



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
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MARCH 9, 2026

1. Prayer and Pledge of Allegiance
2. Roll Call of Members
3. Correspondence
4. Approval of Regular Council Meeting Minutes
 - (a) Regular Council Meeting Minutes dated February 23, 2026
5. Mayor's Report:
 - (a) Mayor's Court Financial Report for the month ending February 2026 will be posted on the website and added to the minutes for the record.
 - (b) Proclamations in recognition of Conner Heinle and Landon Russell's Eagle Scout achievements
 - (c) Arrow of Light Certificates of Achievement presented to Pack 3517
 - (d) Certificate of Achievement awarded to Brunswick Middle School's 7th Grade Girls Basketball Team
 - (e) Motion to reappoint Richard Prospal to the Board of Building Code Appeals
 - (f) Motion to reappoint Thomas Miller to the Board of Zoning Appeals
 - (g) 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
 - Finance Committee.....Mr. Hanek
 - Safety & Environment Committee.....Mr. Kuczma
 - Planning & Zoning Committee.....Mr. Delsanter
 - Planning & Zoning Committee Minutes dated February 23, 2026
 - 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 February 23, 2026

9. Petitions from the Public on Legislation

10. Reading of Legislation and Action on Legislation:

a. 3rd Reading(s)

RES. NO. 9-2026 - A resolution authorizing the City Manager to execute all necessary documents to accept the 2026 Energized Community Grant from NOPEC in the amount of \$82,838.00. - **3rd Reading** (Economic Development Committee, *Administration/Grant Aungst*)

ORD. NO. 12-2026 - An ordinance amending Ordinance No. 13-19 by renaming the "Senior Development Special Planning District No. 5" to "The Villas on Pearl Special Planning District No. 5" and adopting a revised Conceptual Development Plan. - **3rd Reading** (Planning & Zoning Committee, *Administration/Grant Aungst*)

b. 2nd Reading(s)

c. 1st Reading(s)

RES. NO. 15-2026 - An emergency resolution authorizing the City Manager to enter into an agreement with Vance's Law Enforcement for the purpose of new weapons for the Division of Police in an amount not to exceed \$53,450.00. - **1st Reading** (To be brought from Safety & Environment Committee, *Administration/Robert Safran*)

ORD. NO. 16-2026 - An emergency ordinance amending Section 866.02(c) of the City of Brunswick Codified Ordinances to provide that the results of the required BCI/FBI Webchecks for applicants for mobile food service operation permits shall be valid for a period of one (1) year from the date of issuance. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

RES. NO. 17-2026 - An emergency resolution authorizing the City Manager to enter into an agreement with Set in Stone Contracting, LLC for the 2026 Asphalt Road Program in an amount not to exceed \$1,296,798.25. - **1st Reading** (To be brought from Services, Utilities, Technology & Cable Committee, *Administration/Jenny Zoldak*)

11. City Manager's Report

12. Open Forum

13. Unfinished Business

14. New Business
15. Adjournment

CITY OF BRUNSWICK, OHIO

MINUTES OF COUNCIL

Monday, February 23, 2026

Prayer and Pledge of Allegiance The regular meeting of Brunswick City Council was called to order by Mayor Ron Falconi at 7:01 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, City Manager/Safety Director Carl DeForest, Law Director Dennis Nevar, Clerk of Council Laura Timura.

Correspondence There was none.

Approval of Regular Council Meeting Minutes

Approval of Regular Council Meeting Minutes dated February 9, 2026:

Nicholas Hanek moved to approve the Regular Council Meeting Minutes dated February 9, 2026, as written, 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.

Mayor’s Report:

Proclamation in recognition of Cynthia White’s service to the Brunswick community:

Mayor Falconi felt that Cindi White was an instrumental volunteer to the Brunswick community. He congratulated her on the opening of her new Jazzercise Fitness Center. She was presented with a proclamation in recognition of her volunteerism.

Motion to appoint Thomas Miller to the Medina County Advisory Council on Aging and Disability:

Joseph Delsanter moved to appoint Thomas Miller to the Medina County Advisory Council on Aging and Disability, seconded by Nicholas Hanek. Roll Call - Ayes - 7, Nicholas Hanek, Brandon Lambert, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

Motion to reappoint Russell Hopkins to the Board of Zoning Appeals:

Tim Smith moved to reappoint Russell Hopkins to the Board of Zoning Appeals, seconded by Nicholas Hanek. Roll Call - Ayes - 7, Nicholas Hanek, Brandon Lambert, Michael Abella Jr., Keith Kuczma, Joseph Delsanter, Tim Smith, Kristy Piper. Nays - 0. Motion Carried.

Mayor’s recommendation to reappoint Richard Prospal to the Board of Building Code Appeals and reappoint Thomas Miller to the Board of Zoning Appeals:

If anyone on Council has questions or concerns regarding these recommendations, they should contact the Mayor’s Office.

Clerk of Council’s Report There was none.

Council Committee Reports:

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

Economic Development Committee Minutes dated February 9, 2026:

Brandon Lambert moved to approve the Economic Development Committee Minutes dated February 9, 2026, as written, 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.

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:

Mr. Kuczma had no formal reports this evening.

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

Planning & Zoning Committee Minutes dated February 9, 2026:

Joseph Delsanter moved to approve the Planning & Zoning Committee Minutes dated February 9, 2026, as written, 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.

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

Parks, Recreation & Community Committee Minutes dated February 9, 2026:

Kristy Piper moved to approve the Parks, Recreation & Community Committee Minutes dated February 9, 2026, as written, 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.

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

Mr. Abella had no formal reports this evening.

Other Committees, Boards and Commissions

Committee-of-the-Whole Minutes dated February 9, 2026:

Nicholas Hanek moved to approve the Committee-of-the-Whole Minutes dated February 9, 2026, as written, 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.

Petitions from the Public on Legislation There were none.

Reading of Legislation and Action on Legislation:

3rd Reading(s)

2nd Reading(s)

RES. NO. 9-2026 - A resolution authorizing the City Manager to execute all necessary documents to accept the 2026 Energized Community Grant from NOPEC in the amount of \$82,838.00. - **2nd Reading** (Economic Development Committee, *Administration/Grant Aungst*):

Mr. Lambert moved this resolution to third reading.

ORD. NO. 12-2026 - An ordinance amending Ordinance No. 13-19 by renaming the "Senior Development Special Planning District No. 5" to "The Villas on Pearl Special Planning District No. 5" and adopting a revised Conceptual Development Plan. - **2nd Reading** (Planning & Zoning Committee, *Administration/Grant Aungst*):

Mr. Delsanter moved this ordinance to third reading.

1st Reading(s)

ORD. NO. 14-2026 - An ordinance adopting an updated Planning & Zoning Code and repealing the existing Planning & Zoning Code. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*):

Mr. Delsanter moved this ordinance to second reading and referred it to the Planning Commission for review.

City Manager's Report Mr. DeForest reminded residents to turn their clocks ahead on March 8. Residents in need of smoke detectors should contact the Division of Fire who can supply and install detectors with batteries. Mr. DeForest relayed that online tax filing is available with the deadline to file being April 15. He added that solicitors are required to obtain a permit to solicit within the City of Brunswick. No soliciting signs can be obtained at City Hall and the Recreation Center.

Open Forum There was none.

Unfinished Business There was none.

New Business

Consideration of a liquor permit request from Chipotle Mexican Grill of Colorado LLC at 1729 Pearl Road, Brunswick, Ohio 44212:

Mr. DeForest informed there were no objections from the administration.

Adjournment Nicholas Hanek moved to adjourn, 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.

There being no further business, the meeting adjourned at 7:13 p.m.

Respectfully submitted,

Laura Timura, MMC
Clerk of Council

Mayor Ron Falconi

Adopted

**APPLICATION FOR
BOARDS AND COMMISSIONS**

NAME RICHARD J. PROSPAL PHONE 330-225-9184

STREET 312 NANCY CIRCLE CELL 216-470-4653

Years of Residency 48 Registered Brunswick Voter: YES NO

POSITIONED DESIRED: BOARD OF BUILDING CODE APPEALS EMAIL RICH. PROSPAL@YAHOO.COM

EDUCATION	DEGREE	YEAR GRADUATED
HIGH SCHOOL <u>BENEDICTINE HIGH SCHOOL</u>	<u>DIPLOMA</u>	<u>1959</u>
COLLEGE <u>FENN COLLEGE</u>	<u>NO DEGREE</u>	
SPECIAL TRAINING <u>UNITED ASSOCIATION - PLUMBERS LOCAL 55 APPRENTICESHIP</u>		

CURRENT EMPLOYMENT

RETIRED

Company	Address	Title	Dates

RELEVANT PAST EMPLOYMENT

<u>RELIANCE MECHANICAL CORP.</u>	<u>4975 HAMILTON AVE. CLEVELAND 44114</u>		
Company	Address	Title	Dates
		<u>VICE PRESIDENT</u>	<u>1964-2003</u>
Company	Address	Title	Dates

RELEVANT PROFESSIONAL ASSOCIATIONS, COMMUNITY SERVICE, OR SOCIAL AFFILIATIONS

AMERICAN SOCIETY OF SANITARY ENGINEERING - INTERNATIONAL ASSOCIATION OF PLUMBING & MECHANICAL OFFICIALS - WORLD PLUMBING COUNCIL
CHURCH OF ST. PELETTE

REFERENCES (other than relation):

	NAME	ADDRESS	PHONE
1.	<u>BRIAN OUSLEY</u>	<u>3195 LINDSEY RD. BEHNISICK 44212</u>	<u>330-279-3164</u>
2.	<u>JASON SHANK</u>	<u>980 KEYNOTE CIRCLE CLEVELAND 44130</u>	<u>216-337-5300</u>
3.	<u>CLIFF GALLOWAY</u>	<u>4095 CENTER RD BRUNSWICK 44212</u>	<u>330-558-0530</u>

QUALIFICATIONS AND DESIRE FOR SERVING: (Attach sheet if needed*)

SERVED ON THE BOARD OF BUILDING CODE APPEALS 2/23/18-1/22/20
SEE ATTACHED CV

ATTACH RESUME IF DESIRED.

Signature:  Date: 1/30/23

*Attaching a cover letter or resume describing particular experience or qualifications bearing on the position sought is recommended, but not required.

Appointed 7/12/22

APPLICATION FOR
BOARDS AND COMMISSIONS

NAME Thomas Miller PHONE 330-225-0081

STREET 3481 HANOVER DR. CELL 216-406-1728

Years of Residency 48 Registered Brunswick Voter: YES NO

POSITIONED DESIRED: Bd of Zoning Appeals EMAIL metrochiefoya@aol.com

EDUCATION DEGREE YEAR GRADUATED

HIGH SCHOOL PACON SR. - 1967

COLLEGE Cleveland State BA Sociology 74 MS URBAN SOI 1978

SPECIAL TRAINING Leadership Medina, Leadership for Elected Officials - CSU

CURRENT EMPLOYMENT

Retired

Company Address Title Dates

RELEVANT PAST EMPLOYMENT

MEDINA SHERIFFS OFFICE - Sheriff 1986-2020

Company Address Title Dates

555 INDEPENDENCE AVE MEDINA OHIO 44256

Company Address Title Dates

RELEVANT PROFESSIONAL ASSOCIATIONS, COMMUNITY SERVICE, OR SOCIAL AFFILIATIONS

ST. Ambrose - Mental Health Commission

MEDINA COUNTY ADAMT Bd. 2002 - TO PRESENT

MEDINA MUNI VETERANS COUNCIL - ADVISER - PRESENT

REFERENCES (other than relation):

- | | NAME | ADDRESS | PHONE |
|----|--------------------|----------------------------|---------------------|
| 1. | <u>JIM LEPI</u> | <u>Tyler Dr. BRUNSWICK</u> | <u>440-376-6872</u> |
| 2. | <u>Nick Solar</u> | <u>BRUNSWICK</u> | <u>216-313-2902</u> |
| 3. | <u>CLIFF NOWAK</u> | <u>BRUNSWICK</u> | <u>330-273-1329</u> |

QUALIFICATIONS AND DESIRE FOR SERVING: (Attach sheet if needed*)

SEE ABOVE - TO DO A PUBLIC SERVICE

ATTACH RESUME IF DESIRED

Signature: Thomas P. Miller

Date: 6/13/2022

*Attaching a cover letter or resume describing particular experience or qualifications bearing on the position sought is recommended, but not required

No changes
2/19/2026
Page 8 of

No changes per Tom
2/6/2023

Planning and Zoning Committee
February 23, 2026

IN ATTENDANCE: Chairman Joseph Delsanter, Committee Member Keith Kuczma, Committee Member Brandon Lambert, Michael Abella Jr., Nicholas Hanek, Kristy Piper, Tim Smith, Law Director Dennis Nevar, City Manager/Safety Director Carl DeForest, Community & Economic Director Grant Aungst, Clerk of Council Laura Timura, Principal with Envision Group Ryan Smalley, News Media.

