



BRUNSWICK CITY COUNCIL AGENDA

Brandon Lambert Ward 3	Kristy Piper At-Large	Tim Smith At-Large	Dennis Nevar Law Director	Carl S. DeForest City Manager	Ron Falconi Mayor	Laura Timura Clerk of Council	Nicholas Hanek Ward 2	Michael Abella Jr. Ward 1	Joseph Delsanter At-Large	Keith Kuczma Ward 4
------------------------------	-----------------------------	--------------------------	---------------------------------	-------------------------------------	-------------------------	-------------------------------------	-----------------------------	---------------------------------	---------------------------------	---------------------------

APRIL 14, 2025

1. Prayer and Pledge of Allegiance
2. Roll Call of Members
3. Correspondence
4. Approval of Regular and Special Council Meeting Minutes
 - (a) Regular Council Meeting Minutes dated March 24, 2025
 - (b) Special Council Meeting Minutes dated March 26, 2025
5. Mayor's Report:
 - (a) Mayor's Court Financial Report for the month ending March 2025 will be posted on the website and added to the minutes for the record.
 - (b) Mayor's Update
6. Clerk of Council's Report
7. Council Committee Reports:
 - Economic Development Committee.....Mr. Lambert
 - Services, Utilities, Technology & Cable Committee.....Mr. Smith
 - Services, Utilities, Technology & Cable Committee Minutes dated March 24, 2025
 - Finance Committee.....Mr. Hanek
 - Safety & Environment Committee.....Mr. Kuczma
 - Safety & Environment Committee Minutes dated March 24, 2025
 - Planning & Zoning Committee.....Mr. Delsanter
 - Parks, Recreation & Community Committee.....Mrs. Piper
 - Building & Building Code Committee.....Mr. Abella
8. Other Committees, Boards and Commissions
 - (a) Committee-of-the-Whole Minutes dated March 24, 2025

9. Petitions from the Public on Legislation
10. Reading of Legislation and Action on Legislation:

- a. 3rd Reading(s)

ORD. NO. 26-2025 - An emergency ordinance amending Section 222.04 of the City of Brunswick Codified Ordinances. - **3rd Reading** (Safety & Environment Committee, *Administration/Carl DeForest*)

ORD. NO. 27-2025 - An emergency ordinance adopting the updated City of Brunswick Public Records Policy. - **3rd Reading** (Safety & Environment Committee, *Administration/Carl DeForest*)

- b. 2nd Reading(s)

- c. 1st Reading(s)

ORD. NO. 34-2025 - An emergency ordinance adopting the recommendation of the Brunswick Community Reinvestment Area Housing Council to continue all active agreements in 2025 and accepting the 2024 CRA Status Report. - **1st Reading** (To be brought from Economic Development Committee, *Administration/Grant Aungst*)

RES. NO. 35-2025 - An emergency resolution authorizing participation in the Ohio Department of Transportation Winter Contract for road salt for the 2025-2026 winter season. - **1st Reading** (To be brought from Services, Utilities, Technology & Cable Committee, *Administration/Paul Magovac*)

ORD. NO. 36-2025 - An ordinance establishing Section 1480.07 (Property Maintenance Code Section 302.3.3) of the City of Brunswick Codified Ordinances. - **1st Reading** (To be brought from Building & Building Code Committee, *Administration/Grant Aungst*)

11. City Manager's Report
12. Open Forum
13. Unfinished Business
14. New Business
15. Adjournment

CITY OF BRUNSWICK, OHIO

MINUTES OF COUNCIL

Monday, March 24, 2025

Prayer and Pledge of Allegiance The regular meeting of Brunswick City Council was called to order by Mayor Ron Falconi at 7:00 p.m. at the Municipal Complex.

Roll Call of Members showed the following Council Members present: Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper.

Others Present: Mayor Ron Falconi, City Manager/Safety Director Carl DeForest, Law Director Dennis Nevar, Clerk of Council Laura Timura.

Joseph Delsanter moved to excuse Councilmen Nicholas Hanek and Brandon Lambert for just cause, seconded by Kristy Piper. Roll Call - Ayes - 5, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

Correspondence There was none.

Approval of Regular Council Meeting Minutes

Regular Council Meeting Minutes dated March 10, 2025:

Joseph Delsanter moved to approve the Regular Council Meeting Minutes dated March 10, 2025, as written, seconded by Keith Kuczma. Roll Call - Ayes - 5, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

Mayor's Report:

Proclamations presented to Fire Lieutenants Matthew Payne and Guy Storch recognizing their service to the City:

Chief Glauner recognized the many contributions of Fire Lieutenants Matthew Payne and Guy Storch. Mayor Falconi presented them with proclamations in recognition of their service to the City. He thanked them for all they had done for the Division of Fire and for the community. The Lieutenants thanked the City for a great career and expressed thanks to their families.

Mr. Delsanter expressed gratitude to the lieutenants for saving lives and being leaders in the community. He stated that it had been wonderful knowing them.

Proclamation presented to 2024 Firefighter of the Year Paul Morselli:

Chief Glauner recognized Paul Morselli as a respected leader and an unsung, humble hero. He detailed Mr. Morselli's numerous accomplishments as a senior member of the Division of Fire. Mayor Falconi relayed that both he and the people of Brunswick appreciate him for all the good work he has done for the Division of Fire and throughout the City. Mayor Falconi presented Mr. Morselli with a proclamation in his honor. Mr. Morselli thanked the committee for choosing him and admitted that this is the third time he had been chosen for this honor. He thanked the City of Brunswick for the opportunity and gave thanks to his family and the citizens of Brunswick.

Proclamation in honor of Tri-C Day:

Mayor Falconi presented a proclamation to the Brunswick Campus Director of Tri-C, Elizabeth Zeszotek. He mentioned that he was very happy that Tri-C is in the community. Ms. Zeszotek thanked Council and the Mayor for the opportunity to attend the meeting and for their support. She explained that Tri-C Day is a way to bring students, staff, faculty, and alumni together to help support scholarships for students. She informed that Tri-C supports a large population of students who otherwise may not be able to afford tuition to advance themselves academically.

Motion to appoint Lorenda Thomas to the Medina County Advisory Council to fulfill a term expiring March 31, 2028.:

Joseph Delsanter moved to appoint Lorenda Thomas to the Medina County Advisory Council to fulfill a term expiring March 31, 2028, seconded by Kristy Piper. Roll Call - Ayes - 5, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

Clerk of Council's Report: Mrs. Timura had no report this evening.

Council Committee Reports:

Economic Development Committee.....Mr. Lambert:

Mr. Lambert had no formal reports this evening.

Services, Utilities, Technology & Cable Committee.....Mr. Smith:

Mr. Smith had no formal reports this evening.

Finance Committee.....Mr. Hanek:

Mr. Hanek had no formal reports this evening.

Safety & Environment Committee.....Mr. Kuczma:

Safety & Environment Committee Meeting Minutes dated March 10, 2025:

Keith Kuczma moved to approve the Safety & Environment Committee Meeting Minutes dated March 10, 2025, as written, seconded by Joseph Delsanter. Roll Call - Ayes - 5, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

Planning & Zoning Committee.....Mr. Delsanter:

Mr. Delsanter had no formal reports this evening.

Parks, Recreation & Community Committee.....Mrs. Piper:

Parks, Recreation & Community Committee Meeting Minutes dated March 11, 2025:

Kristy Piper moved to approve the Parks, Recreation & Community Committee Meeting Minutes dated March 11, 2025, as written, seconded by Tim Smith. Roll Call - Ayes - 5, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

Building & Building Code Committee.....Mr. Abella:

Mr. Abella had no formal reports this evening.

Other Committees, Boards and Commissions

Committee-of-the-Whole Meeting Minutes dated March 10, 2025:

Joseph Delsanter moved to approve the Committee-of-the-Whole Meeting Minutes dated March 10, 2025, as written, seconded by Keith Kuczma. Roll Call - Ayes - 5, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

Petitions from the Public on Legislation

Reading of Legislation and Action on Legislation:

3rd Reading(s)

ORD. NO. 22-2025 - An ordinance rezoning the northerly portion of the 0.8183-acre parcel of real property located at 3695 Center Road and further identified as PPN 003-18B-44-118 from the R-L Low Density Residential District to the C-G General Commercial District. - **3rd Reading** (Planning & Zoning Committee, *Administration/Grant Aungst*):

Joseph Delsanter moved to adopt Ordinance Number 22-2025, seconded by Keith Kuczma. Roll Call - Ayes - 5, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

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. - **3rd Reading** (Committee-of-the-Whole, *Administration/Dennis Nevar*):

Joseph Delsanter moved to adopt Ordinance Number 23-2025, seconded by Tim Smith. Roll Call - Ayes - 5, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

2nd Reading(s)

ORD. NO. 26-2025 - An emergency ordinance amending Section 222.04 of the City of Brunswick Codified Ordinances. - **2nd Reading** (Safety & Environment Committee, *Administration/Carl DeForest*):

Mr. Kuczma moved this ordinance to third reading.

ORD. NO. 27-2025 - An emergency ordinance adopting the updated City of Brunswick Public Records Policy. - **2nd Reading** (Safety & Environment Committee, *Administration/Carl DeForest*):

Mr. Kuczma moved this ordinance to third reading.

1st Reading(s)

RES. NO. 30-2025 - A resolution commending Fire Lieutenant Matthew Payne for his years of service to the City of Brunswick. - **1st Reading** (To be brought from Committee-of-the-Whole, *Council/Nicholas Hanek*):

Joseph Delsanter moved to adopt Resolution Number 30-2025, seconded by Tim Smith. Roll Call - Ayes - 5, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

RES. NO. 31-2025 - A resolution commending Fire Lieutenant Guy Storch for his years of service to the City of Brunswick. - **1st Reading** (To be brought from Committee-of-the-Whole, *Council/Nicholas Hanek*):

Joseph Delsanter moved to adopt Resolution Number 31-2025, seconded by Keith Kuczma. Roll Call - Ayes - 5, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

RES. NO. 32-2025 - An emergency resolution authorizing the City Manager to enter into an agreement with Specialized Construction Inc. for the 2025 Asphalt Road Program Project in an amount not to exceed \$1,375,060.00. - **1st Reading** (To be brought from Services, Utilities, Technology & Cable Committee, Administration/Jenny Zoldak):

Mr. Smith moved this resolution to second reading.

RES. NO. 33-2025 - An emergency resolution urging Ohio Governor Mike DeWine to sign Am. Sub. H.B. No. 54 into law. - **1st Reading** (To be brought from Committee-of-the-Whole, Council/Nicholas Hanek):

Mr. Delsanter moved this resolution to second reading.

