilson
Date: 02/28/2024
Exp. Date: Surveyor No. 75-71780



Lewis Land Professionals, Inc.

Civil Engineering & Surveying
8004 Woodworth Rd. Suite 200 Medina, Ohio 44129
Phone: (330) 335-6732
www.lewislandpros.com

SHEET 1 OF 2

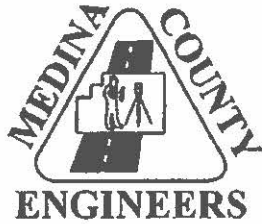
PROJ. NO. 24-106 DRAWING NAME 24-106

Exhibit C
Property and Adjacent Tracts

Parcel Number	Name	Mailing Address
Annexation Parcel		
001-02A-25-001	Simon, Thomas G., Trustee	2 Berea Commons Suite 1 Berea, Ohio 44017
Properties Adjacent to Annexation Parcel		
001-02A-21-009	SHN Brunswick, LLC	10940 S Parker Rd #136 Parker, CO 80134
001-02A-25-002	Rocha, John R. & Barbara A.	989 Substation Rd. Brunswick, Ohio 44212
001-02A-25-047	Hoffman, Henry A. & Cynthia	7902 Salisbury Dr. Parma, Ohio 44129
003-18A-07-136	922 Pearl, LLC	P.O. Box 41187 Brecksville, Ohio 44141
001-02A-25-023	Ambrose Properties of New England, LLC	3660 Center Rd. #117 Brunswick, Ohio 44212
001-02A-25-024	Ambrose Properties of New England, LLC	3660 Center Rd. #117 Brunswick, Ohio 44212
001-02A-25-025	Ambrose Properties of New England, LLC	3660 Center Rd. #117 Brunswick, Ohio 44212
001-02A-25-006	Ambrose Properties of New England, LLC	Dorob Holdings, LLC 2211 Medina Rd. Suite 100 Medina, Ohio 44256
001-02A-25-007	Ambrose Properties of New England, LLC	Dorob Holdings, LLC 2211 Medina Rd. Suite 100 Medina, Ohio 44256
001-02A-25-008	Ambrose Properties of New England, LLC	3660 Center Rd. #117 Brunswick, Ohio 44212
001-02A-25-009	Ambrose Properties of New England, LLC	3660 Center Rd. #117 Brunswick, Ohio 44212
001-02A-25-010	Ambrose Properties of New England, LLC	3660 Center Rd. #117 Brunswick, Ohio 44212
001-02A-25-011	Hendricks, Timothy R.	4451 Homestead Dr. Brunswick, Ohio 44212
001-02A-25-012	Hughes, Bradford J. & Brandy L.	4463 Homestead Dr. Brunswick, Ohio 44212
001-02A-25-013	Seifert, Kevin M.	4471 Homestead Dr. Brunswick, Ohio 44212
001-02A-25-014	Costlow, Jane	4479 Homestead Dr. Brunswick, Ohio 44212

Parcel Number	Name	Mailing Address
001-02A-24-001	Getson, Robert & Karyl & Rosa (life est.)	4535 Homestead Dr. Brunswick, Ohio 44212
003-18A-06-106	Linhart, Richard C. & Vee T.	4602 Boxwood Dr. Brunswick, Ohio 44212
003-18A-06-107	Bowers, Christopher E.	4600 Boxwood Dr. Brunswick, Ohio 44212
003-18A-06-108	Hopkins, Miriam	4598 Boxwood Dr. Brunswick, Ohio 44212
003-18A-06-109	Wonder, Gregory L. & Kelly R.	4597 Redwood Dr. Brunswick, Ohio 44212
003-18A-06-110	Woolsey, Ruth A.	4599 Redwood Dr. Brunswick, Ohio 44212
003-18A-06-111	Birr, Paula J.	4601 Redwood Dr. Brunswick, Ohio 44212

4868-0354-6809, v. 1



MEDINA COUNTY ENGINEER

Andrew J. Conrad, P.E., P.S.

ENGINEERING DEPARTMENT

P.O. BOX 825
791 W. SMITH RD.
MEDINA, OH 44258

PHONE (330) 723-9561
FAX (330) 723-9661

MEMORANDUM

TO: Rhonda Beck, Clerk

FROM: Michael Martin, Tax Maps

RE: Regular Annexation Petition and Plat Review – to annex 22.0536 acres from the Township of Brunswick Hills to the City of Brunswick.