The meeting convened at 6:30 p.m.

Mr. Lambert arrived at 6:45 p.m.

DISCUSSION ITEMS:

(a) ORD. NO. 14-2026 - An ordinance adopting an updated Planning & Zoning Code and repealing the existing Planning & Zoning Code. - 1st Reading (To be brought from Planning & Zoning Committee, Administration/Grant Aungst)

Mr. Delsanter introduced Ordinance 14-2026, which adopts and updates the Planning and Zoning Code and repeals the existing Code. He thanked the Planning Commission and consultant Ryan Smalley for their extensive work and stated Council's goal is to understand the changes before voting.

Mr. Hanek clarified that this is a first reading and will be referred to the Planning Commission in accordance with standard procedure. The motion must state that the ordinance is being referred.

Mr. Aungst introduced Ryan Smalley, Principal with Envision Group, noting his firm's involvement in major City projects including the concrete trail, comprehensive plan update, and this Code revision.

Mr. Aungst emphasized the Code is a "living document." After Council's initial review and referral, the Planning Commission will conduct a detailed re-review. Once completed, the ordinance will return to Council for two additional readings and a 30-day review period. Upon adoption, existing moratoriums directly tied to the Code update would be lifted.

Mr. Delsanter asked whether any legal concerns had arisen during the process.

Mr. Aungst stated the draft has been reviewed by municipal law specialists at Roetzel, and no legal red flags have been identified.

Mr. Smalley summarized the key revisions. Regarding Short-Term Rentals (new Chapter 1294), they are prohibited in RL (Residential Light) districts and permitted in RM (Residential Medium) districts with restrictions. No more than one unit is permitted within 300 feet of another. Registration with the City is required, and the property must be owner-occupied, with "owner-occupied" clearly defined in the Code. Permits may be revoked after repeated nuisance complaints. Pool rentals are specifically addressed, based on legal recommendation.

Mr. Aungst added there is pending legislation in the state legislature in Columbus that could limit municipal home-rule authority over Airbnb and other short-term rentals by establishing uniform statewide standards. Significant lobbying efforts are underway by home rental and vacation rental interests. It was explained that market conditions in communities such as Brunswick, Cleveland, or Akron differ substantially from areas near the Ohio River or national parks, making statewide regulation challenging. The Administration indicated that adopting local regulations now would position the City to modify them later if necessary and potentially benefit from any grandfather provisions should state legislation pass. The preference is to establish local standards now and adjust over time rather than risk having no regulations in place.

Mr. Delsanter emphasized concerns regarding absentee ownership, shell corporations, enforcement limitations, neighborhood protection, property values, and overall quality of life.

Mr. Smalley continued Subdivision Regulations were updated in coordination with the City Engineer. Terminology was modernized, processes were made more efficient, and provisions that had not been updated in 50–60 years were revised.

Chapter 1270 sign regulations were substantially revised to address holographic and window signage, reduce the maximum permitted window sign area, and scale wall-sign allowances based on a building's distance from the right-of-way. Buildings set farther back with greater frontage may qualify for additional signage square footage, while those closer to the roadway are more limited.

Parking and exterior lighting standards were also updated, particularly within the CH (Highway Interchange Commercial), CG (General Commercial), and industrial districts. Parking maximums were tightened to discourage excessive paving. Developers seeking to exceed the maximum may request Planning Commission approval but must fund a consultant review to justify the need. The Code also encourages shared parking easements to promote efficiency. Exterior lighting standards were strengthened to ensure consistency and minimize impacts.

New density limitations were established for filling stations and car washes, prohibiting construction within one mile of an existing facility.

Definitions throughout the Code were extensively revised and expanded, including those for plug-in electric vehicles, hotels, convenience stores, and other overlapping commercial uses such as dollar stores, to provide clearer distinctions. The CN (Neighborhood Commercial) district, which primarily applied to the northeastern portion of the City, was eliminated and merged into the CG district due to redundancy.

Buffering requirements were expanded, particularly between residential and industrial uses, with more detailed standards addressing opacity, height, and screening. Landscaping standards and plant lists were comprehensively updated to reflect current best practices.

Mr. Aungst added that vegetation and landscaping standards had not been updated in many years. The City consulted with Petitti Garden Centers, Stan Hywet Hall & Gardens, and Metro Parks professionals to revise the plant lists and standards, reviewing them item by item.

Mr. Delsanter stated that additional discussion will be needed on short term rentals.

Mr. Hanek thanked Mr. Smalley, Mr. Aungst, Ms. Plavescski, and the Planning Commission for their extensive work, noting that multiple lengthy meetings were required.

He acknowledged the significant administrative work involved in the Code update, noting that at least four additional Planning Commission meetings were held beyond regular committee meetings due to the volume and complexity of the document. He commended the Planning Commission and staff for their diligence and detailed review.

He encouraged Council members to thoroughly review the draft and provide feedback to either the Planning Commission or the Administration as the process moves forward. He reiterated that the purpose of the update is to modernize the Planning and Zoning Code, proactively guide responsible growth, and provide consistency and predictability for residents and businesses.

Mr. Hanek expressed overall support for the revisions, particularly the SPD (Special Planning District) changes, including the one-year expiration and the explicit prohibition on using SPDs for density. He suggested that SPDs could potentially be eliminated altogether, with their purposes incorporated into existing zoning districts such as CG (General Commercial) and GW (Gateway Industrial), noting concerns that SPDs in residential areas are sometimes used primarily for density.

He also suggested allowing some CG buildings to be located closer to roadways, expressed support for shared parking provisions to better utilize existing parking, and requested greater flexibility in overall parking standards. He indicated he may submit additional written comments.

Mr. Delsanter asked Mr. Smalley what additional areas, beyond short-term rentals, Council should review to ensure alignment.

Mr. Smalley reiterated the importance of the revised sign regulations, including wall-sign allowances and permitted square footage based on a building's distance from the roadway, as well as the updated parking and exterior lighting standards. He also highlighted the new density limitations for certain businesses, the comprehensive revisions to Code definitions, and the expanded buffering requirements.

Mr. Delsanter asked whether Council would receive a summary of the revisions.

Mr. Aungst responded that Council members would need to review the document independently.

Mr. Delsanter confirmed that Ordinance 14-2026 would still require three readings and a final review by the Planning Commission, estimating a timeline of approximately 60 days.

Mr. Aungst stated that if no changes are required the timeline could remain around 60 days, but revisions, additions, or deletions could extend the process, and the Administration is comfortable allowing additional time if necessary.

Mr. Delsanter thanked the Administration and consultant for their work and presentation.

Mr. Kuczma moved Ordinance Number 14-2026 to tonight's Council Agenda of February 23, 2026 for three readings and referral back to the Planning Commission for review. Vote – 3 Ayes, 0 Nays

GENERAL DISCUSSION:

Mr. Delsanter addressed the absence of both Council representatives at the last two Planning Commission meetings, noting no prior notice was given to the Chair.

Mr. Lambert acknowledged missing due to work and losing track of the schedule.

Mr. Delsanter reminded members that attendance matters, absences are reviewed, and Council representation is a service to the Planning Commission as well as to Council.

ADJOURNMENT:

Being no further business, Mr. Kuczma moved to adjourn at 6:49 p.m. Vote – 3 Ayes, 0 Nays

Submitted respectfully,



Joseph Delsanter
Chairman



**Committee of the Whole
February 23, 2026**

IN ATTENDANCE: Vice Mayor/President Nicholas Hanek, Pro Tem Joseph Delsanter, Michael Abella Jr., Keith Kuczma, Brandon Lambert, Kristy Piper, Tim Smith, Law Director Dennis Nevar, City Manager/Safety Director Carl DeForest, Community & Economic Director Grant Aungst, Clerk of Council Laura Timura, News Media.

The meeting convened at 6:49 p.m.

DISCUSSION ITEMS:

Mr. Hanek reminded Council that the goal-setting session will be held Monday March 2, 2026 at 6:00 p.m. as a Committee of the Whole meeting. All members are expected to attend. He noted that food will be provided at his personal expense, not at taxpayer expense.

Mrs. Timura stated that she distributed a draft monthly newsletter to Council, modeled in part after a sample from the City of Kent. She proposed sending it out shortly after the fourth Monday Council meeting each month.

She invited Council members to submit brief updates, noting that contributions do not need to be lengthy. Members may include committee updates, meeting highlights, events attended, or other items of public interest. Photos are encouraged and may be included in the newsletter and posted on the City website.

Mr. Hanek thanked Mrs. Timura for taking the initiative on the newsletter and expressed his appreciation for her efforts. He also noted that over the weekend she sent a revised email to correct an earlier agenda distribution issue, recognizing her dedication in ensuring the information was properly circulated.

EXECUTIVE SESSION:

Mr. Kuczma moved to go into Executive Session at 6:53 p.m. to discuss the sale or lease of property and the appointment, employment, dismissal, discipline, demotion, or compensation of a public employee, seconded by Mr. Delsanter. Roll Call - Ayes – 7, Mr. Abella Jr., Mr. Delsanter, Mr. Hanek, Mr. Kuczma, Mr. Lambert, Mrs. Piper, Mr. Smith. Nays – 0

Mr. Smith moved to adjourn Executive Session at 6:59 p.m.

ADJOURNMENT:

Being no further business, Mr. Abella moved to adjourn at 6:59 p.m. Vote – 7 Ayes, 0 Nays

Submitted Respectfully,

A handwritten signature in cursive script that reads "Deborah Mullen".

Deborah Mullen
Assistant Council Clerk

PROPOSED LEGISLATION



DATE: 3/9/2026

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Grant Aungst

COPY: Mayor Ron Falconi

LEGISLATION: **RES. NO. 9-2026** - A resolution authorizing the City Manager to execute all necessary documents to accept the 2026 Energized Community Grant from NOPEC in the amount of \$82,838.00. - **3rd Reading** (Economic Development Committee, *Administration/Grant Aungst*)

BACKGROUND: NOPEC has made available to all communities that participate with NOPEC, a grant to implement energy efficiency or energy infrastructure projects that will benefit the community. The City received notification from NOPEC on January 21, 2026, that the City received a 2026 NOPEC Energized Community grant award of \$82,838. 2026 is the ninth year of the grant program. The previous 2025 grant was approved by City Council on February 24, 2025, Resolution No. 7-2025.

PURPOSE AND EXPLANATION: The purpose of this grant is to allow for the improvement/upgrade of infrastructure to provide energy efficiencies.

IMPLEMENTATION SCHEDULE: February 9, 2026

FINANCIAL INFORMATION:

FINANCIAL SUMMARY: NOPEC 2026 Energized Community Grant is for \$82,838.00.

In addition to this legislation, two additional separate pieces of legislation will also need to be adopted by City Council before moving forward with this grant. Those include, establishing appropriations to operate and fund the grant, (including but not limited to a new 2026 grant exp account # 336-2026-56800) and an advance of funds from the General Fund to the City Hall Expansion Fund #336 to temporarily fund this grant until the City is reimbursed by NOPEC. These two additional pieces of legislation are currently anticipated to be presented in the future with the City's 2nd amendment to the City's budget.

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 adoption of the 2026 NOPEC Energized Community Grant.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
RESOLUTION NO. 9-2026

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

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS TO ACCEPT THE 2026 ENERGIZED COMMUNITY GRANT FROM NOPEC IN THE AMOUNT OF \$82,838.00.

WHEREAS: NOPEC has made a grant available to all participating communities to implement energy efficiency or energy infrastructure projects through the 2026 Energized Community Grant Program.

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

SECTION 1: The City Manager is hereby authorized, upon approval of the Law Director, to execute all necessary documents to accept the 2026 Energized Community Grant from NOPEC in the amount of \$82,838.00 to implement energy efficiency or energy infrastructure projects in the City.