City Manager's Report Mr. DeForest reminded that the senior expo would be this Wednesday, March 26, from 9:30 a.m. to 12:30 p.m. The Tax Office has set their Saturday hours as Saturday, April 5, from 9 a.m. to 12 p.m. and Saturday, April 12, from 9 a.m. to 12 p.m.

Open Forum There was none.

Unfinished Business Mr. Delsanter thanked Tri-C for the gift of spices. He felt that Tri-C was a wonderful entity of education in the community. Mr. Delsanter expressed that everyone was grateful. He mentioned that he was aware that a lot of secondary education opportunities were diminishing. It is his hope that Tri-C's presence will remain strong, growing, and continue to contribute to the minds and careers of people in the region.

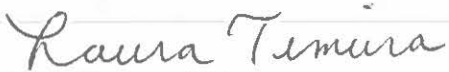
New Business Mr. Smith announced that the Oaks Family Care Center would be presenting Comedy Night with Shaun Reynolds. Tickets would be \$35 per person or \$60 per pair. The event would occur April 4 at Hope Church. Doors will open at 6:30 p.m. with the show commencing at 7 p.m. Tickets can be purchased by mailing a check to the Oaks Family Care Center or by using the QR code online. This would be their annual fundraiser.

Mr. Delsanter divulged that there would be a Special Council Meeting occurring on Wednesday, March 26 at 6:30 p.m. for the purpose of moving forward on emergency and time-sensitive legislation.

Adjournment Joseph Delsanter moved to adjourn, seconded by Keith Kuczma. Roll Call - Ayes - 5, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

There being no further business, the meeting adjourned at 7:38 p.m.

Respectfully submitted,


Laura Timura, CMC
Clerk of Council

Mayor Ron Falconi

Adopted

CITY OF BRUNSWICK, OHIO

MINUTES OF COUNCIL

Wednesday, March 26, 2025

The special meeting of Brunswick City Council was called to order by Mayor Ron Falconi at 6:30 p.m. at the Municipal Complex.

Roll Call of Members showed the following Council Members present: Nicholas Hanek, Brandon Lambert, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper.

Others Present: Mayor Ron Falconi, Clerk of Council Laura Timura.

Petitions from the Public on Legislation There were none.

Reading of Legislation and Action on Legislation:

3rd Reading(s)

2nd Reading(s)

RES. NO. 32-2025 - An emergency resolution authorizing the City Manager to enter into an agreement with Specialized Construction Inc. for the 2025 Asphalt Road Program Project in an amount not to exceed \$1,375,060.00. - **2nd Reading** (Services, Utilities, Technology & Cable Committee, *Administration/Jenny Zoldak*):

Tim Smith moved to suspend the rules, seconded by Keith Kuczma. Roll Call - Ayes - 7, Nicholas Hanek, Brandon Lambert, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

Tim Smith moved to adopt Resolution Number 32-2025, seconded by Kristy Piper. Roll Call - Ayes - 7, Nicholas Hanek, Brandon Lambert, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

RES. NO. 33-2025 - An emergency resolution urging Ohio Governor Mike DeWine to sign Am. Sub. H.B. No. 54 into law. - **2nd Reading** (Committee-of-the-Whole, *Council/Nicholas Hanek*):

Nicholas Hanek moved to suspend the rules, seconded by Joseph Delsanter. Roll Call - Ayes - 7, Nicholas Hanek, Brandon Lambert, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

Nicholas Hanek moved to adopt Resolution Number 33-2-25, seconded by Keith Kuczma. Roll Call - Ayes - 7, Nicholas Hanek, Brandon Lambert, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

1st Reading(s)

Adjournment Nicholas Hanek moved to adjourn, seconded by Tim Smith. Roll Call - Ayes - 7, Nicholas Hanek, Brandon Lambert, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

There being no further business, the meeting adjourned at 6:32 p.m.

Respectfully submitted,



Laura Timura, CMC
Clerk of Council

Mayor Ron Falconi

Adopted

SERVICES, UTILITIES, TECHNOLOGY & CABLE COMMITTEE

March 24, 2025

IN ATTENDANCE Chairman Tim Smith, Committee Member Michael Abella, Committee Member Kristy Piper, Keith Kuczma, Joseph Delsanter, Consulting Municipal Engineer Jenny Zoldak, Law Director Dennis Nevar, City Manager/Safety Director Carl DeForest, Clerk of Council Laura Timura, News Media.

The meeting convened at 6:25 p.m.

DISCUSSION ITEMS:

- (a) **RES. NO. 32-2025** - An emergency resolution authorizing the City Manager to enter into an agreement with Specialized Construction Inc. for the 2025 Asphalt Road Program Project in an amount not to exceed \$1,375,060.00. - **1st Reading** (To be brought from Services, Utilities, Technology & Cable Committee, *Administration/Jenny Zoldak*)

Mrs. Zoldak explained that the resolution was an emergency, because it could take a couple of weeks to get the contract executed, signed, and returned to the City. Then the scheduling of preconstruction meetings would occur. This should all be completed prior to the anticipated start date of May 5.

Mr. Nevar recognized that there were only 5 Council members present and 6 were required to suspend the rules. For this reason, the legislation would be moved to Council for 2 readings as an emergency with the second reading occurring at Wednesday's Special Council Meeting.

Michael Abella moved Resolution No. 32-2025 to tonight's Council Agenda of March 24, 2025, as an emergency with two readings. Vote – 3 Ayes, 0 Nays.

GENERAL DISCUSSION:

Mrs. Piper inquired why 17 poles had fallen down on Laurel Road. Mr. DeForest explained that it was caused by the wind. Mr. Abella mentioned that there were numerous other poles that did not fall down. He questioned why these particular poles had fallen. Mr. DeForest answered that it had nothing to do with construction and he was not certain if it was a straight-line wind. He added that there was no indication that the poles were deteriorated.

ADJOURNMENT:

Being no further business, Kristy Piper moved to adjourn at 6:29 p.m. Vote – 3 Ayes, 0 Nays.

Submitted Respectfully,



Tim Smith
Chairman

SAFETY & ENVIRONMENT COMMITTEE

March 24, 2025

IN ATTENDANCE: Chairman Keith Kuczma, Committee Member Joseph Delsanter, Committee Member Kristy Piper, Michael Abella, Tim Smith, City Manager/Safety Director Carl DeForest, Law Director Dennis Nevar, Clerk of Council Laura Timura, News Media.

The meeting convened at 6:29 p.m.

DISCUSSION ITEMS:

- (a) Review updated language for Ordinance No. 26-2025 and Ordinance No. 27-2025

Mr. Kuczma revealed that some members of Council were not in attendance at the last meeting. For this reason and due to revisions, he called a meeting for an update.

Mr. Nevar announced that there has been no revision to Ordinance No. 26-2025 which refers the fee schedule to the Public Records Policy. However, the Public Records Policy which is being considered under Ordinance No. 27-2025 has been amended. Section 4.1 the hourly charge states, “in an amount not to exceed \$75 per hour”. The actual charge for specific police video requests will be based upon the hourly rate of whoever is doing the work, their benefit package, and any other additional considerations. These fees will not be in excess of \$75 per hour.

Mr. Nevar added that the other revision was to Section 4.4(f) wherein it is provided that a resident of the City of Brunswick would be exempt from those charges for police video. This was based on the consensus of Council at the last meeting.

After reading the fee exemptions under Section 4.4 which included a victim or such person’s duly authorized representative, Mr. Delsanter questioned if that would include a custodial parent for a minor. Mr. Nevar responded that that would be the representative.

Mr. Delsanter asked why journalists are not included in the list of exemptions. Mr. Nevar relayed that this would be due to the problem of defining journalist. Mr. Nevar explained the reason this was adopted by the Ohio General Assembly was because municipalities are being inundated with requests from YouTubers and Instagrammers who make requests for video of people getting arrested for DUIs or people having conflicts with police officers and resisting arrest. These individuals are uploading videos to these sites and getting paid through subscriptions and clicks for the video content. The real issue is how do you define journalist to exempt a journalist from these charges. He informed that the City Manager would have authority to exempt certain people, if he determines it is for a true public purpose. Mr. Nevar relayed that a public purpose does not include commercial activity that earns individuals money based on the extensive work of municipalities.

Mr. Kuczma summarized that it would still be at the City Manager’s discretion and he could waive a fee to journalist making a request to serve the public. Mr. Kuczma worried that this could be a problem if the City Manager were to decide who is charged a fee and who is not. Mr. Nevar asserted that anyone can sue for any reason. The purpose of the language was to allow the City Manager reasonable discretion to make determinations. The City Manager could differentiate between a request from a local publication and a random request from out of state. The intent is to avoid using tax payer dollars to fulfill commercial requests.

Mr. Delsanter noted people's concerns that, as a tax payer, they should have the right to make these requests. However, the tax payer is also paying the salaries and the costs of the business of the City. These types of requests take time away from completing the daily business of the city to serve the people of City. These requests are to enhance their commercial endeavors to create a pod or Facebook site that will earn them money. This robs the people of the City, because they are not getting the services that they have paid for by paying the salaries of City workers.

Mr. Lisik asked if it could be added that information would be provided for free to a journalist with a business license. Mr. Nevar felt this was ambiguous and was uncertain what qualified as a business license. Mr. Delsanter questioned if he meant they were presenting themselves as a legitimate, authorized representative of their industry.

Mr. Kuczma reminded that it was added that citizens of the City could make requests at no charge. Mr. Nevar pointed out that the intent was to provide thoughtful, reasonable exemptions to the charge. He informed that no exemptions are required, the City could charge everyone \$75 an hour. However, there are considerations and the City is willing to be able to work with people and the community. He reminded that the City is not wanting to do the work for a commercial enterprise free of charge.

Mr. Smith wondered about the residents not paying a fee either. He was concerned that someone out of the City could pay a resident to make requests on their behalf. Mr. Smith expressed that if residents were exempt, it may not solve the issue. Mr. Nevar stated that there would always be loop holes and it is difficult to legislate every possible scenario. There would be an application form for exemption that would need to be submitted.

Mr. Kuczma recapped that this would be moving to third reading. Mr. Nevar confirmed. Mr. Kuczma wanted to discuss this legislation further with the Committee as he was aware it was a touchy subject.

GENERAL DISCUSSION:

There was none.

ADJOURNMENT:

Being no further business, Mr. Delsanter moved to adjourn at 6:41 p.m. Vote – 3 Ayes, 0 Nays.