DATE: June 26, 2024

I reviewed the Annexation Plat and Legal Description (from the surveyor) and found that both are accurate and correct for transfer.

I have also received a copy of the petition. It also is correct for transfer.

Thank you,

A handwritten signature in black ink, appearing to read "Michael Martin", is written over a horizontal line.

Michael Martin

CITY OF BRUNSWICK, OHIO
RESOLUTION NUMBER 63-2024

BY: Committee-of-the-Whole

AN EMERGENCY RESOLUTION DECLARING THE INTENTION OF THE CITY OF BRUNSWICK TO PROVIDE MUNICIPAL SERVICES TO A 22.0536± ACRE PROPERTY (PPN 001-02A-25-001) LOCATED ON WOODWARD AVENUE.

WHEREAS: The City of Brunswick has been notified that a Petition for Regular Annexation on Application of Owners (the "Petition") was presented to the Medina County Commissioners requesting that a parcel of real property located on Woodward Avenue be annexed from Brunswick Hills Township to the City of Brunswick, and

WHEREAS: The City of Brunswick does not object to this Petition.

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

SECTION 1: The Council for the City of Brunswick hereby declares that, should the Medina County Commissioners grant the annexation of 22.0536± acres of property located on Woodward Avenue (PPN 001-02A-25-001), the City of Brunswick will provide police protection, fire prevention/suppression, EMS service, and any and all other services rendered to residents of the City of Brunswick. Additionally, the City of Brunswick will support any application to the Cleveland Division of Water for connection to the water system for the provision of water services to the property and to the Medina County Sanitary Engineer for connection to the sanitary sewer system, subject to payment of any and all applicable costs and fees.

SECTION 2: That the Council of the City of Brunswick hereby urges the County to undertake a careful and deliberate study of all matters presented in the Petition for Regular Annexation on Application of Owners, as attached hereto as Exhibit "A", and to approve the proposed annexation of such property to the City of Brunswick.

SECTION 3: This Resolution is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety, welfare, and providing for the usual daily operation of a municipality, and for the further reason that the approved legislation must be filed with the Medina County Commissioners' Office twenty (20) days before the August 27, 2024 hearing date. Therefore, the same shall be in full force and effect from and after its passage by the required number of votes or from the earliest time allowed by law.

PASSED: 1st Reading July 15, 2024

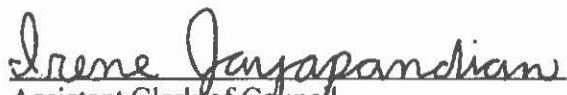
Rules Suspended:

AYES 6 NAYS 0

ADOPTED: July 15, 2024

AYES 6 NAYS 0

ATTEST:


Assistant Clerk of Council
Irene Jayapandian

THE CITY OF BRUNSWICK

PROPOSED LEGISLATION



DATE: 7/15/2024

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager

COPY: Mayor Ron Falconi

LEGISLATION: **RES. NO. 63-2024** - An emergency resolution declaring the intention of the City of Brunswick to provide municipal services to a 22.0536± acre property (PPN 001-02A-25-001) located on Woodward Avenue. - **1st Reading** (To be brought from Committee-of-the-Whole, Administration/Dennis Nevar)

BACKGROUND: The City of Brunswick has been notified that a Petition for Regular Annexation on Application of Owners (the "Petition") was presented to the Medina County Commissioners requesting that a parcel of real property located on Woodward Avenue be annexed from Brunswick Hills Township to the City of Brunswick.

PURPOSE AND EXPLANATION: The Council for the City of Brunswick hereby declares that, should the Medina County Commissioners grant the annexation of 22.0536± acres of property located on Woodward Avenue (PPN 001-02A-25-001), the City of Brunswick will provide police protection, fire prevention/suppression, EMS service, and any and all other services rendered to residents of the City of Brunswick.

IMPLEMENTATION SCHEDULE: Immediately.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

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

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

The approved legislation must be filed with the Medina County Commissioners' Office twenty (20) days before the August 27, 2024, hearing date.