SECTION 2: That this Resolution 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: _____

Laura E. Timura, MMC
Clerk of Council

NOPEC 2026 ENERGIZED COMMUNITY

GRANT AGREEMENT

This Grant Agreement (the “Agreement”) is made and entered into by and between NOPEC, Inc. (“Grantor”), and _____, _____ County, Ohio (“Grantee”; “Grantor” and “Grantee,” the “Parties”) regarding a grant by Grantor to Grantee to be used primarily for energy efficiency or energy infrastructure updates in accordance with NOPEC Energized 2026 Community Grant criteria, guidelines and requirements (“NOPEC Policy”).

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants hereinafter set forth, the Parties hereby agree as follows:

1. **Grant of Funds.** Grantor hereby grants a NOPEC Energized 2026 Community Grant (“NEC Grant”) to Grantee in the amount calculated by Grantor based on the number of natural gas and/or electric accounts served by Grantor in Grantee in accordance with NOPEC Policy in the amount determined by Grantor (“Funds”), for the purposes set forth in Grantee’s Grant Disbursement Request, as amended, and incorporated by reference into this Agreement.

2. **Use of Funds.** Grantee shall use the Funds granted by Grantor for qualified use as outlined in the program policies. Funds shall be paid in accordance with NOPEC Policy. NEC Grant disbursements shall be accompanied by a completed Disbursement Request Form with the expenditures supported by contracts, invoices, vouchers, and other data as appropriate as supporting documents. All completed disbursement request form for qualified use in accordance with the program policies must be submitted by November 30, 2028. If Grantee does not request disbursements by Grantor on or before such date, Grantee shall forfeit any unused Funds for the NOPEC 2026 Grant year.

3. **Accounting of Funds.** Grantee shall keep all Funds and make all disbursements and expenditures consistent with the manner in which all public funds are kept by Grantee in accordance with applicable law.

4. **Term.** The Parties agree that this Agreement shall begin on January 1, 2026, and shall expire on December 31, 2026, and shall be automatically renewed annually unless Grantor discontinues the NEC Grant program for any subsequent year or Grantee is no longer a NOPEC member in good standing, as defined herein, or Grantor requires a new Grant Agreement from Grantee.

5. **Renewable Energy Credits.** Grantee shall be entitled to claim Renewable Energy Credits, carbon credits, or NOx allowances and/or allowances arising under other trading programs that may be established in the future for the work completed using grant funding. Grantor reserves the right to claim/apply for such allowances if Grantee does not claim such allowances or this Agreement terminates. Grantee must notify Grantor if Grantee does not wish to trade or sell any such credits or assets.

6. **Records, Access and Maintenance.** Grantee shall establish and maintain all records associated with the Funds in accordance with the Ohio Public Records Act and shall promptly make available to Grantor all of its records with respect to matters covered by this Agreement, and for Grantor to audit, examine and make copies from such records. Grantee agrees

to share and release all of its utility and other data with NOPEC, Inc. and Northeast Ohio Public Energy Council and its consultant(s) in order to measure, verify and otherwise track savings from energy efficiency and for such other related uses as Grantor shall require.

7. **Property and Equipment Purchases.** All items purchased by Grantee from the Funds granted herein are and shall remain the property of Grantee.

8. **Inability to Perform.** In the event that Grantee does not or cannot complete or perform its obligations under this Agreement, Grantee shall immediately notify Grantor in writing. Grantor, with the approval of the Committee formed to award NEC Grants (the “Committee”), and Grantee shall jointly identify amendments or suitable uses that meet NOPEC Policy.

9. **Dispute Resolution.** In the event Grantee desires clarification or explanation of, or disagrees with, any matter concerning the Agreement, or the interpretation or application of any and all federal or state statutes, rules, regulations, laws or ordinances, the matter must be submitted in writing to Grantor, which shall convene the Committee to review and decide the matter. All decisions of the Committee shall be final and binding upon Grantee, and non-appealable.

10. **Termination.**

(a) If Grantor determines that Grantee has failed to perform any requirements of this Agreement, or if Grantee is in default under any provision of this Agreement, or upon just cause, as shall be determined by the Committee, Grantor, upon approval by the Committee, may terminate the Agreement at any time after providing Grantee with written notice and a period of at least thirty (30) days to cure any and all defaults under this Agreement. During such thirty-day cure period, Grantee shall incur only those obligations or expenditures which are necessary to enable Grantee to continue to achieve compliance with the terms of this Agreement.

(b) This Agreement shall automatically terminate if Grantee is not a NOPEC member in good standing. A NOPEC member in good standing means a Northeast Ohio Public Energy Council (“NOPEC” or “Northeast Ohio Public Energy Council”) member whose residents are receiving service from Northeast Ohio Public Energy Council’s natural gas or electric aggregation program, and which has not provided written notice to withdraw from such Northeast Ohio Public Energy Council’s natural gas or electric aggregation program.

11. **Effects of Termination.**

(a) Within sixty (60) days after termination of this Agreement, Grantee shall surrender all reports, data, documents, and other materials assembled and prepared pursuant to this Agreement which shall become the property of Grantor.

(b) The Committee also may withhold any payment of the Funds or require Grantee to return all or any part of the Funds awarded if Grantee is found to have violated the provisions of this Agreement. Notwithstanding any other provision in this Agreement, if Grantee either withdraws from membership in the Northeast Ohio Public Energy Council or from its electric or natural gas aggregation program(s) or is otherwise not a member in good standing of the Northeast Ohio Public Energy Council, Grantee shall no longer be eligible for any NEC Grants. The provisions of this paragraph are in addition to the termination provisions of this Agreement and to any payments required under the Northeast Ohio Public Energy Council Bylaws and the

Northeast Ohio Public Energy Council of Governments Agreement with its member communities in connection with any such withdrawal.

12. **Liability.** Grantee shall maintain, or cause any vendors or subcontractors to maintain, all required liability and property insurance to cover actionable legal claims for liability or loss which are the result of injury to or death of any person, damage to property caused by the negligent acts or omissions, or negligent conduct of the Grantee. To the extent permitted by law, in connection with activities conducted in connection with this Agreement, Grantee agrees to defend Grantor and pay any judgments and costs arising out of such negligent acts or omissions, and nothing in this Agreement shall impute or transfer any liability of any nature whatsoever from Grantee to NOPEC, Inc. or the Northeast Ohio Public Energy Council.

13. **Compliance with Laws.** Grantee agrees to comply with all applicable federal, state, and local laws in the performance of the funding. Grantee is solely responsible for payments of all unemployment compensation, insurance premiums, workers' compensation premiums, all income tax deductions, social security deductions, and any and all other taxes or payroll deductions required for all employees engaged by Grantee on the performance of the work authorized by this Agreement.

14. **Miscellaneous.**

(a) **Governing Law.** The laws of the State of Ohio shall govern this Agreement. All actions regarding this Agreement shall be venued in a court of competent subject matter jurisdiction in Cuyahoga County, Ohio.

(b) **Entire Agreement.** This Agreement and any documents referred to herein constitute the complete understanding of the Parties and merge and supersede any and all other discussions, agreements and understandings, either oral or written, between the Parties with respect to the subject matter hereof.

(c) **Severability.** Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions of this Agreement.

(d) **Notices.** All notices, consents, demands, requests and other communications which may, or are required to be, given hereunder shall be in writing and delivered to the addresses set forth hereunder or to such other address as the other party hereto may designate from time to time:

In case of Grantor, to:
Charles W. Keiper, II
President
NOPEC, Inc.
31360 Solon Road
Suite 33
Solon, OH 44139

In case of Grantee, to:
(This individual will be the designated grant representative working in the grant website)

Title: _____
Name: _____
_____, Ohio _____

(e) Amendments or Modifications. Either party may at any time during the term of this Agreement request amendments or modifications. Requests for amendment or modification of this Agreement shall be in writing and shall specify the requested changes and justification therefor. The Parties shall review the request for modification in terms of the funding uses and NOPEC Policy. Should the Parties consent to modification of the Agreement, then an amendment shall be drawn, approved, and executed in the same manner as the original Agreement.

(f) Headings. Section headings contained in this Agreement are inserted for convenience only and shall not be deemed to be a part of this Agreement.

(g) Assignment. Neither this Agreement nor any rights, duties or obligations described herein, shall be assigned or subcontracted by Grantee without the prior express written consent of Grantor.

(h) Authority. The undersigned represents and warrants to the other that each has all the necessary legal power and authority to enter into this Agreement.

(i) Determinations by Grantor Final. All determinations as to eligibility of any uses of an award of any NEC Grant, and the amount and payment schedule of a NEC Grant, will be made by Grantor and its Committee, which shall be final, conclusive and binding upon Grantee.

(j) Designation of Grantee Representative. Grantee hereby designates its [Fiscal Officer or other position] to take all actions with respect to the NEC Grant and this Agreement as may be required and Grantor shall be entitled to rely on the authority of such designated representative of Grantee in connection with this Agreement.

(k) Marketing Consent. Grantee hereby authorizes NOPEC, Inc. and Northeast Ohio Public Energy Council to use information about Grantee's grant(s) and work funded in any marketing they may conduct, and agrees to cooperate with Grantor in connection with such marketing.

[Signature Page to Follow.]

IN WITNESS WHEREOF, the Parties hereto have executed this Grant Agreement on the last date set forth below.

GRANTEE:

_____, Ohio

GRANTOR:

NOPEC, INC.

Individual Authorized by Grantee's
Legislation to accept- see Section I:

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

[Signature page to NOPEC 2026 Energized Community Grant Agreement.]

NOPEC Energized Community (NEC) Grant

The NOPEC Energized Community (NEC) Grant Program provides grants to NOPEC member communities for energy-related projects. Established by NOPEC Inc. and NextEra Energy, the primary goal of providing funds is to help implement energy savings or energy infrastructure measures.



Ideas for 2026 Grant Projects

Grants can be used for **government, residential, and commercial properties**. Here are some examples of what you can do with your grant dollars:

- Lease or purchase of plug-electric vehicles
- Traffic signal upgrades
- Energy-efficient windows
- Solar-powered LED stop signs
- Energy-efficient air conditioner
- Tree canopy restoration
- Electrical upgrades
- Generators
- Door replacement
- LED lighting upgrades
- Service garage insulation
- Energy-efficient metal roof system
- Installation of radius ceiling fans
- Energy efficient kitchen appliances

Secure Your Grant Dollars

Step 1:

Submit Profile at nopecgrants.org —

Due by June 30th, 2026

A. Accept funds by passing community legislation

B. Complete grant agreement

Step 2:

Draw Funds — Due by November 30th, 2028

A. Submit disbursement requests

Questions?

Contact Jessica Renner, Director of Economic Development & Community Investment, at grants@nopecinc.org





NOPEC Energized Community (NEC) Grant 2026 Program Policies

NOPEC, Inc. and NextEra Energy have established the NOPEC Energized Community Grant Program, which provides grants to existing NOPEC member electric and gas communities. Existing member communities are defined as those with metered accounts enrolled in NOPEC's electric and/or gas aggregation during the previous calendar year. The new grant program year will begin on January 1, 2026, with the primary goal of providing funds to help communities implement energy savings or energy infrastructure measures.

NEC grants are intended to be used by member communities primarily for energy related projects. Member communities will be permitted, on a case-by-case basis, to use grants for purposes other than energy efficiency or energy infrastructure improvements.

The policies governing the grant program have been approved by the Board of Directors. The Director of Economic Development and Community Investment will have oversight and day-to-day management responsibility for the program.

Deadlines: NOPEC member communities that wish to accept the grant award must have a completed and approved profile by June 30, 2026. Any grant funds not accepted, with an approved community profile by June 30, 2026, will be returned to the grant pool. Grant funds must be drawn down via disbursement request by November 30, 2028. Funds not drawn down by that date will be returned to the grant pool.

Eligibility and Notification: Existing NOPEC member communities enrolled in both gas and electric on January 1, 2026, will be paid cash grants at the rate of [\$4] per enrolled account for gas and [\$6] per enrolled account for electric per year. Existing NOPEC member communities enrolled in the gas program on January 1, 2026, only will be paid cash grants at the rate of [\$3] per enrolled account. Existing NOPEC member communities enrolled in the electric program only on January 1, 2026, will be paid cash grants at the rate of [\$5] per enrolled account. Enrolled accounts will be determined based on an average, using Q2 and Q3, of the metered accounts enrolled for a minimum of three consecutive months will be applied. The minimum grant amount will not be less than \$250.00 for all eligible communities.