Submitted Respectfully,



Keith Kuczma
Chairman



COMMITTEE OF THE WHOLE

March 24, 2025

IN ATTENDANCE: Joseph Delsanter, Keith Kuczma, Kristy Piper, Michael Abella Jr., Tim Smith, City Manager/Safety Director Carl DeForest, Law Director Dennis Nevar, Mayor Ron Falconi, Clerk of Council Laura Timura, News Media.

The meeting convened at 6:42 p.m.

Mrs. Piper moved to excuse Mr. Hanek and Mr. Lambert for just cause. Vote – 5 Ayes, 0 Nays.

DISCUSSION ITEMS:

There was none.

MOTION ITEMS:

There were none.

REVIEW LEGISLATION:

- (a) **RES. NO. 30-2025** - A resolution commending Fire Lieutenant Matthew Payne for his years of service to the City of Brunswick. - **1st Reading** (To be brought from Committee-of-the-Whole, *Council/Nicholas Hanek*)
- (b) **RES. NO. 31-2025** - A resolution commending Fire Lieutenant Guy Storch for his years of service to the City of Brunswick. - **1st Reading** (To be brought from Committee-of-the-Whole, *Council/Nicholas Hanek*)

Mr. Delsanter recognized that Resolutions 30-2025 and 31-2025 were to honor two very fine public servants that were long standing professional friends. He went on to say that the resolutions would honor Fire Lieutenants Matthew Payne and Guy Storch for their long commitment to the safety of the people of Brunswick.

Mr. Kuczma moved Resolution Numbers 30-2025 and 31-2025 to tonight's Council Agenda of March 24, 2025 for one reading. Vote – 5 Ayes, 0 Nays.

- (c) **RES. NO. 33-2025** - An emergency resolution urging Ohio Governor Mike DeWine to sign Am. Sub. H.B. No. 54 into law. - **1st Reading** (To be brought from Committee-of-the-Whole, *Council/Nicholas Hanek*)

Mr. Delsanter admitted that while he feels the City has come a long way, this is politics. He shared that Council and the Administration would like to send the message to Governor DeWine's office that the City is still actively combatting the interchange. They want Governor Wine to know that signing Am. Sub. H.B. No. 54 is in the best interest of the state, the region, and the professional procedures and

acumens that are in place to properly study highway needs throughout the state of Ohio. The legislation that was proposed met none of those criteria.

Mr. Nevar added that the legislation is being moved to the Council Agenda as an emergency with two readings. Mr. Delsanter expressed the urgency to get the resolution to the Governor's office. Mr. Nevar disclosed that the Governor would need to sign the bill into law on Monday.

Mr. Abella moved Resolution Number 33-2025 to tonight's Council Agenda of March 24, 2025, as an emergency with two readings. Vote – 5 Ayes, 0 Nays.

GENERAL DISCUSSION:

Mr. Delsanter noted that because two members of Council were not in attendance, there was emergency legislation that could not be passed this evening. Therefore, a Special Council Meeting was called for Wednesday, March 26, at 6:30 p.m. Mr. Abella questioned what legislation would be on the agenda. Mr. Nevar responded that Resolution 32-2025 which pertains to the 2025 Asphalt Road Program and Resolution 33-2025 which pertains to Governor DeWine would be on the agenda. Mr. Abella commented that this would likely be a 5-minute meeting.

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.

Mr. Kuczma moved 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, seconded by Mr. Smith. Roll Call - Ayes – 5, Mr. Smith, Mr. Kuczma, Mr. Delsanter, Mrs. Piper, Mr. Abella. Nays – 0

Mr. Kuczma moved to adjourn the Executive Session. Vote – 5 Ayes, 0 Nays.

The Committee-of-the-Whole reconvened.

ADJOURNMENT:

Being no further business, Mr. Kuczma moved to adjourn the Committee-of-the-Whole Meeting at 6:58 p.m. Vote – 5 Ayes, 0 Nays

Submitted Respectfully,

Laura Timura, CMC
Clerk of Council

THE CITY OF BRUNSWICK

PROPOSED LEGISLATION



DATE: 4/14/2025

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. 26-2025** - An emergency ordinance amending Section 222.04 of the City of Brunswick Codified Ordinances. - **3rd Reading** (Safety & Environment Committee, Administration/Carl DeForest)

BACKGROUND: The City of Brunswick has in effect 9.4 Public Records Policy, and the charge for reproduction of documents is the same as listed in Brunswick Codified Code Section 222.04, as currently written. With the passing of Ohio House Bill 315 and signed into law by Governor DeWine, which amends ORC Section 149.43(B)(1), in part, municipalities may charge a reasonable fee (\$75 per hour up to \$750) to cover costs related to the inspection, redaction, and editing of public video records from law enforcement agencies, as accommodating such requests may take staff time and resources. The fee provision included in House Bill 315 gives municipalities the option of implementing a fee to cover some of the costs of preparing and releasing such video records.

PURPOSE AND EXPLANATION: The purpose of this legislation is to update Section 222.04 of the Brunswick Codified Ordinances by deleting the current Section in its entirety and replacing it with language to reflect the amendments to ORC Section 149.43(B)(1) which were passed and signed into law through Ohio House Bill 315.

IMPLEMENTATION SCHEDULE: The City Administration requests that this legislation be adopted as an emergency measure after two readings of Council.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

One Reading	No
Two Readings	Yes

Three Readings	No
Emergency	Yes
Suspension of Rules	Yes

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

It is requested that this measure be adopted as an emergency to ensure that the video record fee charges are in effect at the effective date of the law.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 26-2025

BY: Mr. Kuczma, Mr. Delsanter, and Mrs. Piper

AN ORDINANCE AMENDING SECTION 222.04 OF THE CITY OF
BRUNSWICK CODIFIED ORDINANCES.

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

SECTION 1: That Section 222.04 of the Codified Ordinances is hereby deleted in its entirety
and amended to read as follows:

“Fees for the reproduction and/or delivery of documents responsive to a public
records request shall be as provided in the City of Brunswick Public Records
Policy, as same may be amended from time to time.”

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 E. Timura, CMC

THE CITY OF BRUNSWICK

PROPOSED LEGISLATION



DATE: 4/14/2025

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. 27-2025** - An emergency ordinance adopting the updated City of Brunswick Public Records Policy. - **3rd Reading** (Safety & Environment Committee, Administration/Carl DeForest)

BACKGROUND: The City of Brunswick has in effect 9.4 Public Records Policy. The City Administration requests to update the Policy to reflect recent amendments to ORC Section 149.43(B)(1), in part, adopted by Ohio House Bill 315 and signed into law.

PURPOSE AND EXPLANATION: The purpose of this legislation is to update the City of Brunswick Public Records Policy and incorporate it as adopted as the official Public Records Policy of the City of Brunswick.

IMPLEMENTATION SCHEDULE: The City Administration requests that this legislation be adopted as an emergency measure after two readings of Council.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY:

RECOMMENDED ACTION:

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

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

It is requested that this be adopted as an emergency measure to ensure that the changes are in effect to reflect the amendments, including video record fee charges when they

become effective.

**ADDITIONAL
INFORMATION:**

1
CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 27-2025

BY: Mr. Kuczma, Mr. Delsanter, and Mrs. Piper

AN ORDINANCE ADOPTING THE UPDATED CITY OF BRUNSWICK
PUBLIC RECORDS POLICY.

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

SECTION 1: That the updated Public Records Policy, as attached hereto as Exhibit “A” and incorporated herein by reference, is hereby adopted as the official Public Records Policy of the City of Brunswick.

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 E. Timura, CMC

City of Brunswick, Ohio

Public Records Policy

Introduction

It is the policy of the City of Brunswick, a public office and political subdivision of the State of Ohio (the "City"), that openness leads to a better informed citizenry, which leads to better transparency in government and better public policy. It is the policy of the City to strictly adhere to the State of Ohio Public Records Act as codified in Ohio Revised Code Section 149.43, as same may be amended from time to time. It is further the policy of the City that public records laws are to be liberally construed in favor of disclosure and any permitted exemptions are to be narrowly applied.

1.0 Public Records.

In accordance with the Ohio Revised Code Sections 149.011(G) and 149.43(A)(1) and applicable legal precedent, the term "records" or "public records" include any document, device, or item, regardless of physical form or characteristic, including an electronic record as defined in Ohio Revised Code Section 1306.01, created or received by, coming under the jurisdiction of or kept by the City, which serves to document the organization, functions, policies, decisions, procedures, operations or other activities of the City. All records of the City are public unless they are specifically exempt from disclosure under the Ohio Revised Code, other applicable law and/or applicable legal precedent.

2.0 Record Requests; Response Procedures.

Each request for public records should be evaluated for a response using the following guidelines:

2.1 Any person can make a request for existing public records, including the choice of medium (or storage medium) and method of delivery. The requester does not have to put a records request in writing and, unless otherwise required or permitted by applicable law, does not have to provide his or her identity or the intended use of the requested public record.

2.2 Although no specific language is required to make a request, the requester must at least identify the records requested with reasonable clarity to allow the City to identify responsive records based on the manner in which it ordinarily maintains and accesses the public records it keeps. If it is not clear what record(s) are being sought and/or the request is ambiguous or overly broad, the records custodian shall contact the requester for clarification and shall assist the

City of Brunswick, Ohio

Public Records Policy

requester in revising the request by informing the requestor of the manner in which the City ordinarily maintains and accesses the public records it keeps.

2.3 The City is not required to create new records to respond to a public records request even if it is only a matter of compiling information from existing records. Additionally, there is no duty to provide records that were not in existence at the time of the request or that the City does not possess, including records that later come into existence.

2.4 Public records are to be available for prompt inspection at no cost during regular business hours. Upon receiving a request for copies of specific, existing public records, same shall be provided within a reasonable amount of time subject to prepayment of all estimated actual costs as provided herein. "Prompt" and "reasonable" take into account: (a) the time to identify responsive records, including the time to clarify or revise the request; (b) the time it takes to locate, download and retrieve responsive records; (c) the time it takes to examine all materials for possible release, perform necessary legal review or consult with knowledgeable parties, redact exempt materials, or provide explanation and legal authority for all redactions and/or denials; (d) the time it takes to obtain the requester's choice of medium or make copies; and (e) the time it takes to receipt advance payment of estimated actual costs, deliver copies or schedule inspection of records.