CRITCHFIELD

www.ccj.com

June 27, 2024

Via Certified Mail

Clerk of Council
City of Brunswick
4095 Center Road
Brunswick, OH 44212

RE: Petition for Regular Annexation – 22.0536 acres
Brunswick Hills Township to the City of Brunswick

Dear Clerk:

Please be advised that a Petition for Annexation was filed with the Medina County Commissioners on June 25, 2024 at 3:22 p.m. The Board of Medina County Commissioners will conduct a hearing on the Petition for Annexation on **Tuesday, August 27, 2024 at approximately 11:00 a.m.** I am enclosing copies of the Petition with exhibits and the notice of hearing received from the Medina County Commissioners for your review and retention.

Please contact me should you have any questions or need additional information.

Sincerely,

Daniel P. Calvin

DPC/tas
Enclosures

4879-4773-3452, v. 1

Daniel P. Calvin
calvin@ccj.com

4996 Foote Road
Medina, OH 44256

P: 330.723.6404
F: 330.721.7644



Medina County Board of Commissioners

Stephen D. Hambley

Aaron M. Harrison

Colleen M. Swedyk

June 26, 2024

Via Email (calvin@ccj.com) and Regular U.S. Mail

Daniel P. Calvin, Esq.
Critchfield Law Firm
4996 Foote Road
Medina, OH 44256

RE: Petition for Regular Annexation - 22.0536 acres
Brunswick Hills Township to the City of Brunswick

Dear Mr. Calvin,

The Medina County Board of Commissioners is in receipt of the regular petition for annexation received from your office on June 25, 2024. A time-stamped copy of the petition was provided at the time of filing for your records. Please advise if you wish for future correspondence to be sent via email, or if regular mail is your preferred method.

The Board of Commissioners will conduct a hearing on the above-referenced petition for annexation on **Tuesday, August 27, 2024, at 11:00 a.m.** providing no objections are received between now and then. Our office will arrange for a court reporter to be present at this hearing.

Sincerely,

A handwritten signature in cursive script that reads "Rhonda J. Beck".

Rhonda Beck
Clerk of the Board of County Commissioners

**Petition for Annexation
To the City of Brunswick
of 22.0536 acres, more or less
In the Township of Brunswick Hills
(Regular Petition – O.R.C. §709.02)**

MEDINA CO COMMISSIO
JUN 25 '24 PM 3:22

The undersigned ("Petitioner"), being the sole owner of the real property known as Medina County Permanent Parcel Number 001-02A-25-001, which parcel consists of 22.0536 acres as more fully described in Exhibit A attached hereto and made a part hereof ("Property") hereby petitions, pursuant to Ohio Revised Code Section 709.02, for the annexation of the Property to the City of Brunswick, Medina County, Ohio.

In support of its petition, Petitioner states as follows:

1. The legal description of the perimeter of the Property is attached hereto as Exhibit A and made a part hereof.
2. A plat map of the Property is attached hereto as Exhibit B and made a part hereof. The Property is adjacent to the City of Brunswick.
3. The undersigned Petitioner is the sole owner, as defined in ORC Section 709.02(E), of all of the land in the area proposed to be annexed.
4. A list of all tracts, lots, or parcels in the territory proposed for annexation, and all tracts, lots, or parcels located adjacent to that territory or directly across the road from it is attached hereto as Exhibit C and made a part hereof.
5. Daniel P. Calvin, Attorney, of 4996 Foote Road, Medina, Ohio 44256, is hereby appointed agent for Petitioner with full power and authority to do any and all things necessary in connection with the filing, review and approval of this petition.

[Signatures appear on following page]

[Signature Page to Petition for Annexation]

Petitioner:

Handwritten signature of Thomas G. Simon in black ink.

Thomas G. Simon, Trustee of the Thomas G. Simon
2005 Trust U/A/D/ May 26, 2005

Date: 6-7-, 2024

Acceptance of Appointment

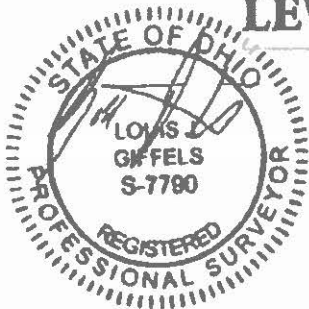
The undersigned, named herein agent for Petitioner, hereby acknowledges and accepts the appointment of agent for said Petitioner.