Member counties will also receive grants based on the communities and programs enrolled through the county membership. Grants will be calculated using the same averaging method as the community grants. County members will receive [\$1.50] for

gas and [\$2] for electric, per enrolled account per year, in communities enrolled for both programs, and [\$.50] for gas or [\$1.00] for electric, in communities enrolled for a single aggregation program.

The Chief Elected Official and the Chief Financial Official of member communities and counties will be notified by letter in January 2026 of the grant amount available for its use. Each community must enter into a grant agreement, if required, with NOPEC, Inc. Each year, the community must pass legislation accepting the grant and identifying the position (with person currently holding that position) authorized to conduct on-line program activities on behalf of the community. All grant activities, including the profile and disbursement request processes, will be completed, and submitted online.

Processing: The first step for the NEC grant program is completing the community profile. Returning users may use the same account created in prior years and new grant representatives will create a community profile in the online grant program for a new community.

As part of the profile, all communities will upload a pdf file of the legislation approved by the member community accepting the NEC grant and upload a pdf file of executed Grant Agreement. The deadline to accept the grant and upload the required documents for the profile step is June 30, 2026. Any grant funds not accepted with an approved community profile will be returned to the grant pool.

Communities must complete disbursement requests to draw down their accepted NEC Grant funds. New requests will be reviewed on an ongoing basis. Appropriate supporting documents (e.g., invoices, AIA forms, or receipts) must be attached. All disbursement requests must be submitted electronically in the grant system. NEC Grant funds must be drawn down using the first in first out (FIFO) accounting method, meaning communities must draw down previous NEC Grant award balances prior to accessing the 2026 award.

Staff will review each request to determine if it meets the criteria and formally approve each project funded. Communities may begin the work during the review process, but it does not guarantee funding approval. Work that is determined to be emergencies, based on immediate health and/or safety issues, may be eligible to begin without formal approval.

Eligible uses include those that reduce electric and/or gas utility consumption through facility improvements and/or implementing infrastructure improvements. Examples include interior and exterior lighting, windows and doors, insulation, HVAC, geothermal solar, and tree canopy restoration. Streetlights and traffic lights are also eligible if a demonstrated utility savings to the community will result. Examples of ineligible projects would include vehicles or equipment (other than an emergency generator) that are powered by gasoline or diesel, and do not reduce utility costs. Project examples for eligible energy infrastructure include natural gas filling stations, electric vehicle charging

stations and emergency generators. Installing power to a facility such as a gazebo or baseball field are other examples of eligible energy infrastructure.

In addition to the projects listed above, communities may use grant funds for the lease or purchase costs of plug-in electric vehicles. Hybrid vehicles may be eligible in communities where charging station infrastructure cannot support full EVs.

Grant funds may be used to establish a fund within a community for on-going energy efficiency or infrastructure updates. The parameters of the fund and its usage must be detailed and focused. These will be reviewed on a case-by-case basis.

Grants may also be used to benefit commercial properties. Options include covering the cost of energy audits or set-up costs for establishing an Energy Special Improvement District. Programs benefiting residents are also eligible. Providing residents LED light bulbs or establishing a residential energy audit program funded by the NEC grant program are two examples.

Multi-jurisdictional uses are eligible. Each community must request its own grant funds for a multi-jurisdictional use. Non-NOPEC members may be part of a multi-jurisdictional use but will not be eligible for any grant funds from NOPEC.

If a community completed work that meets the eligibility requirements within the previous calendar year it may submit that project for the grant.

If a member community conducts an energy audit for the proposed work, audit costs may be defrayed with grant funds. The audit must be performed by a credentialed professional.

Once the request is reviewed and approved, the community will receive written confirmation. Each approved request will become an exhibit to the Grant Agreement. A member community must be a member in good standing of the Northeast Ohio Public Energy Council, as defined in the NOPEC, Inc. Grant Agreement with the community, at the time of written confirmation and at the time of disbursement to receive a 2026 NEC Grant award.

Project Completion and Funds Disbursement: Communities are responsible for contracting all work to be completed for community-owned facilities or work, in accordance with local requirements, with qualified professionals. Disbursements will be made until funds have been depleted. All disbursements will be made by Automatic Clearing House (ACH) process to an account designated by the community. For existing NOPEC communities 2026 NEC Grant awards will become available for disbursement after the community has an approved 2026 profile.

This is not a reimbursement grant, i.e., communities are not required to pay the invoice prior to submitting it for a grant disbursement. Communities create the Disbursement Request(s) with appropriate supporting documents submitted on-line. Appropriate

supporting documents include invoices or AIA forms for work completed or signed contracts that specify an advance prior to the start of the project. Quotes or proposals are not acceptable documents for Disbursement Requests.

The Director of Economic Development and Community Investment will review all disbursement requests and submit them for processing to the NOPEC CFO. All disbursements are approved by the Executive Director or other authorized person. NOPEC will close out a community's grant when all grant funds have been disbursed or any remaining funds are returned to the grant pool.

Reports: Communities using grant funds for energy efficiency projects will submit an annual report to NOPEC for two years following project completion, if the project is selected for measurement and verification. The report will provide information on the energy saved (measured by units and dollars) in the previous year resulting from that project. This report will be prepared by a third-party consultant contracted by NOPEC, Inc. The community will agree to authorize NOPEC to provide the appropriate utility account information for the designated project site to the consultant for the purpose of completing the annual reports.

The Director of Economic Development and Community Investment will track all open grants and provide periodic status reports to the NOPEC Executive Director and to both the NOPEC and NOPEC, Inc. Boards of Directors. Reports will include the number of communities with open grants available and the total funds disbursed to date.

All determinations made by NOPEC, Inc. and NOPEC in administering the NEC Grant Program, including whether a community is a member in good standing of NOPEC, shall be final, conclusive, and binding on all grant recipients.

PROPOSED LEGISLATION



DATE: 3/9/2026
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. 12-2026** - An ordinance amending Ordinance No. 13-19 by renaming the "Senior Development Special Planning District No. 5" to "The Villas on Pearl Special Planning District No. 5" and adopting a revised Conceptual Development Plan. - **3rd Reading** (Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: The Planning Commission, at their meeting on January 22, 2026, recommended approval to City Council to allow the existing SPD-5 zoning to remain, and to approve the revised Design Guidelines attached as Exhibit "A", and the Conceptual Site Plan attached as Exhibit "B".

PURPOSE AND EXPLANATION: Pursuant to Section 1268.07(c) and (d), respectively, changes to the conceptual development plan of more than a cosmetic nature shall also be approved by City Council by ordinance. Additionally, once a Special Planning District is created, it may only be changed through the Charter provisions for zoning amendments.

IMPLEMENTATION SCHEDULE: February 9, 2026.

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 adoption.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 12-2026

BY: Mr. Delsanter, Mr. Lambert, and Mr. Kuczma

AN ORDINANCE AMENDING ORDINANCE NO. 13-19 BY RENAMING THE “SENIOR DEVELOPMENT SPECIAL PLANNING DISTRICT NO. 5” TO “THE VILLAS ON PEARL SPECIAL PLANNING DISTRICT NO. 5” AND ADOPTING A REVISED CONCEPTUAL DEVELOPMENT PLAN.

WHEREAS: On February 25, 2019, this Council adopted Ordinance No. 13-19 wherein the Senior Development Special Planning District No. 5 was established and the Conceptual Development Plan consisting of Design Guidelines and a Conceptual Site Plan was approved for senior development relative to the real properties located on Keller Hanna Drive consisting of approximately 16.35± total acres and further identified as PPNs 003-18B-31-539 and 003-18B-31-540 (the “Properties”);

WHEREAS: The owner of the subject Properties submitted an updated Special Planning District Application requesting that: (a) the Special Planning District No. 5 be renamed from the “Senior Development Special Planning District No. 5” to “The Villas on Pearl Special Planning District No. 5”; and (b) that the previously approved Conceptual Development Plan be revised.

WHEREAS: On January 22, 2026, the Planning Commission held a public hearing on the updated Special Planning District Application and recommended approval to City Council; and

WHEREAS: This Council finds that the proposed updated Special Planning District meets the objectives of Codified Ordinance Section 1268.01 and the required conditions contained in Codified Ordinance Section 1268.05(c)(1), to wit, the proposed Special Planning District calls for ingenuity and imagination by site designers and developers in keeping with overall land use and open space objectives of the Comprehensive Plan, while departing from the strict application of use, setback, height, lot size and related requirements of the Zoning Code.

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

SECTION 1: That Ordinance No. 13-19 is hereby amended to: (a) rename the “Senior Development Special Planning District No. 5” to the “The Villas on Pearl Special Planning District No. 5”; and (b) adopt the updated Conceptual Development Plan consisting of the Design Guidelines as attached hereto as Exhibit “A” and the Conceptual Site Plan as attached hereto as Exhibit “B”, as recommended by the Planning Commission for approval on January 22, 2026, as Appendix F to Title 6 of the Zoning Zone as provided in Codified Ordinance Section 1268.07(a).

SECTION 2: That the City Engineer is directed to update the Zoning Map by renaming the “Senior Development Special Planning District No. 5” as “The Villas on Pearl Special Planning District No. 5”.

SECTION 3: 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, MMC

The Villas on Pearl

DATE: 1/28/26

Request for Special Planning District:

Seeking approval for a Special Planning District for a Senior Active Adult community located on the currently approved SPD-5 land parcel.

Intent and Purpose: The intent of this Special Planning District (SPD) is to establish a site-responsive, high-quality active adult residential community uniquely designed to promote wellness, safety, and social engagement, as described within the narrative attached hereto and incorporated herein as EXHIBIT A. The Villas on Pearl will offer maintenance-free living options that support aging in place and foster a strong sense of community among residents.

Permitted Uses: Active adult villas, clubhouse, fitness and recreation facilities, and related accessory uses.

Design Standards and Site Features: Single-level homes designed for accessibility and community interaction. Campus amenities include a clubhouse and fitness center, outdoor sports court and bocce court, gardens, walking paths, and outdoor gathering areas such as patios, and a fire pit.

Community Engagement and Lifestyle Programming: A Lifestyle Director and resident committee will coordinate wellness, recreation, and social activities tailored to resident interests.

DESIGN GUIDELINES

1) DEFINITION

- a) Establish an active adult community offering maintenance-free living that promotes wellness, safety, and social connection in a cohesive, pedestrian-oriented, Housing for Older Persons Act of 1995 (HOPA) compliant setting where 80% of the available units will be reserved for individuals fifty-five years of age and older, or for individuals less than fifty-five years of age when residing with a spouse or family member fifty-five years of age or older. All residents will have some degree of services available to them.

2) SITE PLANNING CRITERIA

- a) **Neighborhood Design** Cohesive site layout with pedestrian-friendly circulation, community-oriented open spaces, and single-level senior friendly villa homes.
- b) **Campus Amenities**
 - i) Central clubhouse and fitness center
 - ii) Outdoor sports court and bocce court
 - iii) Community gardens and walking paths
 - iv) Outdoor gathering areas including a fire pit, and courtyard patios oriented toward shared spaces
- c) **Special Safety and Convenience Features.** This Active Adult development shall be designed specifically for seniors, incorporating appropriate safety and convenience features.
 - i) The site amenities are anticipated to offer a higher level of appeal than traditional multistory senior apartment buildings, as elderly residents often spend much of their time

within the community. The design is intended to include a composition of small, intimate private yards and court areas to accommodate a variety of passive activities. All pedestrian walkways designed for the use by residents shall be Fair Housing Act of 1968 (FHA) accessible. In addition, the entrance to each housing unit shall have at least one FHA accessible route to a Median County Public Transit (MCPT) stop, accessible parking, resident facilities, accessible passenger loading zones, and public streets or sidewalks.