2.5 All requests for public records must be acknowledged in writing by the City within five (5) business days following receipt of the request to include the following: (a) the estimated number of business days that it will take to satisfy the request; and (b) the estimated actual cost of copies and/or Division of Police video records (including estimated actual costs of form of medium (or storage medium), delivery and transmission costs, if applicable), including instructions for prepayment of such estimated actual costs.

2.6 All public requests, including records responsive thereto, must be forwarded to the Law Department for review prior to the release thereof.

2.7 No request shall be denied and/or any responsive record redacted, in whole or in part, unless permitted or required by the Ohio Revised Code, other applicable law and/or applicable legal precedent.

2.8 The denial of any request and/or redaction of any portion of a record responsive to a request shall be accompanied by an explanation, including legal authority, setting forth why the request was denied and/or the record was redacted.

City of Brunswick, Ohio

Public Records Policy

2. All Departments must keep a log of records requests indicating: (a) who made the request, if known; (b) the format of the request (i.e., in writing, orally, etc.); (c) the date of the request; (d) a generally summary of the records requested; (e) the date of compliance with Section 2.5 herein; (f) the date of any subsequent conversations and/or communications with the requester, including the general substance thereof; and (g) the date the records request was fulfilled.

3.0 Costs for Public Records.

3.1 There shall be no cost for the inspection of public records at City Hall and/or delivery of responsive records (where reproduction is not required) by electronic mail.

3.2 The City shall charge the requester the actual cost for reproduction of documents, including the actual cost of making copies (either in black and white or color), packaging, postage and any other actual costs associated with the method of delivery or transmission chosen by the requester (including the actual cost of thumb drives or other storage medium) shall be the City's actual cost thereof. The actual cost shall not include employee time to respond to the request.

3.3 The City's obligation to produce records or make same available for inspection (including Division of Police video records as detailed in Section 4.0 below) shall not commence until such time as estimated actual costs, as detailed in correspondence to the requester pursuant to Section 2.5, are received from requester. In the event that actual costs exceed such estimated amount, the requester shall remit payment for such deficiency prior to release of the responsive documents. In the event that actual costs are less than such estimated amount, the City shall refund to the requester such overage at the time of release of the responsive documents.

4.0 Division of Police Video Records (effective April 3, 2025).

4.1 Except as otherwise provided in Section 4.4 herein, the City shall, upon receipt of a request for a specified video record of the Division of Police, charge the requester the actual cost of preparing such video record for inspection or production in an amount not to exceed \$75.00 per hour of video produced (which is hereby determined to be, minimally, the actual cost incurred by the City to prepare such video record for inspection or production), not to exceed \$750.00. Such not to exceed amount shall independently apply to each incident in which a video record is requested.

City of Brunswick, Ohio

Public Records Policy

4.2 As used herein, "actual cost" means all costs incurred by the City in reviewing, blurring or otherwise obscuring, redacting, uploading, or producing the video records, including but not limited to the storage medium on which the record is produced, staff time, and any other relevant overhead necessary to comply with the request.

4.3 In the event the actual cost, as estimated pursuant to the correspondence required by Section 2.5 herein, does not exceed the estimated amount by more than 20%, the requester shall be responsible for payment of such difference prior to the disbursement of the requested video record. In the event the actual cost, as estimated pursuant to the correspondence required by Section 2.5 herein, exceeds the estimated amount by more than 20%, the requester shall only be responsible for the payment of such difference if the City provided the requester advance notice of the increase thereof.

4.4 Upon submission of a fully completed Exemption Request (in such form as prescribed by the City Manager) and approval thereof by the City Manager, the following persons/entities may be determined to be exempt from the cost requirements of this Section: (a) a licensed attorney; (b) an official representative of a public office, as defined in Ohio Revised Code Section 149.011(A); (c) a victim or such person's duly authorized representative; (d) a properly licensed insurance company; (e) in order to respond to a duly issued subpoena in a criminal or other legal proceeding and/or Order of a court of competent jurisdiction; (f) a resident of the City of Brunswick; and/or (g) for any other public purpose as determined by the City Manager, in his/her sole and absolute discretion.

5.0 Enforcement and Liabilities.

The City recognizes the legal and non-legal consequences of failure to properly respond to a proper and valid public records request. In addition to the distrust in government that failure to comply in a manner consistent with applicable law and legal precedent may cause, such failure may result in a court ordering the City to comply with the law and to pay the requester attorney's fees and statutory damages.

6.0 Records Management.

6.1 The City shall manage and organize public records in such manner as to be available for copying and/or inspection in response to a public records request.

City of Brunswick, Ohio

Public Records Policy

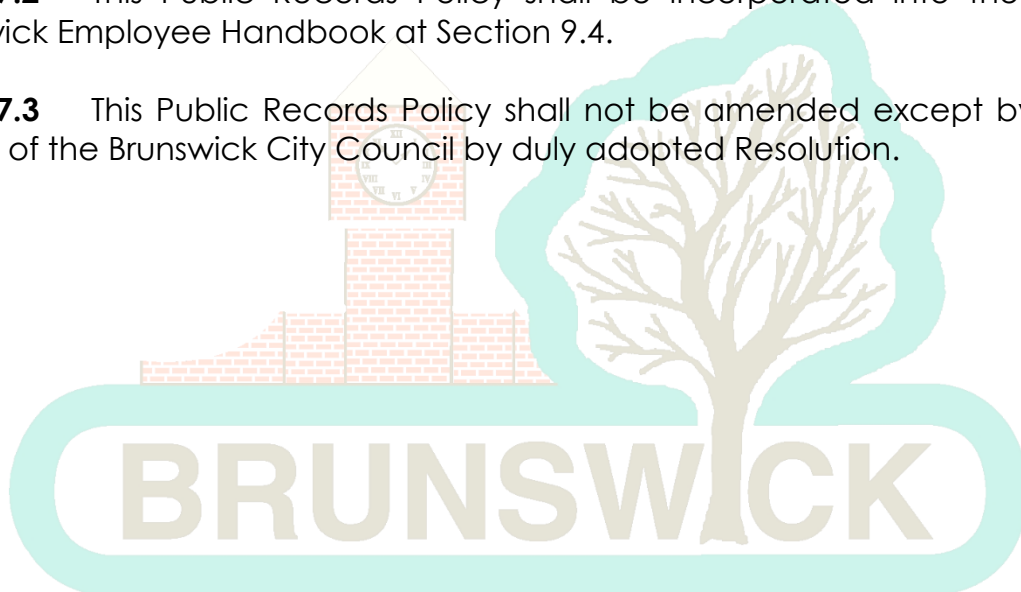
6.2 The City shall ensure that all records (whether public records or not) are maintained and disposed of only in accordance with properly adopted records retention schedules, which records retention schedules shall be posted on the City website at www.brunswick.oh.us.

7.0 Public Records Policy.

7.1 This policy, as formally adopted by Brunswick City Council on _____, 2025 pursuant to Ordinance No. ____-2025, shall be the official Public Records Policy of the City of Brunswick and shall be posted on the City website at www.brunswick.oh.us.

7.2 This Public Records Policy shall be incorporated into the City of Brunswick Employee Handbook at Section 9.4.

7.3 This Public Records Policy shall not be amended except by formal action of the Brunswick City Council by duly adopted Resolution.



PROPOSED LEGISLATION



DATE: 4/14/2025

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. 34-2025** - An emergency ordinance adopting the recommendation of the Brunswick Community Reinvestment Area Housing Council to continue all active agreements in 2025 and accepting the 2024 CRA Status Report. - **1st Reading** (To be brought from Economic Development Committee, *Administration/Grant Aungst*)

BACKGROUND: The Brunswick Community Reinvestment Area Housing Council met on March 5, 2025, as required by the Ohio Revised Code, for the purpose of evaluating facility maintenance of abated properties and to make a recommendation to Brunswick City Council whether to continue all active agreements in 2025 in the Brunswick Community Reinvestment Area and accepting the 2024 CRA Status Report, attached hereto as Exhibit "A." Minutes of the Brunswick Community Reinvestment Area Housing Council of March 5, 2025 are attached as Exhibit "B."

PURPOSE AND EXPLANATION: City Council shall vote to accept the recommendation of the Brunswick Community Reinvestment Area Housing Council to continue all active agreements in 2025 in the Brunswick Community Reinvestment Area and accept the 2024 CRA Status Report, attached hereto as Exhibit "A", along with the minutes of the Brunswick Community Reinvestment Area Housing Council of March 5, 2025, attached as Exhibit "B."

IMPLEMENTATION SCHEDULE: April 14, 2025.

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?

This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, welfare and safety, and for the additional reason that adopting the recommendation of the Brunswick Community Reinvestment Area Housing Council must be submitted to the State of Ohio, Development Services Agency as soon as possible.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO

ORDINANCE NO. 34-2025

BY: Mr. Lambert, Mr. Hanek, and Mr. Smith

AN EMERGENCY ORDINANCE ADOPTING THE RECOMMENDATION OF THE BRUNSWICK COMMUNITY REINVESTMENT AREA HOUSING COUNCIL TO CONTINUE ALL ACTIVE AGREEMENTS IN 2025 AND ACCEPTING THE 2024 CRA STATUS REPORT.

WHEREAS: The Brunswick Community Reinvestment Area Housing Council met on March 5, 2025, as required by the Ohio Revised Code, for the purpose of evaluating facility maintenance of abated properties and to make a recommendation to Brunswick City Council whether to continue all active agreements in 2025 in the Brunswick Community Reinvestment Area and accepting the 2024 CRA Status Report, attached hereto as Exhibit "A." Minutes of the Brunswick Community Reinvestment Area Housing Council of March 5, 2025 are attached as Exhibit "B."

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

SECTION 1: That this Council does hereby accept the recommendation of the Brunswick Community Reinvestment Area Housing Council to continue all active agreements in 2025 in the Brunswick Community Reinvestment Area and accepting the 2024 CRA Status Report, attached hereto as Exhibit "A." Minutes of the Brunswick Community Reinvestment Area Housing Council of March 5, 2025 are attached as Exhibit "B."

SECTION 2: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, welfare and safety, and for the additional reason that adopting the recommendation of the Brunswick Community Reinvestment Area Housing Council must be submitted to the State of Ohio, Development Services Agency as soon as possible. Therefore, the same shall be in full force and effect from and after its passage by the required number of votes.