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Daniel P. Calvin

Exhibit A
Legal Description

See attached.



LEWIS LAND PROFESSIONALS

INC.

Civil Engineering & Land Surveying

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Township of Brunswick Hills
Annexation
Project No. 24-106
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The **BASIS OF BEARING** for this description is Grid North of the Ohio State Plane Coordinate System, NAD83 (2011), North Zone as established by GPS Observation.

8691 Wadsworth Rd Ste 100 Wadsworth, Ohio 44281
(330) 335-8232

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Annexation Plat**

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FROM THE TOWNSHIP OF BRUNSWICK HILLS TO THE CITY OF BRUNSWICK

Situated in the Township of Brunswick Hills, County of Medina, State of Ohio,
and known as being part of Lot 7, Tract 1 of Original Brunswick Township

LEWIS LAND PROFESSIONALS, INC. CIVIL ENGINEERS, SURVEYORS

ACCEPTANCE

I, Thomas C. Simon, Trustee of the Thomas C. Simon 2005 Trust U/A/D/ May 26, 2003, owner of the land embraced within this annexation plat, hereby acknowledge this plat and annexation to be my free act and deed. I certify that there are no easements, liens or encumbrances against the lands embraced within this plat.

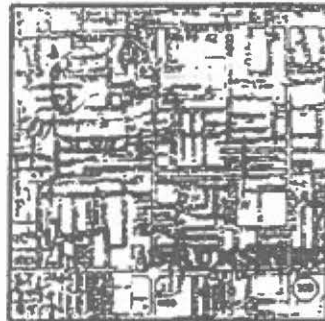
STATE OF OHIO
MEDINA COUNTY

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED THOMAS C. SIMON AND ACKNOWLEDGED THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED. IN WITNESS WHEREOF I HAVE HEREON SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MEDINA, OHIO, DAY OF SEPTEMBER, 2024.



Patricia S Eck
Notary Public, State of Ohio
My Commission Expires
October 24, 2028

PER OHIO REVISED CODE 709.02



LOCATION MAP

TOTAL AREA TO
BE ANNEXED
=22.0536 ACRES

APPROVALS

This Annexation Plat was duly accepted by the Brunswick City Council at its regular meeting held on the ____ day of _____, 2024, by Ordinance No. _____.

President: _____

Deputy Clerk of Council: _____

Approved this ____ day of _____, 2024, by the Medina County Commissioners:

Commissioner: _____

Commissioner: _____

Commissioner: _____

Approved for transfer this ____ day of _____, 2024, by the

Medina County Tax Map Office,
Tax Map Draftsman: _____

Received for transfer this ____ day of _____, 2024, by the

Medina County Auditor's Office,
County Auditor: _____

Received and Recorded this ____ day of _____, 2024, by the Medina County Recorder's Office and is recorded by Plat Document No. _____.

Recorder: _____

SURVEYOR'S CERTIFICATION

I hereby certify that I have surveyed the land on this plat, that the plat is a correct representation of the land surveyed, that the survey balances and closes, that all dimensional and geodetic details are correct, and that the monuments shown thereon exist or shall be set at all lot corners and radius returns.

[Signature]
Lewis J. Ballala

Date: 05/29/2024

Reg. Ohio Surveyor No. PS-87790



Lewis Land Professionals, Inc.

Civil Engineering & Surveying
6041 Woodward Rd. Suite 100 Brighton, Ohio 44111
Phone: (440) 323-8822
www.lewislandpros.com