3) BASIC DEVELOPMENT STANDARDS FOR THE ENTIRE DEVELOPMENT SITE

- a) **Minimum Western Setback:** 30 feet
- b) **Minimum Northern Setback:** 35 feet
- c) **Minimum Southern and Eastern Setback:** 50 feet
- d) **Landscaping Requirements**
 - i) The front yard to the West of the SPD development shall be landscaped and shall not be used for parking or any other purpose, except driveways to reach designated parking areas. A subdivision ground identification entry sign shall be allowed in this area.
 - ii) The South side yard shall be landscaped to provide a buffer between the residential neighborhood to the South and the SPD development area. This area may be used for stormwater management, including potential wetland and ditch enhancements. The SPD development is planned to manage stormwater in a manner that avoids adverse impacts to the properties to the south and may provide opportunities for improved drainage performance.
 - 1) The buffer area to the South shall be maximized by thoughtful placement of built components, such as buildings and roads to the North of this buffer. The natural vegetation, and especially large trees, within this buffered area shall be protected to the extent possible. The construction process, addressing of drainage issues, and ditch enhancement efforts shall be done with sensitivity and care to avoid damage to trees and root systems within this buffered area. Where it is impossible to save trees during the construction process, drainage work, and ditch enhancement efforts, appropriate trees shall be replanted.
 - iii) The North side yard shall be landscaped to provide a buffer between the church property to the North and the SPD development area. This area accommodates a potential wetland area to the East. The natural vegetation, and especially large trees, within the buffered area to the North shall be protected, to the extent possible. Construction shall be done with sensitivity and care to avoid damage to trees and root systems within this buffered area
 - iv) The rear yard to the East of the SPD development shall be landscaped to provide a buffer between the residential neighborhood to the South and East and the SPD development area. The natural vegetation, and especially large trees, within the buffered area to the East shall be protected, to the extent possible. Construction shall be done with sensitivity and care to avoid damage to trees and root systems within this buffered area. Additional trees of appropriate species, both evergreen and deciduous, will also be added in this East end buffer to enhance the buffer's effectiveness.
 - v) Trees of an appropriate species and mature size shall be planted along the main roadways on both sides, and in other locations, as appropriate to add shade, reduce wind, and enhance aesthetics of the site. Thought shall be given in the selection and placement of new trees to the following:
 - 1) The tree species' hardiness, appropriateness for the climate, and susceptibility to disease and pests.
 - 2) The tree species' messiness, speed of growth, and maintenance requirements.

- 3) The appropriateness of the mature trees size, shape, and overall aesthetic appeal to the scale and texture of the built and natural environment in which it will be placed.
- 4) The root structure's potential damage to walks, roadways, foundations, pipes, and other structural elements.
- 5) The potential rubbing of a mature tree's branches on buildings.
- 6) A growing tree's potential for interference with snow removal and clear sight lines of vehicular traffic.
- vi) The landscape design shall be regulated by chapter 1282 Landscaping and Screening.
- e) **Lighting Standards:** Lighting shall be provided near all circulation areas, buildings, and recreation areas where appropriate. The lighting design shall follow the guidelines below to promote safety, conserve resources, reduce effects on neighbors, and avoid light pollution.
 - i) Exterior lighting shall be designed and located at a pedestrian scale consistent with pedestrian movements and the neighborhood.
 - ii) The site shall be lit in a way that promotes use of the area after dark and addresses safety concerns.
 - iii) Lighting shall be spaced together closely to create an even lighting of the sidewalk, feature a white light, and be concealed or shielded to avoid glare.
 - iv) Lighting poles and fixtures shall be compatible with the function and design of the feature and the aesthetics of the property.
 - v) The position of a lamp along a pedestrian walkway shall not exceed 15 feet in height above the surface of the walkway.
 - vi) Total installed initial luminaire lumens of all outdoor lighting shall not exceed the total site lumen limit, which is 2.5 lumens per SF of hardscape. The following shall be provided to the Planning Commission prior to final plat approval:
 - 1) A calculation of the total square footage of hardscape in the project, the total allowable lumens, and the total lumens and foot-candles of outdoor lighting to be installed.
 - 2) A table showing all exterior luminaires to be installed, their output in lumens, and the height at which they will be installed.
 - 3) In addition, all exterior lighting shall comply with the requirements, as outlined in 1276.14 of the City of Brunswick Planning and Zoning Code.
- f) **Common Open Space:** The SPD development shall provide common open space equal to a minimum of thirty five percent (35%) of the development area. Common open space includes outdoor areas or enclosed recreational areas designed for use by all the residents, and their guests. Common open space includes lawns and other landscaped areas, natural areas, paved terraces and sitting areas, and indoor or outdoor recreation areas. Common open space excludes all areas within 20 feet of a building wall.
- g) **Parking and Road Standards**
 - i) All parking spaces shall be 9 feet by 19 feet.
 - ii) All common drives between 90-degree dedicated parking spaces shall be 24 feet.
 - iii) All other drives shall be a minimum of 20 feet.
 - iv) The West entry drive shall match the width of the existing access road from Pearl Rd. and then shall taper to a minimum of 25 feet wide approximately 26 feet west of the property line. From the property line, the road shall taper to 22 feet wide.
- h) **East Access Standards**
 - i) The City of Brunswick holds an existing easement allowing use of the connection drive between Alice Avenue and Ganyard Avenue. Access to the SPD development's private access drive from Alice Avenue and Ganyard Avenue shall be restricted with either collapsible bollards or breakaway gates, to be used only for emergency access and as a

turnaround for emergency vehicles, as well as SPD development maintenance, trash service, and snow-removal vehicles. Additionally, a turnaround drive shall be provided at the east end of the SPD development for non-emergency vehicles.

i) **Stormwater Standards**

- i) All stormwater and drainage requirements as outlined in Section 1230.01 and Sections 1234 and 1236 will apply to this SPD. Where conflicts arise between these sections, the more stringent standard shall be followed. If the stormwater detention area on the eastern portion of the SPD development is designated as wet storage, an aeration fountain with lighting will be installed, provided it complies with applicable stormwater management regulations.

4) **PERMITTED USES**

a) **Active Adult Residential Villas with Services**

- i) Each unit shall contain: a bedroom, closet, bathroom, kitchen, living space, at least a 1 car-garage, and 60 square feet of private open space such as a patio and/or side yard. These residences may be attached units with private garages and entrances. Unit types shall vary and include one-, two-, and three-bedroom layouts with design variations that accommodate senior resident preferences. Homes will include a range of features such as patios, covered patios or screened in patios in order to meet diverse lifestyle needs. Floor plans are designed with private entrances, garages positioned toward the street and living spaces oriented to the rear. This configuration allows for more efficient single-level layouts, improved accessibility, and shorter interior travel distances—key elements for aging-in-place design. The front elevations shall include architectural detailing, roofline variation, and enhanced landscaping to maintain visual interest, ensuring an attractive and cohesive streetscape.

ii) **Community Engagement and Lifestyle Programming**

- 1) A Lifestyle Director will coordinate community events, classes, and wellness programs to encourage active living.
- 2) A resident-led committee will guide community activities and interests, ensuring programs reflect resident preferences.
- 3) Activities may include fitness classes, yoga, social outings, lectures, and community gatherings.

iv) **Resident Services and Maintenance**

- 1) Resident support services may include organized activities, social gatherings, community outings, and Lifestyle Concierge services such as transportation coordination, home health referrals, bill-paying assistance, and moving support.
- 2) Comprehensive maintenance services may include home repairs, inspections, appliance service, and groundskeeping.
- 3) Optional housekeeping services may be available to residents seeking a low-maintenance lifestyle.

b) **Club House Structure**

- i) The club house shall match the style, design and materials of the Active Adult villas. This building shall be buffered with landscaping.

c) **Outdoor recreation areas**

- i) The development will feature a range of campus amenities designed to promote wellness, recreation, and social interaction. In addition to a central clubhouse and fitness center, amenities include an outdoor sports court and bocce court, community gardens, walking paths, and outdoor gathering areas such as a fire pit, and courtyard patios oriented toward shared spaces.

- d) Accessory Uses and Structures
 - i) The maintenance and storage building, if separate structure from the club house, shall match the style, design, and materials of the Active Adult villas. This building shall be buffered with landscaping.
 - ii) Other accessory structures shall be permitted in the recreation areas to provide shelter, recreational activity space, and storage for recreational activities. These structures shall match the style, design, and materials of the Active Adult villas, and be secondary in scale.
 - iii) Any dumpster enclosure shall have 3 sides of masonry, with the 4th side being an opaque gate for access, and as specified on the conceptual development plan and in these regulations. This enclosure shall be buffered with landscaping.
 - iv) A subdivision ground identification entry sign that matches style, design, and materials of the Active Adult villas, and as regulated by Chapter 1270.

5) SITE AND BUILDING REQUIREMENTS

- a) Minimum floor area per unit: Minimum 1000 square feet for each one-bedroom unit; plus minimum 120 square feet for each additional bedroom.
- b) Maximum building height: 35 feet, this will accommodate a single-story building and keeps with the scale of the surrounding neighborhood.
- c) SPD site conditions: The site layout design will account for the unique characteristics of the SPD, including the narrow parcel and potential wetlands, while also incorporating varied and functional unit layouts desired by residents and enhancing exterior aesthetic appeal.
- d) Density: Based upon the unique narrow shape, topography, site characteristics and single lane main road layout of this SPD, a maximum of 5.31 units per acre.
- e) Accessibility Standards:
 - i) Access shall comply with FHA standards. All housing units shall have at least one accessible entrance as required by FHA standards. To the extent feasible, all entrances and exterior private spaces for use by residents such as porches, decks, balconies, and walks shall be accessible. Where accessibility to secondary entrances and private spaces is not feasible, there shall not be more than two steps to these areas.
- f) Building Design Standards:
 - i) Buildings shall generally consist of four to five attached units per structure, with the exception of two buildings that may include up to seven attached units. Each seven-unit building shall have no more than five units oriented toward the central drive. The front façade of each building shall vary by unit to break up the face of each building.
 - ii) Structures shall use offsets, projections, recesses and other comparable design elements to avoid long, uninterrupted wall or roof planes, and a variety of textures and materials will be used to add interest and character.
 - iii) A single style of material covering the exterior of a building shall not exceed 75% of the total façade. There shall be a minimum of 3 materials used on each building, one of which must be masonry. A masonry material shall be included on each street-facing façade in heights no less than windowsill height.
 - iv) All overhangs must be a minimum of 12 inches.
 - v) Earth tones or neutrals and blues will prevail in the color scheme throughout.
 - vi) All primary roofs will maintain at least a 5/12 pitch. Long rooflines shall be broken up through the use of gables, dormers, or other design elements.
 - vii) Roofing colors shall be complementary to and darker than the predominant siding material.
 - viii) All exterior materials shall be low maintenance and durable, with resistance to moisture, wind, and sunlight.

- ix) Windows shall be generous in size and number to allow for sunlight to enter the interior spaces. Windows shall have a consistent mullion design throughout the development.
- x) Garage doors shall be set back a minimum of 20 feet from the adjacent road or sidewalk, whichever is closer. Building configurations and unit layouts are intended to respond to the unique characteristics of each Special Planning District (SPD), maximizing site potential and accommodating resident preferences. Recognizing the specific conditions of this site and the emphasis on aging-in-place design, this SPD shall comply with the following:
 - 1) At least 45% of the units shall have living spaces that are set back no more than 6 feet behind the garage.
 - 2) No more than 5 consecutive attached units shall have living spaces that are set back more than 6 feet behind the garage.
- g) Building Spacing:
 - i) Active Adult residences, including their terraces, decks, and patios require setbacks of:
 - 1) 15 feet front yard setback to sidewalk or road, whichever is closer; and 20 feet from garage door to sidewalk or road, whichever is closer.
 - 2) 20 feet side yard setback to another single-family structure or road
 - 3) 30 feet rear yard setback to another single-family structure or road
- h) Recreation Space: Common recreation space, minimum 2,500 square feet; including a 2,000 square foot clubhouse which may contain indoor/outdoor gathering areas, kitchen, fitness, and mail kiosk, as well as an outdoor recreation area which may contain a firepit, outdoor sports court, bocce ball, walking paths, and lawn/patio space.
- i) Private Open Space: Minimum of 60 square feet per unit is required. Private open space shall not occupy any portion of the common open space or recreation space already required. Private open space shall be located immediately adjacent to an individual dwelling unit.
- j) Parking Requirements: There shall be a minimum of 2 off-street parking spaces per dwelling unit, one of which shall be in a garage attached to its corresponding unit. In addition, 1 off-street visitor space per every 5 units shall be provided. See Table 1276.1. See Chapter 1276 Parking and Site Design.