PASSED: 1st Reading _____

Rules Suspended: AYES _____ NAYS _____

ADOPTED: _____ AYES _____ NAYS _____

ATTEST: _____

Clerk of Council
Laura E. Timura, CMC

**2024 CRA STATUS REPORT - PRE 1994
BRUNSWICK, OHIO**



**OHIO COMMUNITY REINVESTMENT AREA (CRA) PROGRAM
2024 CRA STATUS REPORT FOR CRA'S CREATED BEFORE JULY 1, 1994***

**Attach a separate status report for each CRA within this jurisdiction.

1. Name of Jurisdiction:	Brunswick, OH	7. Housing Officer Name:	Bethany Dentler
2. Name/Identification of CRA:	Brunswick Community Reinvestment Area	8. Housing Officer Title:	MCEDC Executive Director
3. Dated Created:	11-Mar-87	9. Housing Officer Address:	144 N. Broadway Street, Medina, OH 44256
4. Expiration Date (if any):	12/2/2009	10. Housing Officer Phone:	330-722-9215
5. Secret Question (choose 1 from dropdown menu):	What is your favorite sports team?	11. Housing Officer Fax:	330-764-8449
6. Answer to Secret Question:		12. Housing Officer Email:	bdentler@medinacounty.org

13. List ALL activities and projects for which an exemption has been granted in the CRA area and current status*:

*Attach additional pages if necessary to fully describe project status.

Name/Property Identification	Date Project Certified	Tax Years Abated	Type of Project: R=Residential C=Commercial I=Industrial	Percent of Exemption	Term of Exemption	Total Project Investment	Total Real Property Investment Subject to Exemption	# of Jobs Created	Other Exemption Involved	Date of Most Recent Housing Council Review	Current Status
Brunswick Auto World	09/11/87		C	70%	15	***	\$861,314	35	N/A	3/17/2004	Expired 2003
Business Center II	12/08/87		I	70%	15	***	\$872,200	125	N/A	3/17/2004	Expired 2003
International Machining	12/08/87		I	70%	15	***	\$234,800	20	N/A	3/17/2004	Expired 2003
Symatic, Inc.	04/04/88		I	70%	15	***	\$830,914	25	N/A	3/10/2005	Expired 2004
Nationwide I	12/20/88		I	70%	15	***	\$635,114	100	N/A	3/10/2005	Expired 2004
Marksman Autobody	01/18/89		C	55%	10	***	\$34,914	2	N/A	3/15/2001	Expired 2000
Sharp Tool Service	01/18/89		I	70%	15	***	\$381,057	15	N/A	3/2/2006	Expired 2005
Burrows Company	01/18/89		I	70%	15	***	\$290,314	12	N/A	3/2/2006	Expired 2005
Brunswick Auto Mart II	10/31/89		C	55%	10	***	\$159,600	5	N/A	3/2/2006	Expired 2000
P & W Properties	01/29/90		I	70%	15	***	\$121,343	50	N/A	3/2/2006	Expired 2005
Gales Garden Center	11/01/90		C	70%	15	***	\$880,943	25	N/A	3/2/2006	Expired 2005
CCC Coffee	11/01/90		I	70%	15	***	\$146,543	20	N/A	3/2/2006	Expired 2005
Automation Tool & Die	11/01/90		I	70%	15	***	\$216,657	5	N/A	3/2/2006	Expired 2005
Tiremix, Inc.	11/01/90		I	70%	15	***	\$353,771	3	N/A	3/2/2006	Expired 2005
(above sold to All Const. Svcs., 6/95 & to ERS, 5/03)			I	Continuing	Continuing	***	No Change	+13	N/A		
Brunswick Center IV	11/01/90		I	70%	15	***	\$921,800	125	N/A	3/2/2006	Expired 2005
RocCorp, Inc.	11/05/90		I	70%	15	***	\$267,428	8	N/A	3/1/2007	Expired 2006
CMP Manufacturing	11/05/90		I	70%	15	***	\$217,028	15	N/A	3/1/2007	Expired 2006
Michael Reindel	11/29/90		R	100%	5	***	\$5,542	0	N/A	3/1/1996	Expired 1995
Cleveland Trailer Sales	02/05/91		C	70%	15	***	\$82,829	2	N/A	3/1/2007	Expired 2006
Pacific Tool & Die	02/05/91		I	70%	15	***	\$389,485	10	N/A	3/2/2006	Expired 2005

BRUNSWICK 2024

CRA REPORT

Page 1

Page 28 of

2024 CRA STATUS REPORT - PRE 1994
BRUNSWICK, OHIO

Name/Property Identification	Date Project Certified	Tax Years Abated	Type of Project: R=Residential C=Commercial I=Industrial	Percent of Exemption	Term of Exemption	Total Project Investment	Total Real Property Investment Subject to Exemption	# of Jobs Created	Other Exemption Involved	Date of Most Recent Housing Council Review	Current Status
Sharp Tool Service	02/04/91		I	55%	10	***	\$93,028	3	N/A	3/12/2003	Expired 2002
GEM Instruments	02/05/91		I	70%	15	***	\$325,771	8	N/A	3/2/2006	Expired 2005
Universal Seal Products	02/05/91		I	70%	15	***	\$233,171	10	N/A	3/2/2006	Expired 2005
Schembri Building	02/05/91		I	70%	15	***	\$425,457	30	N/A	3/2/2006	Expired 2005
Stoy Machine	02/06/91		I	70%	15	***	\$359,542,15	15	N/A	3/1/2007	Expired 2006
Larson Surfa-Shield	02/12/91		I	70%	15	***	\$249,314	20	N/A	3/2/2006	Expired 2005
RonLen Industries	04/16/91		I	55%	10	***	\$257,029	7	N/A	3/12/2003	Expired 2002
Tru-Green	04/16/91		I	70%	15	***	\$358,114	20	N/A	3/1/2007	Expired 2006
BOCO Enterprises	12/19/91		I	70%	15	***	\$278,600	12	N/A	3/4/2008	Expired 2007
Philpott Rubber	12/19/91		I	70%	15	***	\$789,685	25	N/A	3/4/2008	Expired 2007
Modern Machine	06/05/92		I	55%	10	***	\$11,543	2	N/A	3/17/2004	Expired 2003
Business Center III	01/28/92		I	70%	15	***	\$921,800	50	N/A	3/2/2006	Expired 2005
Columbia Chemical	02/18/93		I	70%	15	***	\$414,000	20	N/A	3/1/2007	Expired 2006
Cleveland Trailer Sales	02/26/93		I	70%	15	***	\$26,429	0	N/A	3/1/2007	Expired 2006
Die-Mension Corporation	10/15/93		I	70%	15	***	\$402,029	12	N/A	3/16/2009	Expired 2008
PEDCON, Inc.	01/10/94		I	70%	15	***	\$460,314	13	N/A	3/16/2009	Expired 2008
Schembri Building	06/21/94		I	55%	10	***	\$279,029	5	N/A	3/2/2006	Expired 2005
LESCO, Inc.	07/13/94		I	70%	15	\$375,000	\$170,257	6	N/A	3/15/2010	Expired 2009
Designer Showcase	09/13/94		I	70%	15	\$625,306	\$480,200	16	N/A	3/15/2010	Expired 2009
G.R.A. Associates	10/20/94		I	70%	15	\$4,905,000	\$1,648,914	103	E/Z	3/15/2010	Expired 2009
Ditch Witch of Ohio	12/01/94		I	70%	15	\$615,880	\$222,000	8	N/A	3/15/2010	Expired 2009
Columbia Chemical	04/03/95		I	55%	10	\$227,837	\$212,714	4	N/A	3/17/2004	Expired 2005
McVeigh Material Handling Equip.	04/27/95		I	70%	15	\$825,000	\$302,629	10	N/A	3/15/2010	Expired 2009
CCC Coffee	07/06/95		I	70%	15	\$70,000	\$4,600	0	N/A	3/10/2011	Expired 2010
Rainbow Cultured Marble	09/05/95		I	70%	15	\$330,000	\$203,771	5	N/A	3/10/2011	Expired 2010
Bohler-Uddeholm Corp.	03/29/96		I	70%	15	\$9,120,041	\$1,243,171	16	N/A	3/10/2011	Expired 2010
M-Line	09/17/96		I	70%	15	\$489,600	\$284,714	5	N/A	3/10/2011	Expired 2010
Marksman Autobody	11/15/96		C	55%	10	\$471,000	\$113,229	3	N/A	3/1/2007	Expired 2006
Lancaster Bingo Comp., Inc.	11/15/96		I	70%	15	\$1,206,500	\$505,743	6	N/A	3/14/2012	Expired 2011
Tru-Cut Saw, Inc.	11/15/96		I	70%	15	\$1,160,699	\$418,514	3	N/A	3/14/2012	Expired 2011
Scherba Industries, Inc.	12/27/96		I	70%	15	\$1,680,000	\$1,364,600	5	N/A	3/14/2012	Expired 2011
Positool Technologies, Inc.	03/26/97		I	70	15	\$811,555	\$192,857	10	N/A	3/19/2013	Expired 2012
Automation Tool & Die	11/11/97		I	55	10	\$633,500	\$102,485	2	N/A	3/4/2008	Expired 2008
W & G Properties, L.T.D.	11/12/97		I	70	15	\$700,000	\$441,257	12	N/A	3/19/2013	Expired 2012
Norm King Construction	12/04/97		I	70	15	\$280,000	\$64,857	2	N/A	3/19/2013	Expired 2012
PoMaCon	02/18/98		I	70	15	\$940,000	\$765,000	12	N/A	3/12/2014	Expired 2013