SHEET 1 OF 2

PROJECT No. 24-105 DRAWING NAME 24-105-01

Exhibit C
Property and Adjacent Tracts

Parcel Number	Name	Mailing Address
Annexation Parcel		
001-02A-25-001	Simon, Thomas G., Trustee	2 Berea Commons Suite 1 Berea, Ohio 44017
Properties Adjacent to Annexation Parcel		
001-02A-21-009	SHN Brunswick, LLC	10940 S Parker Rd #136 Parker, CO 80134
001-02A-25-002	Rocha, John R. & Barbara A.	989 Substation Rd. Brunswick, Ohio 44212
001-02A-25-047	Hoffman, Henry A. & Cynthia	7902 Salisbury Dr. Parma, Ohio 44129
003-18A-07-136	922 Pearl, LLC	P.O. Box 41187 Brecksville, Ohio 44141
001-02A-25-023	Ambrose Properties of New England, LLC	3660 Center Rd. #117 Brunswick, Ohio 44212
001-02A-25-024	Ambrose Properties of New England, LLC	3660 Center Rd. #117 Brunswick, Ohio 44212
001-02A-25-025	Ambrose Properties of New England, LLC	3660 Center Rd. #117 Brunswick, Ohio 44212
001-02A-25-006	Ambrose Properties of New England, LLC	Dorob Holdings, LLC 2211 Medina Rd. Suite 100 Medina, Ohio 44256
001-02A-25-007	Ambrose Properties of New England, LLC	Dorob Holdings, LLC 2211 Medina Rd. Suite 100 Medina, Ohio 44256
001-02A-25-008	Ambrose Properties of New England, LLC	3660 Center Rd. #117 Brunswick, Ohio 44212
001-02A-25-009	Ambrose Properties of New England, LLC	3660 Center Rd. #117 Brunswick, Ohio 44212
001-02A-25-010	Ambrose Properties of New England, LLC	3660 Center Rd. #117 Brunswick, Ohio 44212
001-02A-25-011	Hendricks, Timothy R.	4451 Homestead Dr. Brunswick, Ohio 44212
001-02A-25-012	Hughes, Bradford J. & Brandy L.	4463 Homestead Dr. Brunswick, Ohio 44212
001-02A-25-013	Seifert, Kevin M.	4471 Homestead Dr. Brunswick, Ohio 44212
001-02A-25-014	Costlow, Jane	4479 Homestead Dr. Brunswick, Ohio 44212

Parcel Number	Name	Mailing Address
001-02A-24-001	Getson, Robert & Karyl & Rosa (life est.)	4535 Homestead Dr. Brunswick, Ohio 44212
003-18A-06-106	Linhart, Richard C. & Vee T.	4602 Boxwood Dr. Brunswick, Ohio 44212
003-18A-06-107	Bowers, Christopher E.	4600 Boxwood Dr. Brunswick, Ohio 44212
003-18A-06-108	Hopkins, Miriam	4598 Boxwood Dr. Brunswick, Ohio 44212
003-18A-06-109	Wonder, Gregory L. & Kelly R.	4597 Redwood Dr. Brunswick, Ohio 44212
003-18A-06-110	Woolsey, Ruth A.	4599 Redwood Dr. Brunswick, Ohio 44212
003-18A-06-111	Birr, Paula J.	4601 Redwood Dr. Brunswick, Ohio 44212

4868-0354-8808, v. 1

PLAT OF REGULAR ANNEXATION OF 22.0536 ACRES
FROM THE TOWNSHIP OF BRUNSWICK HILLS TO THE CITY OF BRUNSWICK
Situated in the Township of Brunswick Hills, County of Medina, State of Ohio,
and known as being part of Lot 7, Tract 1 of Original Brunswick Township
LEWIS LAND PROFESSIONALS, INC. CIVIL ENGINEERS, SURVEYORS

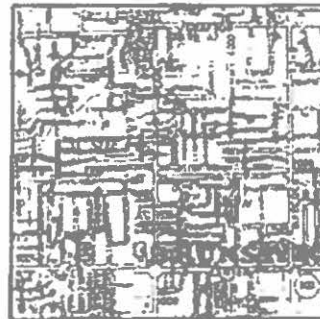
MEDINA CO COMMISSIO
JUN 25 '24 PM3:22

ACCEPTANCE

I, Thomas C. Simon, Trustee of the Thomas C. Simon 2005 Trust U/A/D/ May 26, 2005, owner of the land embraced within the annexation plat, hereby acknowledge this plat and annexation to be my true act and deed. I certify that there are no mortgages, liens or encumbrances against the lands embraced within this plat.