[End of Design Guidelines]

EXHIBIT A

Villas on Pearl
Brunswick, Ohio
Memorandum in Support of Application
for Special Planning District

The Villas on Pearl – Brunswick, Ohio

I. Introduction and Purpose

PVP1 Brunswick, LLC (“Developer”) is seeking a recommendation from Planning Commission to City Council for the approval of our proposed “Villas on Pearl” development as a Special Planning District (SPD) and approval of the associated SPD Design Guidelines submitted under Section 1268 of the Brunswick Zoning Code. The Villas on Pearl represents a site-responsive, moderate density residential community purposefully designed around the challenging physical and environmental characteristics of a uniquely constrained property in Brunswick, Ohio. The narrow, elongated property is set approximately 725 feet back from Pearl Road, with a dramatic 55-foot drop in elevation from west to east, a non-jurisdictional ditch along the south property line, and wetland areas flanking much of its perimeter. These features, while aesthetically pleasing and environmentally valuable, pose significant challenges for any conventional development plan.

Per Section 1268.01 of the Brunswick Zoning Code, the purpose of the SPD Special Planning District is to provide the City with a mechanism to regulate the development of property containing sensitive or unique environmental features which require additional protection and flexibility by (i) promoting creative and sensitive site planning; (ii) providing a greater mix of compatible uses than would be allowable in the standard zoning districts; (iii) guide development to preserve unique characteristics and provide a greater range of land uses; and (iv) create a regulatory structure allowing more flexibility and creative designs than would be possible with a lot-by-lot design approach of a conventional zoning district. The spirit of the SPD is to promote more flexibility than exists in other zoning districts to allow for and assist in the efficient development a challenged property while protecting the unique and environmentally sensitive characteristics of the site. Developer has worked with the City Administration and its professional design team to develop SPD Design Guidelines and a corresponding development plan that fulfills the purpose of Section 1268.01, presents the most efficient development plan for this unique site, and preserves the sensitive and unique environmental features of the property.

In order to be eligible for designation as an SPD, the Developer must demonstrate that other available zoning designations cannot be used to develop the property. In this case, the property cannot be developed under traditional R-M medium density zoning as the property does not meet the minimum residential acreage requirement of 20 acres (1286.02.a). Further, the site cannot be developed as attached units under traditional R-L zoning as the property does not meet the minimum acreage requirement of 25 acres (1284.03.b). Finally, this site cannot be developed under traditional S-R Senior Residence zoning as this would require extensive excavation and grading, roadway, and infrastructure construction through wetland areas, negatively affecting natural drainage, and cause significant environmental disturbances (1288.08.b.1). As a result, the SPD designation and proposed SPD Design Guidelines offer the only viable framework for achieving responsible, high-quality development that respects the physical and environmental constraints while delivering a cohesive and livable neighborhood.

Through its development plan, SPD Design Guidelines, and as provided below in more detail, the Developer has addressed the goals and requirements of Sections 1268.01 and 1268.05 of the Brunswick Zoning Code by creating a community that:

- Promotes sensitive planning by working with the site’s natural topography rather than against it;
- Preserves wetlands, protects and adds native plantings, such as red maples, American Sycamore, swamp white oak, Norway Spruce, flowering dogwood, and/or crabapple;
- Introduces an effective stormwater system that incorporates and improves the non-jurisdictional ditch to the south to help prevent flooding to adjacent properties;
- Maintains a compact, single-story residential character while providing over 6.0 acres of open/recreation space (39% of the 16.25 acre project site);
- Provides single-story, ranch style villa units with unique design elements such as attached garages, walk in pantries, screened in porches, side yards, health and wellness services, community engagement and walkability, and amenities far in excess of standard senior housing, that support aging in place and create a strong sense of community among residents; and
- Provides long-term private maintenance, including, but not limited to, lawn care, snow removal, trash service, minimizing City service demands.

II. Compliance with Section 1268.01 – Purpose

(a) Regulation of property containing sensitive environmental features:

The site’s defining characteristics—its narrow shape, steep topography, challenging drainage, and surrounding wetlands - support the purpose and intent of the SPD and call for creative and flexible design beyond the limits of conventional zoning. Our development plan and SPD Design Guidelines will ensure that these physical and environmentally significant features remain protected while still allowing productive residential use of the land by:

- Preserving existing wetlands and drainage corridors with permanent protection zones;
- Maintaining mature trees and vegetative buffers along the property edges to protect the surrounding habitat and screen adjacent uses;
- Protecting and adding native tree and plant species to strengthen ecological continuity;
- Incorporating a stormwater detention basin, landscaped amenities, and improving the non-jurisdictional ditch to the south within the natural drainage patterns in a manner that avoids adverse impacts to the properties to the south and may provide opportunities for improved drainage performance;
- Locating building structures outside potential wetland and environmentally sensitive areas to minimize ecologic disturbance; and

- Creating paved walking trails, pocket parks and community gardens that promote the preservation and enjoyment of the aesthetic benefits of the environmentally sensitive areas.

(b) Promotion of creative and sensitive site planning:

The property's narrow linear shape and dramatic elevation change make traditional subdivision layouts infeasible. Instead, the Villas on Pearl employs a terrain-responsive approach that creates small tiers along the natural contours of the land in between groups of attached ranch villas and community amenities. This avoids the mass excavation that would be necessary for a larger, multistory building. Our deliberate, context-driven design exemplifies the SPD's intent to foster creativity and sensitivity to challenging terrain:

- Main drive and attached tiered villa building pads are designed with limited intrusion to the scenic slope and to avoid dramatic grading and slope disturbance;
- Inclusion of a landscaped boulevard entrance and clubhouse oval to enhance the appeal and greenspace of the community and provide traffic control;
- Curvilinear street that minimizes long, straight roadway while, providing visual interest and preserving natural drainage pathways;
- Provides for separate tiered villa building pads following the contour of the site, eliminating a single, heavy multistory building mass and long uninterrupted linear roof lines; and
- Incorporating paved walking trails, community gardens and pocket park that optimize environmentally sensitive areas and existing topography, enhancing accessibility to the natural habitat while minimizing impact.

(c) Provision of a greater range or mixture of compatible uses:

The Villas on Pearl integrates residential, recreational, and wellness amenities within a single, environmentally compatible plan that provides residents with a unique living experience.

- Utilizing a main drive and attached, tiered villa building pads, the community offers residents with an attractive and alternative living experience in individual single story, ranch villa units with a variety of open floor plans, attractive exterior architectural features such as building offsets, projections, and recesses avoiding long, uninterrupted roof lines, a variety of exterior building materials, vaulted ceilings, walk in closets, walk in pantry, breakfast bar/island/, separate laundry room, screened in lanai or covered porch, attached 2-car garage, private driveway, access to a rear or side yard, exterior unit landscaping, increased security through private direct access, and a greater sense of living in an individual "home" rather than a down a long, narrow hallway in a vertical apartment building.
- The clubhouse with multipurpose community gathering space, covered terrace, culinary kitchen, state of the art fitness facility, fire pits, outdoor grills, **outdoor sports court** , bocce court, community gardens, dog park, pocket park with gazebo and paved walking trails are located and

interconnected to maximize community engagement, encourage enjoyment of the natural features and minimize disturbance to steeper and wetter zones.

- The development plan derived from the SPD Design Guidelines allows the Developer to deliver a unique and enhanced living experience much different than standard 3-story, apartment style senior communities relying on common hallways. The proposed community delivers a significantly higher level of amenities than a standard senior living apartment complex.
- The development plan derived from the SPD Design Guidelines provides substantial buffers between the new development and surrounding neighborhoods, including a landscaped boulevard entrance, protected natural areas, buffers, trees, and other landscaping. Further, the single story layout limits the size, scale, and overall massing of buildings to reduce the impact on surrounding neighbors and properties.
- Utilizing the multipurpose community space and outdoor gathering spaces, the community will offer residents the opportunity to engage in and benefit from numerous physical, social and wellness activities and services, creating a comprehensive support network.
- While significantly less than the vertical density of standard senior housing buildings, the critical mass of the proposed units will allow the community to procure a robust menu of onsite services in one location, reducing the need for residents to travel extensively to several different outside providers.
- The new residents and onsite management will increase activity, light, access, and neighborhood awareness, increasing the safety of the surrounding area.
- By balancing health and wellness activities and amenities with environmental protection and preservation, the community delivers a variety of compatible uses - housing, recreation, and wellness, preserves screening, and improves stormwater treatment to help prevent flooding – all without harming the land’s ecological systems.

(d) Enabling the City to guide development while preserving unique site characteristics:

This property’s configuration and environmental conditions preclude its development under any existing zoning classification as the parcel is too small to qualify for other zoning under current standards or such other zoning would require significant environmental impacts. Through the SPD process and approved SPG Design Guidelines, the City can ensure the site is developed responsibly, preserving the features that define its character while providing a needed housing type for the community.

The developer’s commitments include:

- Professional onsite management for maintenance, landscaping, lifestyle activities, and services;
- Private infrastructure for roads, stormwater, trash service, and snow removal; and

- Long-term stewardship of the wetlands and native plantings through an ongoing landscape maintenance plan.

(e) Creation of a flexible and creative design framework

The Villas on Pearl utilizes flexible attached villa design and shared open spaces to accommodate natural features and avoid rigid zoning constraints that would significantly impact environmentally sensitive areas. The SPD Design Guidelines proposed by the Developer incorporate sensitive setbacks and architectural elements that ensure the community will be an attractive addition to the Brunswick community and provide residents with an engaging, luxury lifestyle community that is environmentally conscious.

Key design attributes include:

- Single story building pad profiles stepping naturally with the grade and contour of the site;
- Landscape buffers using native trees, shrubs, and wildflower mixes to blend development into the terrain;
- Energy-efficient construction and modern finishes for long-term sustainability; and
- Pedestrian connectivity through sidewalks and paved walking trails adjacent to preserved natural areas, allowing residents to experience the site’s topography and vegetation as defining neighborhood features;
- Enhancement of the connection of the community’s main drive to Ganyard Ave to provide controlled access to and from our site for fire, life, and safety vehicles acceptable to the Brunswick Fire Department; and
- Design of the controlled secondary access at the end of our private drive to maintain the City’s continuous access from Alice Ave to Ganyard Ave for the City’s fire, life and safety, snow removal, and trash service needs.

III. Compliance with Section 1268.05 – Limitations and Required Conditions

(a) Minimum SPD Area:

The Villas on Pearl meets and exceeds the 10-acre minimum for SPD designation, allowing an integrated layout that accommodates attached ranch villas, extensive amenities, open community spaces, and protected environmental zones within a unified plan.

(b) Density:

The development plan maintains a moderate density of 5.31 units per acre (significantly below the 15 units per acre/per floor allowable under Senior Residence zoning – which could be well over 240 units at this site), while providing significantly more amenity SF per unit than a standard senior living apartment complex. The layout respects the context of adjacent neighborhoods and preserves open space and

wetlands, ensuring that the intensity of development is compatible with the City's Comprehensive Plan goals and adjacent land uses.

(c) Required Conditions:

(1) Proximity to community activity centers:

Though primarily residential, the project benefits from adjacency and walkability to Pearl Road and St. Ambrose Church, providing residents with convenient, walkable access to services and community life.

(2) Lands with natural characteristics worthy of preservation:

The parcel is defined by wetlands, wooded areas, and a dramatic slope that are preserved and enhanced as integral components of the development plan. These natural systems guide the design and remain visible, accessible, and functional as part of the community's identity. Landscape buffers, stormwater treatment, and preserved open spaces reinforce ecological resilience and contribute to the visual and environmental quality of the community.

(3) Lands requiring ingenuity and imagination in design:

The site's steep topography, challenging drainage, environmentally sensitive areas, and narrow shape require ingenuity and imagination. The Villas on Pearl use the following measures to turn these physical limitations into defining features, fully consistent with the SPD's intent:

- Elevation-sensitive street alignments that trace the land's contours through tiered building pads;
- Attached ranch homes, amenities, driveways, and roadways sited away from wetland boundaries;
- Integrated green infrastructure and stormwater treatment within the natural drainage corridors; and
- Landscaped retaining and transition areas using native plant species to stabilize slopes and beautify the terrain.

IV. Physical Design and Environmental Stewardship

The design philosophy of the Villas on Pearl is rooted in preserving the site's natural drama—its long, narrow form, rolling elevation, and wetlands.

Topography: The community plan follows the natural rise and fall of the land, with tiered villas building pads stepping gently down the slope to preserve views, manage drainage and reduce grading.

Wetlands: Potential wetland impact zones are preserved to minimize impacts on native wetland grasses, willows, and riparian trees to protect water quality and wildlife habitat.

Vegetation: Existing mature trees are retained where feasible, supplemented by native canopy and understory plantings that strengthen ecological diversity.