BRUNSWICK 2024

**2024 CRA STATUS REPORT - PRE 1994
BRUNSWICK, OHIO**

Name/Property Identification	Date Project Certified	Tax Years Abated	Type of Project: R=Residential C=Commercial I=Industrial	Percent of Exemption	Term of Exemption	Total Project Investment	Total Real Property Investment Subject to Exemption	# of Jobs Created	Other Exemption Involved	Date of Most Recent Housing Council Review	Current Status
JVC Enterprises	06/30/98		I	70	15	\$505,000	\$475,000	5	N/A	3/12/2014	Expired 2013
RocCorp	06/30/98		I	70	15	\$330,000	\$250,000	3	N/A	3/12/2014	Expired 2013
NORCO Computer Systems	12/04/98		I	70	15	\$2,910,000	\$2,000,000	25	N/A	3/12/2014	Expired 2013
Stoy Machine	11/24/98		I	70	15	\$415,700	\$248,000	3	N/A	3/12/2014	Expired 2013
Bus. Ctr. III/IV, Stanley Steamer **	02/09/99		I	70	15	\$65,553	\$65,553	5	N/A	3/18/2015	Expired 2014
Bus. Ctr. III/IV, Planergy	02/09/99		I	70	15	\$55,200	\$55,200	5	N/A	3/18/2015	Expired 2014
Bus. Ctr. III/IV, Great Lakes Power **	02/09/99		I	70	15	\$89,850	\$89,850	10	N/A	3/18/2015	Expired 2014
Bus. Ctr. III/IV, Groenvelde Transp. **	02/09/99		I	70	15	\$93,700	\$93,700	8	N/A	3/18/2015	Expired 2014
Bus. Ctr. III/IV, Reynolds Mach. **	02/09/99		I	70	15	\$85,130	\$85,130	12	N/A	3/18/2015	Expired 2014
Bus. Ctr. III/IV, BASF	02/09/99		I	70	15	\$133,510	\$133,510	8	N/A	3/18/2015	Expired 2014
Bus. Ctr. III/IV, Balzer's Tool Coat. **	05/03/99		I	55	10	\$203,375	\$203,375	8	N/A	3/16/2009	Expired 2008
Bus. Ctr. III/IV, Modern Machine **	05/03/99		I	55	10	\$56,314	\$56,314	5	N/A	3/16/2009	Expired 2008
Formatech, Inc.	09/23/99		I	70	15	\$857,313	\$857,313	5	N/A	3/18/2015	Expired 2014
Bus. Ctr. I/II, Great Lakes Mailing **	09/23/99		I	55	10	\$118,570	\$526,250	12	N/A	3/15/2010	Expired 2009
Johnson Products	10/04/99		I	70	15	\$440,000	\$390,000	6	N/A	3/18/2015	Expired 2014
International Certification Services **	11/24/99		I	70	15	\$295,000	\$295,000	7	N/A	3/18/2015	Expired 2014
Rockstedt Tool & Die, Inc.	12/14/99		I	70	15	\$2,975,000	\$1,925,000	30	N/A	3/18/2015	Expired 2014
ABC, Inc.	12/20/99		I	70	15	\$705,000	\$475,000	8	N/A	3/18/2015	Expired 2014
Designer Showcases, Inc.	12/20/99		I	70	15	\$920,908	\$370,900	5	N/A	3/18/2015	Expired 2014
Columbia Chemical	12/23/99		I	70	15	\$157,800	\$157,800	2	N/A	3/18/2015	Expired 2014
Quad Fluid Dynamics	09/26/00		I	70	15	\$1,240,026	\$861,329	8	N/A	3/18/2015	Expired 2015
Fremar Industries	09/26/00		I	70	15	\$3,071,559	\$1,047,000	21	N/A	3/18/2015	Expired 2015
Bohler Uddeholm Corp.	12/08/00		I	70	15	\$2,090,743	\$371,549	4	N/A	3/18/2015	Expired 2015
Columbia Chemical Corp.	12/08/00		I	70	15	\$161,587	\$161,587	2	N/A	3/18/2015	Expired 2015
Litehouse Products	12/08/00		I	70	15	\$8,485,000	\$4,010,000	85	N/A	3/18/2015	Expired 2015
Macho Tool & Supply	12/08/00		I	70	15	\$437,000	\$382,000	4	N/A	3/18/2015	Expired 2015
Gem Instruments Multi-Tenant	12/19/00		I	70	15	\$1,265,000	\$525,000	30	N/A	3/18/2015	Expired 2015
Technical Tool & Gage	05/18/01		I	70	15	\$1,688,998	\$1,110,085	13	N/A	2/15/2017	Expired 2016
General Parts, Inc (CarQuest)	05/18/01		I	70	15	\$10,325,740	\$4,356,740	52	N/A	2/15/2017	Expired 2016
ICS Labs	05/18/01		I	70	15	\$110,000	\$110,000	3	N/A	2/15/2017	Expired 2016
DMS Properties	11/15/01		I	70	15	\$2,100,000	\$1,700,000	40	N/A	2/15/2017	Expired 2016
Integrated Marketing Technologies	11/15/01		I	70	15	\$2,850,000	\$2,500,000	48	N/A	2/15/2017	Expired 2016
Gladish Multi-Tenant Phase I & II**	12/20/01		I	70	15	\$950,000	\$950,000	15	N/A	2/15/2017	Expired 2016
Prism Powder Coatings, Ltd.	12/20/01		I	70	15	\$3,403,000	\$2,623,000	25	N/A	2/15/2017	Expired 2016
Swiss Machine Tool Technology	12/20/01		I	70	15	\$610,000	\$600,000	2	N/A	2/15/2017	Expired 2016
Tanner Properties Multi-Tenant**	01/16/02		I	70	15	\$1,535,000	\$1,535,000	0	N/A	2/15/2017	Expired 2017

BRUNSWICK 2024

CRA REPORT

Page 3

Page 30 of

2024 CRA STATUS REPORT - PRE 1994
BRUNSWICK, OHIO

Name/Property Identification	Date Project Certified	Tax Years Abated	Type of Project: R=Residential C=Commercial I=Industrial	Percent of Exemption	Term of Exemption	Total Project Investment	Total Real Property Investment Subject to Exemption	# of Jobs Created	Other Exemption Involved	Date of Most Recent Housing Council Review	Current Status
FormaTech, Inc. Expansion	02/01/02		I	70	15	\$468,500	\$450,000	3	N/A	2/15/2017	Expired 2017
W&G Properties Multi-Tenant**	03/27/02		I	70	15	\$350,000	\$300,000	6	N/A	2/15/2017	Expired 2017
Designer Showcases Expansion #2	05/28/02		I	70	15	\$2,370,900	\$1,770,900	20	N/A	2/15/2017	Expired 2017
A. G. Industries, Ltd.	03/12/03		I	70	15	\$895,000	\$570,000	10	N/A	2/28/2018	Expired 2018
All Construction Services	08/11/03		I	70	15	\$2,450,000	\$2,000,000	10	N/A	2/28/2018	Expired 2018
Champion Contracting	03/05/04		I	70	15	\$2,120,000	\$1,100,000	5	N/A	2/13/2020	Expired 2019
Wolverton Pet Food Company	05/27/04		I	70	15	\$2,861,329	\$1,735,050	17	N/A	2/13/2020	Expired 2019
Columbia Chemicals Bldg 2	06/22/04		I	70	15	\$593,000	\$558,000	3	N/A	2/13/2020	Expired 2019
M-Line Expansion	07/30/04		I	70	15	\$595,000	\$385,000	1	N/A	2/13/2020	Expired 2019
IMT Triplewood Expansion	08/04/04		I	70	15	\$551,250	\$530,000	10	N/A	2/13/2020	Expired 2019
M.A.S. Industrial Multi-Tenant**	08/16/04		I	70	15	\$696,337	\$696,337	28	N/A	2/13/2020	Expired 2019
Total Performance Services, Inc.	12/14/04		I	70	15	\$2,000,000	\$1,000,000	7	N/A	2/13/2020	Expired 2019
Destiny Manufacturing Expansion	12/29/04		I	70	15	\$4,500,000	\$2,000,000	25	EZ	2/13/2020	Expired 2019
Scherba Industries	02/01/05		I	70	15	\$659,713	\$481,553	8	N/A	2/24/2021	Expired 2020
Galley Printing	04/06/05		I	70	15	\$4,970,805	\$2,045,805	35	N/A	2/24/2021	Expired 2020
IPN Pride A&B	6/00/05		I	70	15	\$3,000,000	\$3,000,000	32	N/A	2/24/2021	Expired 2020
Tanner Properties	8/00/05		I	55	10	\$2,460,022	\$195,000	24	N/A	2/13/2020	Expired 2015
Triplewood Properties	10/24/05		I	70	15	\$1,957,110	\$1,327,110	16	N/A	2/24/2021	Expired 2020
Mack Industries, Inc.	10/24/06		I	70	15	\$2,750,000	\$2,500,000	18	N/A	2/24/2021	Expired 2021
Yost Foods	12/20/06	2008-2022	I	10	12	\$1,116,000	\$896,000	1.5	N/A	2/24/2021	Expired 2022
Designer Showcases/GB-OS	06/19/07	2008-2022	I	10	15 (tiered)	\$7,098,994	\$5,811,852	6	N/A	3/2/2022	Expired 2022
Pantek Properties, LLC	03/20/08	2008-2022	I	10	15 (tiered)	\$11,874,000	\$4,100,000	45	N/A	3/2/2022	Expired 2022
Crestmont Hyundai	04/23/08	2008-2022	I	10	15 (tiered)	\$4,100,000	\$2,700,000	40	N/A	3/2/2022	Expired 2022
Columbia Chemical	02/18/09	2008-2022	I	10	15 (tiered)	\$4,357,388	\$3,500,290	10	N/A	3/2/2022	Expired 2022
Digestve Disease Consultants	08/17/09	2010-2024	I	30	15 (tiered)	\$6,560,000	\$6,200,000	20	N/A	3/5/2025	Expired 2024
Springer Holdings LLC	03/16/10	2010-2024	I	100	15	\$1,011,896	\$749,896	1	N/A	3/5/2025	Expired 2024
*Ultimate Developing LLC	09/08/10	2011-2025	I	100	15	\$541,100	\$250,000	25+	N/A	3/5/2025	Continue
Pantek Properties, LLC (Brunswick Mazda)	01/04/11	2011-2022	I	100	12	\$1,500,000	\$600,000	15	N/A	3/6/2024	Expired 2022
Oaks Family Care Center	8/9/2011	2012-2023	I	100	12	\$220,000	\$220,000		N/A	3/6/2024	Expired 2023
Controlled Access	01/26/12	2012-2026	I	100	15	\$572,000	\$572,000	14	N/A	3/5/2025	Continue
Giant Eagle	6/29/2012	2012-2023	C	100	12	\$13,200,000	\$13,200,000	35	N/A	3/6/2024	Expired 2023
LCG Enterprises	07/01/13	2014-2028	C	100	15	\$1,175,000	\$125,000		N/A	3/5/2025	Continue
922 Pearl LLC	07/26/13	2014-2028	C	100	15	\$493,000	\$320,000	4	N/A	3/5/2025	Continue
AFE, LLC (Outpatient Dialysis)	09/17/13	2014-2025	C	100	12	\$2,066,000	\$1,450,000	15	N/A	3/5/2025	Continue
Linda & Leonard Lutch (Ronlen Industries)	01/07/14	2014-2025	I	100	12	\$925,000	\$675,000	3	N/A	3/5/2025	Continue
Phillip Klonowski (Klassic Custom Decks)	02/26/14	2014-2025	C	100	12	\$673,340	\$500,000	2	N/A	3/5/2025	Continue