Thomas C. Simon
 Thomas C. Simon, Trustee

PER OHIO REVISED CODE 709.02



LOCATION MAP

STATE OF OHIO
 MEDINA COUNTY

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named **THOMAS C. SIMON** and acknowledged the making of the foregoing instrument and the signing of this plat to be their free act and deed. My commission expires **October 24, 2028**.

Patricia S. Eck
 Patricia S. Eck
 Notary Public



Patricia S. Eck
 Notary Public, State of Ohio
 My Commission Expires
October 24, 2028

**TOTAL AREA TO
 BE ANNEXED
 =22.0536 ACRES**

APPROVALS

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President _____

Deputy Clerk of Council _____

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Commissioner _____

Commissioner _____

Commissioner _____

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 Tax Map Draftsman _____

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Louis J. Little
 Louis J. Little
 Date: 05/29/2024
 Reg. Ohio Surveyor No. PS-77790



Lewis Land Professionals, Inc.
 Civil Engineering & Surveying
 4471 W. 14th Ave., Suite 210, Wadsworth, Ohio 44281
 Phone: (440) 333-8222
 www.lewislandpros.com

SHEET 1 OF 2
 PROJ. No. 24-108 DRAWING NAME 24-108.dwg

Δ - 5/8" = 30" Iron Pin Set	α/cap Lowes Land Professionals
Δ - <u>Weg</u> Mat Set	
Δ - <u>Ortl</u> Mat Set	
Δ - <u>Monument</u> Box Found & Described	
Δ - <u>Iron Pin</u> Found & Described	
Δ - <u>Iron Pipe</u> Found & Described	
Δ - <u>Ortl</u> Hole Found & Described	
Δ - <u>Weg</u> Mat Found & Described	
Fla. (F) - Found	Rec. (R) - Record Date
Used (U) - Used	Calc. (C) - Calculated
Plot1 (P1) - Plot Vol. 1, P. 26	R/R - Right of Way
Plot2 (P2) - Plot Vol. 4, P. 8	C/L - Contiguous
Plot3 (P3) - Doc. 2003.394.00022	P/L - Property Line

(IN FEET)
1 inch = 100 ft.

The 'Base of Bearings' for the survey at Old North of the NAD83 (2011) Ohio State Plane, North Zone as established by GPS Observation.



2-1/2" FROM TOP
FWD. & USED
(@ 30.01)

1/2" FROM AN
END & USED

QAT RIDGE ARE SLOW
DOE AT 02.34.000000

NOTY OF THE ALLOMENT
DOE. 10/11/000017

~~Touched by the Spirit~~

SPN BRUNSWICK LLC
DOC #202309005328
05/05/2023
REC-12.82 AC

NOB7J'4JY 222055 (222040 R)

THOMAS C SIMON TR
DOC #20070903402J
12/28/2007
REC #77.0588 AC
SURVEY AREA=22.0535

EXIST. PPWL: 001-024-75-001
NEW PPWL: _____

3/8" BROW PIN
(BENT) FMO.
2.54" H.

S882828 W 1708.69' (1709.00' R)

ROBERT & KATHY OLSON
DOC #701600037M
07/11/2016
REC-707 AC

④ AMBROSIO PROPERTIES NEW
 ENGLAND LLC
 DOC #202200044876
 12/08/2022
 REC = 0.628 AC

⑤ 822 PEARL LLC
 DOC #201400053803
 12/24/2013
 REC = 1.1871 AC

⑦ NEWRYA & CYNTHIA NEFFMAN
 DOC #202100007292
 01/05/2021
 REC = 2.5581 AC

⑧ JOHN R & BARBARA A. ROCKA
 G.P. 371 P. 693
 03/06/1981
 REC = 1.0757 AC

⑨ AMBROSIO PROPERTIES NEW
 ENGLAND LLC
 DOC #202200044876
 12/08/2022
 REC = 0.180 AC

SUPPLY BOOK/PAGES
10/11R 3070/154 3021/1. P/217d
0/780: 4/820: W/7060



Civil Engineering & Surveying
2001 Woodward Ave. Suite 400 Woodward, Ohio 44121
Phone (330) 335-6233

SURVEY DATE: MAY 2020

PROJ No. 24-528 DRAWING NAME 24-528.dwg

Louis Land Professionals, Inc. has made no investigation or independent search for assignments of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.