BRUNSWICK 2024

2024 CRA STATUS REPORT - PRE 1994
BRUNSWICK, OHIO

Name/Property Identification	Date Project Certified	Tax Years Abated	Type of Project: R=Residential C=Commercial I=Industrial	Percent of Exemption	Term of Exemption	Total Project Investment	Total Real Property Investment Subject to Exemption	# of Jobs Created	Other Exemption Involved	Date of Most Recent Housing Council Review	Current Status
Panteck Properties, LLC (Brunswick Auto)	08/21/14	2014-2028	C	100	15	\$8,085,500	\$5,754,000	65	N/A	3/5/2025	Continue
SIMA Rostami (Alireza Karbassi, Inc.)	10/17/14	2014-2025	C	100	12 (tiered)	\$407,356	\$378,502	0	N/A	3/5/2025	Continue
JSB Properties (Technical Tool & Gage)	02/02/16	2015-2026	C	100	12	\$986,309	\$526,309	3	N/A	3/5/2025	Continue
Panteck Properties, LLC (Brunswick Auto)	06/22/16	2017-2031	C	100	15 (tiered)	\$8,251,567	\$6,100,000	15	N/A	3/5/2025	Continue
LaFamiglia Properties, LLC	10/04/16	2017-2031	C	100	15	\$1,825,000	\$110,000	40	N/A	3/5/2025	Continue
Giant Eagle dba GetGo	11/16/16	2017-2031	C	100	12	\$3,548,684	\$1,400,000	15 FT/25 PT	N/A	3/5/2025	Continue
Brunswick Oasis - North Park Plaza	12/14/17	2018-2032	C	100	15	\$5,080,000	\$4,300,000	47 FT/44 PT	N/A	3/5/2025	Continue
EM Capital Holdings - Engelke Construction	01/18/18	2018-2029	C	100	15	\$1,640,000	\$650,000	53	N/A	3/5/2025	Continue
Industrial Parkway Partners/All Construction Svc	01/29/18	2017-2031	C	100	15	\$2,510,000	\$2,100,000	30	N/A	3/5/2025	Continue
Brunswick Senior Living	02/21/18	2018-2032	C	100	15	\$12,811,492	\$12,211,492	65	N/A	3/5/2025	Continue
Center Road Laser Wash	05/09/18	2018-2032	C	100	15	\$1,550,000	\$1,200,000	3	N/A	3/5/2025	Continue
West Branch Malt	08/21/18	2018-2032	C	100	15	\$12,160,000	\$2,130,000	0	N/A	3/5/2025	Continue
Beaumont & Associates - Tru-Cut Saw	08/27/18	2019-2033	C	100	15	\$846,538	\$413,699	3	N/A	3/5/2025	Continue
Pinecraft Land Holdings - Comfort Suites	09/11/18	2019-2033	C	100	15	\$12,200,000	\$9,000,000	25	N/A	3/5/2025	Continue
MJSL LLC - Ronlen Industries	03/01/19	2019-2030	C/I	100	12	\$166,269	\$166,269	0	N/A	3/5/2025	Continue
Murfin, Inc. - Murphy Tractor	08/26/19	2019-2033	C/I	100	15	\$6,000,000	\$6,000,000	2	N/A	3/5/2025	Continue
PKJW LLC - Brunswick Gymnastics & Fitness	09/20/19	2020-2034	C/I	100	15	\$2,287,633	\$2,287,633	4-8	N/A	3/5/2025	Continue
Taco Bell	10/01/19	2020-2034	C/I	100	15	\$1,525,000	\$1,300,000	40	N/A	3/5/2025	Continue
Darell A. Fisher Family, LLC (Sherman's Corner's)	02/03/20	2019-2033	C/I	100	15	\$1,823,000	\$1,553,000	25	N/A	3/5/2025	Continue
976 Pearl LLC - Ambrose Crossing	09/17/20	2021-2035	C/I	100	15	\$4,315,000	\$400,000	1 FT / 8 PT	N/A	3/5/2025	Continue
The Blue Apple	08/03/20	2020-2034	C/I	100	15	\$1,002,191	\$1,002,191	0	N/A	3/5/2025	Continue
1256 Properties LLC	11/09/20	2021-2035	C/I	100	15	\$915,000	\$915,000	0	N/A	3/5/2025	Continue
Sentronic International (Controlled Access) 2020	01/21/21	2020-2034	C/I	100	15	\$1,757,653	\$1,324,172	5	N/A	3/5/2025	Continue
GHC Enterprises	08/11/21	2021-2032	C/I	100	12	\$250,000	\$250,000	0	N/A	3/5/2025	Continue
Lowbrow Properties LLC	07/26/22	2022-2036	C/I	100	15	\$1,330,000	\$1,330,000	0	N/A	3/5/2025	Continue
LCG Enterprises, LLC	06/30/22	2023-2037	C/I	100	15	\$2,524,000	\$2,564,000	5	N/A	3/5/2025	Continue
Ind Pkwy Partners/All Construction Svc	05/29/24	2024-2038	C/I	100	15	\$5,350,000	\$4,600,000	20	N/A	3/5/2025	Continue
Sentronic International Inc/Controlled Access	05/01/24	2024-2038	C/I	100	15	\$891,518	\$741,518	12	N/A	3/5/2025	Continue

Bethany Dentler

Bethany Dentler

Acting Housing Officer

Title

3/5/2025

Date

BRUNSWICK 2024

CRA REPORT

Page 5

Page 32 of



Brunswick CRA Housing Council
Minutes of Annual Meeting
3:00 p.m., March 5, 2025
Brunswick City Hall

HC: Thomas Altman, Grant Aungst, Kevin Ball, Greg Coates, Drew Flood, Kristen Johnson (Auditor), Jason Ivory, Mark Pepera (Brunswick City Schools), John Pietrangeli, and John Rocha

Staff: Bethany Dentler (Acting Housing Officer), Jake Altman, and Annie Fink, Medina County Economic Development Corporation (MCEDC)

Guests: Pam Plavescki

Welcome and Introductions: Ms. Dentler called the meeting to order at 2:59 p.m. Ms. Dentler introduced herself to the Housing Council and thanked everyone for their time and participation. Introductions were made by members of the Housing Council and guests.

Purpose of Housing Council: Ms. Dentler explained that the purpose of the Housing Council is to annually evaluate the “facility maintenance” of the abated properties and to make recommendations to Brunswick City Council to “continue, suspend, modify or terminate” the abatements on all active Community Reinvestment Area (CRA) projects.

Ms. Dentler continued to explain background information on local housing. She stated the benefits to the city and economic development aids to attract new businesses to the area. She stated that the Pre-94 CRA program does not require an agreement or negotiation ahead of time, nor does it require new workers in the facility, although this data is requested on the tax abatement application.

Approval of 2024 Minutes: Ms. Dentler stated that the March 6, 2024 Housing Council minutes were distributed previously for review. Mr. Ball made a motion to accept the minutes. Mr. Ivory seconded the motion. All were in favor. Motion approved.

Annual Inspections/Recommendations: Mr. Coates, City of Brunswick Property Maintenance and Zoning Inspections, presented the 2024 inspection report. Mr. Coates reported that he toured a total of 36 properties listed on the 2024 CRA spreadsheet. All parcels were inspected, looked very good, and complied with city codes. He stated one building had a superficial exterior issue and a letter had already been sent to the owner.

Ms. Dentler summarized the 2024 activity. She noted that some of the original property owners may no longer be there, but the CRA tax abatement attaches to the building, and is not dependent on tenant occupancy.

There were two expirations in 2024:

- Digestive Disease Consultants 20 jobs

- Springer Holdings, LLC

1 job

A total of 21 new jobs were to be created by these two companies as reported at the time of application, which invested \$7,571,896 million in new capital investment.

There were also two new additions during calendar year 2024:

- Industrial Parkway Partners/All Construction Services 20 jobs
- Sentronic International Inc./Controlled Access 12 jobs

A total of 32 new jobs will be created by these two companies, with \$6,241,518 million in new capital investment.

Ms. Dentler reported that since its inception, the Brunswick CRA program has qualified 157 projects, representing a total investment into the community of \$286.5 million and creating 2,584 new full-time positions. To date, 122 of the projects have successfully been expired and 35 remain active.

Ms. Dentler asked for a motion to accept the 2024 status report. Mr. Rocha motioned to accept the 2024 status report as presented by Mr. Coates and to make a recommendation to Brunswick City Council to continue all active agreements in 2025. Mr. Ivory seconded; all were in favor.

Old Business: None.

New Business:

Ms. Dentler mentioned that the 2025 Housing Council roster terms expire at the end of 2025. All members expressed interest in reappointments.

Ms. Dentler asked Mr. Aungst about the expected opening for Market 42. He stated that the plan for a grand opening is sometime in April. Mr. Aungst also shared that the venue reports 100% occupancy with 26 vendors and restaurants.

Adjourn: Ms. Dentler asked if there were any other questions or concerns. Hearing none, Mr. Ivory motioned to adjourn the meeting. Mr. Pietrangeli seconded the motion. All were in favor. Ms. Dentler adjourned the meeting at 3:16 p.m.

Submitted by,



Bethany J. Dentler, Executive Director MCEDC
Brunswick CRA Housing Manager

PROPOSED LEGISLATION



DATE:

4/14/2025

TO:

Vice Mayor Nicholas Hanek and Members of City Council

FROM:

Carl S. DeForest, City Manager
Paul Magovac

COPY:

Mayor Ron Falconi

LEGISLATION:

RES. NO. 35-2025 - An emergency resolution authorizing participation in the Ohio Department of Transportation Winter Contract for road salt for the 2025-2026 winter season. - **1st Reading** (To be brought from Services, Utilities, Technology & Cable Committee, *Administration/Paul Magovac*)

BACKGROUND:

The ODOT Office of Contracts Purchasing Services provides the opportunity for municipal corporations to participate in the State's purchase of sodium chloride (road salt) for snow and ice removal.

PURPOSE AND EXPLANATION:

This agreement would allow the City to purchase sodium chloride (road salt) through the ODOT contract. This provides an economy of scale that typically provides lower prices than the City can receive on its own and helps the City keep salt costs as low as possible. The City of Brunswick has participated in this program in the past years with benefit.

IMPLEMENTATION SCHEDULE:

The participation agreement deadline to have submitted completed legislation and the committed quantity of sodium chloride is no later than May 2, 2025.

FINANCIAL INFORMATION:

ODOT Office of Contract Purchasing Services - - Street R & M Fund #117 - 117-0420-55300 - - \$270,000

FINANCIAL SUMMARY:

Per ton salt price and purchasing requirements would be based on the new ODOT contract that is yet to be determined. Purchases will be limited to Council adopted budget and the certified purchase order amounts in accordance with Ohio Revised Code Section 5705.41D.

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?

It is requested that legislation is passed by emergency measure with suspension of the rules for the immediate preservation of the public peace, property, health, safety, or welfare, and so that the legislation will be enacted and delivered to ODOT prior to their May, 2025 deadline.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
RESOLUTION NO. 35-2025

BY: Mr. Smith, Mr. Abella, and Mrs. Piper

AN EMERGENCY RESOLUTION AUTHORIZING PARTICIPATION IN THE
OHIO DEPARTMENT OF TRANSPORTATION WINTER CONTRACT FOR
ROAD SALT FOR THE 2025-2026 WINTER SEASON.

WHEREAS: Ohio Revised Code Section 5513.01(B) provides the opportunity for political subdivisions to participate in contracts of the Ohio Department of Transportation (“ODOT”) for purchase of supplies, including road salt; and

WHEREAS: The City has participated in ODOT contracts for road salt in past years, which participation minimizes road salt costs and price increases.

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

SECTION 1: The City Manager is hereby authorized and directed, upon the approval of the Law Director, to enter into all necessary agreements with ODOT for the purchase of road salt for the 2025-2026 winter season upon the following terms:

- a) The City agrees to be bound by all terms and conditions established by ODOT in the Road Salt Contract (the “Contract”) and acknowledges that upon award of the Contract by the Director of ODOT, the City will be bound by all such terms and conditions contained therein.
- b) The City hereby acknowledges that upon formal execution of the Contract by the Director of ODOT, a contract between the City and the awarded road salt supplier (the “Supplier”) shall be created.
- c) The City hereby agrees to be solely responsible for resolving all claims or disputes arising out of the participation in the Contract and agrees to hold ODOT harmless from any claims, actions, expenses or other damages arising therefrom.
- d) The City’s electronic order of Sodium Chloride (road salt) will be the amount the City agrees to purchase from the Supplier at the delivered price per ton as per the Contract.
- e) The City hereby agrees to purchase a minimum of 85% of its electronically submitted road salt quantities from Supplier during the effective period of the Contract.
- f) The City hereby agrees to place orders with and directly pay the Supplier on a net 30 basis for all road salt delivered pursuant to the Contract.
- g) The City hereby acknowledges that should the City wish to rescind its election to participate under the Contract, the City will do so no later than Friday, May 2, 2025 at 5:00 p.m. by sending a written email request to ODOT Office of Contract Sales, Purchase Section at Contracts.Purchasing@dot.ohio.gov. Upon receipt, ODOT shall respond

that it has received the rescission request and confirm removal of the City's participation in the Contract. The City hereby acknowledges that it is the sole responsibility of the City to ensure that ODOT has timely received this Resolution and/or any rescission request and ODOT shall not be held responsible or liable for failure to receive the City's request to participate in the Contract and/or any rescission request.

SECTION 2: That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety or welfare, and for the additional reason that this Resolution must be submitted to ODOT by May 2, 2025 to allow for participation in the Contract for the 2025-2026 winter season. 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 _____

Rules Suspended: AYES _____ NAYS _____

ADOPTED: _____ AYES _____ NAYS _____

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

PROPOSED LEGISLATION



DATE: 4/14/2025

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. 36-2025** - An ordinance establishing Section 1480.07 (Property Maintenance Code Section 302.3.3) of the City of Brunswick Codified Ordinances. - **1st Reading** (To be brought from Building & Building Code Committee, *Administration/Grant Aungst*)

BACKGROUND: The Division of Building has recommended that the Property Maintenance Code be updated to establish Section 302.3.3 pertaining to parking facilities.

PURPOSE AND EXPLANATION: The purpose of these regulations is to establish clear maintenance standards for asphalt and/or concrete parking facilities to ensure public safety, extend infrastructure lifespan, and maintain the visual appeal and value of properties within the City. This section applies to all commercial, multi-family residential, industrial, public, and/or private (if open to the general public) properties within the City of Brunswick.

IMPLEMENTATION SCHEDULE: April 14, 2025.

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:**

1
CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 36-2025

BY: Mr. Abella, Mr. Delsanter, and Mr. Hanek

AN ORDINANCE ESTABLISHING SECTION 1480.07 (PROPERTY MAINTENANCE CODE SECTION 302.3.3) OF THE CITY OF BRUNSWICK CODIFIED ORDINANCES.

WHEREAS: The Division of Building has recommended that the Property Maintenance Code be updated to establish clear maintenance standards for certain parking facilities to ensure safety, extend infrastructure lifespan and maintain the visual appeal of public and private properties.

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

SECTION 1: That Section 1480.07 (Property Maintenance Code Section 302.8.2) of the Codified Ordinances is hereby amended to read as follows:

“Section 302.3.3 Parking Facilities (added):

- (a) Purpose. The purpose of these regulations is to establish clear maintenance standards for asphalt and/or concrete parking facilities to ensure public safety, extend infrastructure lifespan, and maintain the visual appeal and value of properties within the City. This section applies to all commercial, multi-family residential, industrial, public, and/or private (if open to the general public) properties within the City of Brunswick.
- (b) Definitions. For the purpose of this section, the following definitions apply:
- (1) Parking Facility: Any off-street paved parking lot or structure surfaced with asphalt and/or concrete located on any commercial, multi-family residential, industrial, public, and/or private (if open to the general public) property within the City, which includes any access drives, aprons, vehicle maneuvering areas and/or portions thereof.
 - (2) Owner/Operator: The entity or individual that is the record owner of the real property containing an parking facility and/or the entity or individual legally and/or contractually responsible for the upkeep of such parking facility.
 - (3) Maintenance: Routine and corrective actions including, without limitation, crack sealing, pothole repair, resurfacing, repainting, and drainage improvements.
 - (4) Inspection: Periodic evaluations of the parking facility’s condition to ensure compliance with this section.

- (5) Chief Building Official: The duly appointed Chief Building Official of the City or his/her designee.
- (c) Maintenance of Parking Facilities. Whenever the requirements of Chapter 1276 require a parking facility, such parking facility shall be maintained in accordance with the following standards and regulations:
- (1) Parking facilities subject to this section shall be maintained and kept in good repair so as not to be a hazard to the health and safety of occupants, employees, or the general public, as determined by the Chief Building Official.
 - (2) In the event any of the following conditions exist, same shall be repaired or replaced within the prescribed timeframes as measured from the date of issuance of a Notice to Correct:
 - (A) Surface Defects.
 - (i) Potholes: Any hole deeper than 1 inch, and wider than 6 inches, shall be repaired within 30 days.
 - (ii) Alligator Cracking: A network of interconnected cracks resembling an alligator's skin, which indicates structural failure, must be repaired, or resurfaced within 60 days.
 - (iii) Longitudinal & Transverse Cracks: Cracks running parallel (longitudinal) or perpendicular (transverse) to the parking facility surface exceeding ¼ inch in width or ½ inch in depth must be sealed within 45 days.
 - (iv) Edge Cracking: Cracks forming along the edges of the parking facility due to poor drainage or lack of support must be repaired within 60 days.
 - (v) Height Differential: Height differential of three-quarters of one inch shall be remediated in 30 days.
 - (vi) Depressions & Rutting: Indentations where water collects, creating standing water, shall be leveled, and resurfaced within 45 days.
 - (vii) Raveling & Deterioration: Loose or crumbling material that exposes aggregate shall be addressed with a seal coat or resurfacing within 90 days.
 - (viii) Shoving, Corrugations, & Slippage: Displacement or surface movement causing dangerous ridges, caused by weak sub-grade, weak bottom layers, or improper rolling, causing the formation of ripples or waves, must be resurfaced within 30 days.

- (ix) Raveling: Depressions or grooves in the wheel paths caused by repeated vehicle traffic shall be addressed with a resurfacing within 90 days.
 - (x) Fading Striping: The loss of visibility in the parking facility space markings, fire lane markings or handicap markings shall be restriped within 30 days.
 - (xi) Block Replacement: If entire block replacement is required, no saw cuts smaller than 5 feet by 5 feet shall be permitted. All edges to be butted to new concrete shall be saw cut or hand trowel cut. Skim coating over existing concrete, ramping, and patching is not permitted.
- (B) Drainage and Water Damage.
- (i) Drainage: Poor water runoff leading to pooling, standing water, or ponding whereas the water pools for more than 24 hours after rainfall must be regraded or have additional drainage installed within 60 days.
 - (ii) Blocked or Damaged Drainage Systems: Storm water drains, inlets, and catch basins must be kept clear of debris and repaired as necessary within 30 days.
 - (iii) Inlet Collars or Inlets: Cracked inlet walls, collapsed inlet structures, undermined foundations, tilted or sunken grate frame, loose, or unstable grate, obstructed grate opening shall be resurfaced within 30 days.
- (C) Striping and Safety Markings. Except for parallel parking, all parking spaces shall be clearly striped to facilitate movement and to help maintain an orderly parking arrangement. Striping shall be maintained and shall be clearly definable at all times, except when weather conditions obscure the visibility of the pavement.
- (i) Faded or Missing Striping & Markings: Parking space lines, pedestrian crosswalks, fire lanes, handicap zones, and directional arrows must be repainted at least every three years or as needed to remain clearly visible or shall be restriped within 30 days.
- (d) When necessary to evaluate the condition of a parking facility the Chief Building Official shall have the authority to require the owner/operator to provide one or both reports listed below at the owners or operator's expense and within such time period as reasonably determined by the Chief Building Official:

- (1) Pavement Condition Report: A professional assessment from a certified pavement engineer or contractor, detailing structural integrity, surface deterioration, and necessary repairs to the parking facility.
 - (2) Core Sampling or Material Testing Report: If structural issues are suspected, the Chief Building Official may require core drillings to analyze material thickness, base stability, and material composition for compliance with applicable standards.
- (e) Penalties for Non-Compliance. Failure to maintain a parking facility as required by this section may result in the following penalties:
- (1) First Violation: Written notice with a 30-day correction period with the owner/operator to file a corrective action plan with the Chief Building Official including a time frame for necessary repairs.
 - (2) Second Violation: A fine of up to \$500.00 if uncorrected after 45 days.
 - (3) Third and Subsequent Violations: A fine of up to \$1,000.00 per violation.

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 E. Timura, CMC