Stormwater: Improvement of the non-jurisdictional ditch to the south within the natural drainage patterns in a manner that avoids adverse impacts to the properties to the south and may provide opportunities for improved drainage performance, as well as detention areas designed as landscape features to enhance aesthetics.

This integrated approach transforms a challenging site into a living, sustainable landscape that celebrates Brunswick's natural character while providing residents with an attractive and alternative living experience in individual single story, ranch villa units much different than a standard, multistory senior living apartment complex.

V. Conclusion

The Villas on Pearl exemplifies the intent and conditions of goals and requirements of Sections 1268.01 and 1268.05 of the Brunswick Zoning Code by turning a physically challenging, environmentally sensitive site into a model of creative, responsible design. Through its slope-adaptive layout, wetland protection measures, improved stormwater treatment, and preservation of native vegetation, the community achieves a balance between preservation and progress. Further, the Villas on Pearl ensures that development enhances rather than diminishes the land's natural features.

The SPD designation and SPD Design Guidelines are essential to realizing this vision by providing the flexibility required to respect the site's narrow shape, dramatic topography, and ecological complexity while creating a cohesive, low-impact residential community. The Villas on Pearl will stand as a precedent for how Brunswick can grow thoughtfully while protecting its land, embracing its natural contours, and crafting neighborhoods that feel as if they belong to the landscape itself.

[End of Memorandum in Support]

SITE INFORMATION:

SITE LOCATION: PEARL ROAD, BRUNSWICK, OHIO
 PARCELS: PARCEL ID AREA OWNER
 003-18B-31-539 10.5 AC PVP1 BRUNSWICK LLC
 003-18B-31-540 5.7 AC PVP1 BRUNSWICK LLC

SITE AREA: 16.2 AC
 PROPOSED UNITS:

	PERCENT
86 TOTAL UNITS	
7 WINDSOR SIDE SUNROOM	8%
8 WINDSOR REAR SUNROOM	9%
3 WINDSOR 3 BDRM. SUNROOM	4%
29 CANTERBURY	34%
8 PRAGUE	9%
31 SANIBEL TWO BEDROOM	36%

PROPOSED BUILDINGS: 18 TOTAL
 7 WINDSOR/CANTERBURY
 4 WINDSOR/CANTERBURY/PRAGUE
 7 SANIBEL

PROPOSED DENSITY: 86±16.2=5.31 DWELLING UNITS PER AC
 PROPOSED LINEAR FEET OF ACCESS AISLE: 2,267 LF (26.4 LF PER UNIT)
 PROPOSED LINEAR FEET OF EX. DRIVE EXTENSION: 177 LF (ENTRANCE)
 PROPOSED OPEN SPACE: 6.37 AC (39.3%) (INCLUDING 0.83 AC RECREATION SPACE)
 PROPOSED VISITOR PARKING: 26 SPACES (18 REQUIRED)
 PROPOSED WETLAND IMPACT: 0.497 AC (CEC DELIN. OCT. 2025)
 CURRENT ZONING DISTRICTS: SPD-5 THE VILLAS ON PEARL
 LOT COVERAGE: 6.30 AC (38.9%) (BLDGs, DRIVEWAYS, SIDEWALKS, TRAILS, ACCESS AISLES)

ZONING INFORMATION:

SPECIAL PLANNING DISTRICT 5 (SPD-5) THE VILLAS ON PEARL

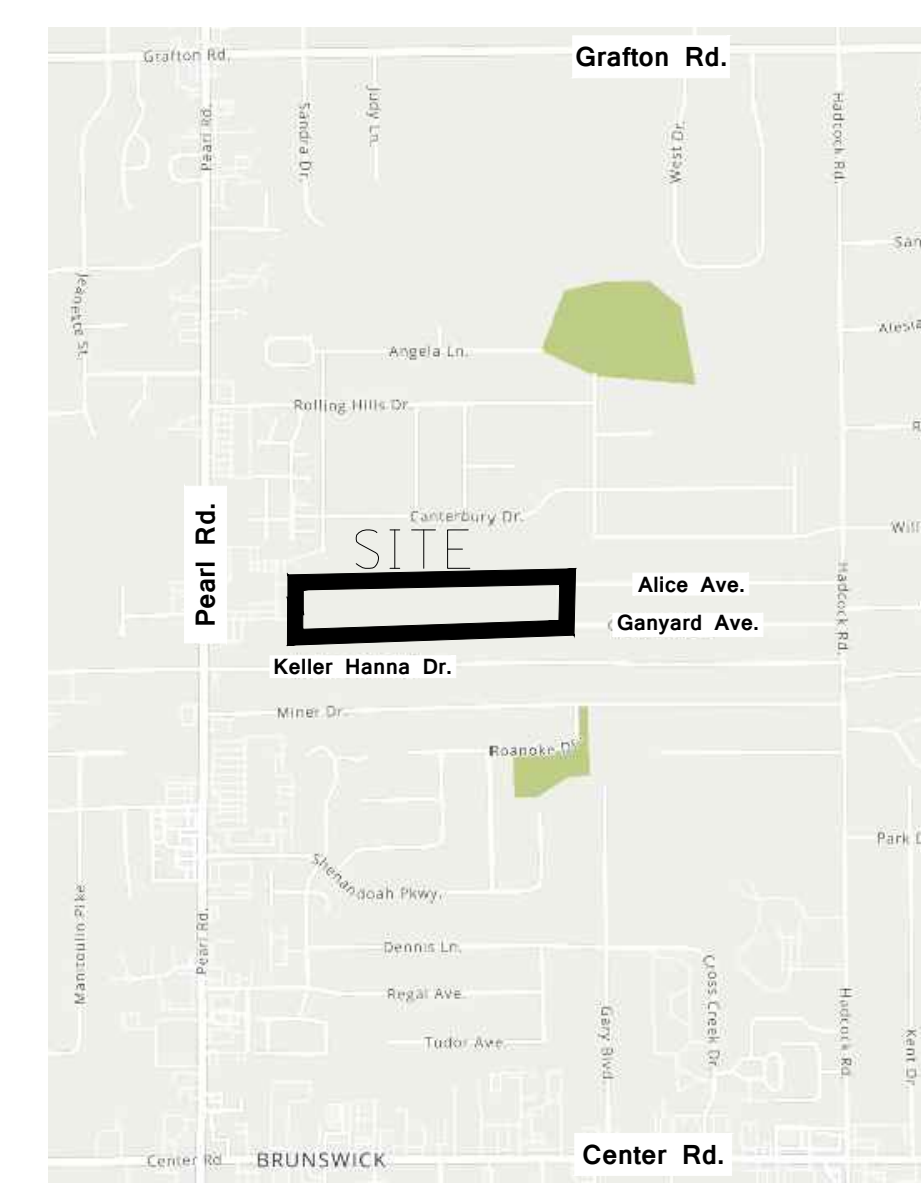
	PER CODE	SHOWN
-MIN. BOUNDARY SETBACK, WEST:	30'	30'
-MIN. BOUNDARY SETBACK, NORTH:	35'	35'
-MIN. BOUNDARY SB, SOUTH & EAST:	50'	50'
-MIN. OPEN SPACE:	35% (5.67 AC)	39.3% (6.37 AC)
-MAX. DENSITY:	5.31 D.U./AC(86)	5.31 D.U./AC (86)
-MAX. UNITS PER BUILDING:	7	7
-MIN. GARAGE TO EDGE OF PVMNT:	20'	20'
-MIN. GARAGE TO BACK OF SDWLK:	20'	20'
-MIN. FRONT BLDG. SETBACK.:	15'	20'
-MIN. GARAGE SETBACK:	20'	20'
-MIN. BLDG. SEPARATION:	20' SIDE	20' SIDE
	30' REAR	N/A
-MIN. RECREATION SPACE:	2,500 SF	36,380 SF (0.83 AC)
-MIN. PRIVATE OPEN SPACE:	60 SF	78 SF
-MIN. OPEN SPACE TO BLDG.:	20'	20'
-MIN. PARKING, EACH UNIT:	2 (1 GAR.)	2 (1 OR 2 GAR.)
-MIN. VISITOR PARKING:	1 / 5 D.U.(18)	1 / 3.3 D.U. (26)
-MIN. PARKING SPACE:	9'x19'	9'x19'

DISCUSSION PLAN
 FOR
 THE VILLAS ON PEARL
 CITY OF BRUNSWICK, COUNTY OF MEDINA, STATE OF OHIO

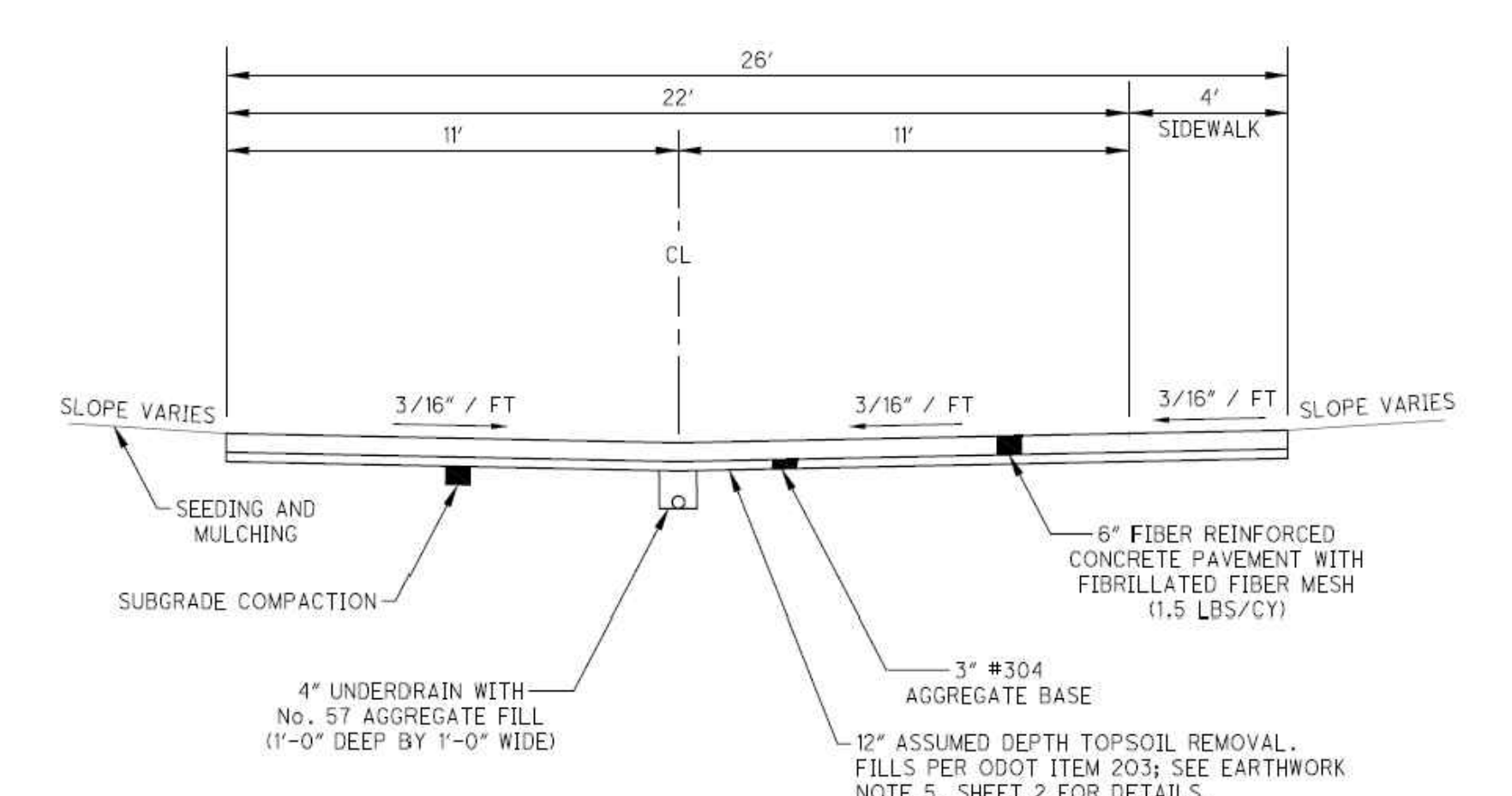


PATIO LEGEND:

- OPEN, UNCOVERED
- COVERED
- COVERED & SCREENED



LOCATION MAP
 NO SCALE



TYPICAL PAVEMENT SECTION-PRIVATE ACCESS AISLE
 NO SCALE

OWNER: PVP1 BRUNSWICK LLC, 9450 MANCHESTER ROAD, SAINT LOUIS, MO 63119, DAVE BAYLIS, 314-783-6532

DEVELOPER: BRIAR HILL DEVELOPMENT, 9450 MANCHESTER ROAD, SUITE 207, SAINT LOUIS, MO 63119, DAVE BAYLIS, 314-783-6532

ARCHITECT: MPC ARCHITECTS, 3660 EMBASSY PARKWAY, AKRON, OHIO 44333, BOBBY JOHNSTON, 330-666-5770

DESIGN ENGINEER: DAVEY RESOURCE GROUP, INC., 1310 SHARON COPLEY ROAD, P.O. BOX 37, SHARON CENTER, OHIO 44274, TRAVIS G. CRANE, P.E., 330-590-8004

SUBMITTAL INDEX

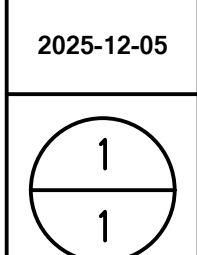
SUBMITTAL	DATE
1	02/13/2025
2	10/30/2025
3	12/5/2025



THE VILLAS ON PEARL
 DISCUSSION PLAN

PROJECT NUMBER
 3009

DATE
 2025-12-05



CITY OF BRUNSWICK

MAYOR
RON FALCONI

CITY MANAGER / SAFETY DIRECTOR
CARL S. DEFOREST

COUNCIL
MICHAEL J. ABELLA, JR
JOSEPH P. DELSANTER
NICHOLAS HANEK
KEITH A. KUCZMA
BRANDON LAMBERT
KRISTY PIPER
TIM SMITH

January 23, 2026

Dave Baylis
Briar Hill Development

RE: The Villas on Pearl SPD-5
953 Pearl Road, Brunswick

Dear Mr. Baylis:

The Brunswick City Planning Commission, at their meeting on January 22, 2026, voted to **recommend approval** to City Council to maintain the existing SPD-5 zoning and for the conceptual plan and development guidelines for The Villas on Pearl SPD No.5. The subject property consists of Permanent Parcel Nos. 003-18B-31-539 and 003-18B-31-540 for a total of 16.2 acres. The Planning Commission, at their meeting on November 20, 2025, determined the purposes of the Special Planning District have been met in accordance with Section 1268.01. Additionally, The Commission determined that the objectives of a Special Planning District have been met pursuant to Section 1268.05(c), subject to the following:

1. Pursuant to Section 1268.07(c) and (d), respectively, changes to the conceptual development plan of more than a cosmetic nature shall also be approved by City Council by ordinance. Additionally, once a Special Planning District is created, it may only be changed through the Charter provisions for zoning amendments.
2. The traffic study shall be updated.
3. A minimum 5' wide sidewalk shall be installed for pedestrian access.
4. Street curbs shall be rolled, instead of unrolled, per the City Engineer's recommendation. This shall be discussed during the City Engineer's review.
5. The pond will have aeration and lighting and will possibly be stocked with fish.



4095 CENTER ROAD - BRUNSWICK, OHIO 44212

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

6. The first reading on the existing SPD-5 zoning, conceptual plan and development guidelines is scheduled for City Council's meeting on Monday, February 9, 2026. Please contact Laura Timura, Clerk of Council, at (330) 558-6845 regarding the meeting time.
7. Detailed site plan approval is required following City Council approval.

If you have any questions, please contact me at (330) 558-6830.

Sincerely,



Jennie Lods,
Planning & Zoning Coordinator

- c: City Council
Carl S. DeForest, City Manager
Grant Aungst, Community & Economic Dev. Director
Dennis Nevar, Law Director
Drew Flood, Interim Chief Building Inspector

PROPOSED LEGISLATION



DATE: 3/9/2026

TO: Vice Mayor Nicholas Hanek and Members of City Council

FROM: Carl S. DeForest, City Manager
Robert Safran

COPY: Mayor Ron Falconi

LEGISLATION: **RES. NO. 15-2026** - An emergency resolution authorizing the City Manager to enter into an agreement with Vance's Law Enforcement for the purpose of new weapons for the Division of Police in an amount not to exceed \$53,450.00. - **1st Reading** (To be brought from Safety & Environment Committee, *Administration/Robert Safran*)

BACKGROUND: The Division of Police will be purchasing new firearms (pistols) in an amount not to exceed \$53,450, less the trade in of (54) fifty-four firearms totaling \$11,480 (see attached).

PURPOSE AND EXPLANATION: Request this as an emergency with suspension of the rules in consideration for the order and time needed to transition to the new weapons during spring range sessions.

IMPLEMENTATION SCHEDULE: Upon council approval- as soon as possible.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY: The purchase of replacement pistols is in the approved 2026 capital budget for the Division of Police.
Police Fund #114 (Capital sub-fund #961) 961-0520-56252.

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?
Request this as an emergency with suspension of the rules in consideration for the order

and time needed to transition to the new weapons during spring range sessions.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
RESOLUTION NO. 15-2026

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

AN EMERGENCY RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH VANCE'S LAW ENFORCEMENT FOR THE PURCHASE OF NEW WEAPONS FOR THE DIVISION OF POLICE IN AN AMOUNT NOT TO EXCEED \$53,450.00.

WHEREAS: Pursuant to Ohio Revised Code Section 721.15(B), it is hereby determined that the Division of Police has weapons that are obsolete, no longer needed and/or unfit for public purposes.

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

SECTION 1: That the City Manager is hereby authorized to enter into an Agreement with Vance's Law Enforcement for the purchase of new weapons for the Division of Police in an amount not to exceed \$53,450.00.

SECTION 2: That the City Manager is hereby authorized to sell weapons in the possession of the Division of Police that are obsolete, no longer needed and/or unfit for public purposes simultaneously with the purchase of the new weapons, in an amount not less than \$11,480.00, to be credited against the purchase price of the new weapons.

SECTION 3: 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 immediate passage is necessary to obtain replacement weapons in time for the regularly scheduled spring range training sessions. 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, MMC



Send PO's To:
 3723 Cleveland Ave
 Columbus, OH 43224
 Ph (614)471-0712

Remit Pymt To:
 4250 Alum Creek Dr
 Obetz, OH 43207
 Ph (614)489-5025

Account Name BRUNSWICK DIVISION OF POLICE
 Contact Name Joe Ceccacci
 Bill To 4095 CENTER RD
 BRUNSWICK, Ohio 44212
 United States
 Phone 330-225-9144
 Email jceccacci@brunswick.oh.us

Date 2/10/2026
 Quote Number 00067054
 Prepared By Mike Wilkinson

Quantity	Product Family	Style Number	Description	Unit of Measure	Sales Price	Total Price
12.00	Holosun	HE509T-GR X2 LEM	Holosun HE509T-GR X2 Optics	Each	\$385.00	\$4,620.00
7.00	Holosun	EPS-CARRY-RD-MRS LEM	Holosun EPS Carry Red MRS optics	Each	\$372.00	\$2,604.00
7.00	Smith & Wesson	13571	M&P 2.0 compact series 3.6 Inch, optics ready, no thumb safety, no magazine disconnect	Each	\$503.00	\$3,521.00
45.00	Smith & Wesson	14427	Performance Center M&P 9 M2.0 Metal Carry Comp. 4.25" Barrel, Optic Ready with Optic Height Night Sights	Each	\$741.00	\$33,345.00
26.00	Holosun	HE509T-RD X2 LEM	Holosun HE509T-Red X2 Optics		\$360.00	\$9,360.00

Subtotal \$53,450.00
 Trade In Value \$11,480.00
 Shipping and Handling \$0.00
 Tax \$0.00
 Quote Grand Total \$41,970.00

Trade In Notes

Trade Only no cash value

QTY: 2 Smith & Wesson M&P 2.0 Compct 9MM 3 Y.O. G @ \$210.00 Each - Total: \$420.00
 QTY: 28 Smith & Wesson M&P 2.0 9mm 3 Y.O. good condition @ \$215.00 Each - Total: \$6,020.00
 QTY: 12 Smith & Wesson M&P 2.0 9mm 3 Y.O. good condition @ \$240.00 Each - Total: \$2,880.00
 QTY: 5 Remington 870 12 ga 10 Y.O W/ Light good condition @ \$190.00 Each - Total: \$950.00
 QTY: 5 Remington 870 12 ga 10 Y.O. good condition @ \$175.00 Each - Total: \$875.00

RETURNED GOODS POLICY

Please note that returned goods must have prior authorization.

DEFECTIVE MERCHANDISE POLICY

Returns of defective merchandise must be made directly to the manufacturer for repair or replacement.

DAMAGED GOODS POLICY

For Prompt resolution, please notify us immediately upon receiving your shipment if you encounter any shortages or damages.



Send PO's To:
3723 Cleveland Ave
Columbus, OH 43224
Ph (614)471-0712

Remit Pymt To:
4250 Alum Creek Dr
Obetz, OH 43207
Ph (614)489-5025

QTY:1 High Standard k-120 12 GA 10 Y.O. good condition @ \$175.00 Each - Total: \$175.00
QTY:1 Mossberg 500 12 GA 10 Y.O. good condition @ \$160.00 Each - Total: \$160.00

Payment Details

Net 30



Credit Card

Number of Days

Quote Valid

Quote Valid 30 Days

If Making Payment Via Credit Card. Please Call
614-471-0712

NOTE: CREDIT CARDS OVER \$1,000 INCUR A 3% SURCHARGE

RETURNED GOODS POLICY

Please note that returned goods must have prior authorization.

DEFECTIVE MERCHANDISE POLICY

Returns of defective merchandise must be made directly to the manufacturer for repair or replacement.

DAMAGED GOODS POLICY

For Prompt resolution, please notify us immediately upon receiving your shipment if you encounter any shortages or damages.

THE CITY OF BRUNSWICK
PROPOSED LEGISLATION



DATE: 3/9/2026

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. 16-2026** - An emergency ordinance amending Section 866.02(c) of the City of Brunswick Codified Ordinances to provide that the results of the required BCI/FBI Webchecks for applicants for mobile food service operation permits shall be valid for a period of one (1) year from the date of issuance. - **1st Reading** (To be brought from Planning & Zoning Committee, *Administration/Grant Aungst*)

BACKGROUND: Section 866.02(c) of the Codified Ordinances of the City of Brunswick requires that a B.C.I. and F.B.I. Webcheck must be completed through the Medina County Sheriff's Office and provided with the original application for the owner/operator, the results of which shall be valid for a period of one (1) year from the date of issuance.

PURPOSE AND EXPLANATION: The proposed legislation will allow the Mobile Food Service Operator's required BCI/FBI webcheck to be valid for one year from the date of issuance, instead of one calendar year (January 1 through December 31).

IMPLEMENTATION SCHEDULE: March 9, 2026.

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 Ordinance 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 immediate passage is necessary to provide for such updates to the license requirements for mobile food service operators ahead of the 2026 season.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
ORDINANCE NO. 16-2026

BY: Mr. Delsanter, Mr. Kuczma, and Mr. Lambert

AN EMERGENCY ORDINANCE AMENDING SECTION 866.02(c) OF THE CITY OF BRUNSWICK CODIFIED ORDINANCES TO PROVIDE THAT THE RESULTS OF THE REQUIRED BCI/FBI WEBCHECKS FOR APPLICANTS FOR MOBILE FOOD SERVICE OPERATION PERMITS SHALL BE VALID FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ISSUANCE.

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

SECTION 1: That Section 866.02(c) of the Codified Ordinances is hereby amended to read as follows:

“(c) A B.C.I. and F.B.I. Webcheck must be completed through the Medina County Sheriff’s Office and provided with the original application for the owner/operator, the results of which shall be valid for a period of one (1) year from the date of issuance.”

SECTION 2: That this Ordinance 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 immediate passage is necessary to provide for such updates to the license requirements for mobile food service operators ahead of the 2026 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, MMC

PROPOSED LEGISLATION



DATE: 3/9/2026

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. 17-2026** - An emergency resolution authorizing the City Manager to enter into an agreement with Set in Stone Contracting, LLC for the 2026 Asphalt Road Program in an amount not to exceed \$1,296,798.25. - **1st Reading** (To be brought from Services, Utilities, Technology & Cable Committee, *Administration/Jenny Zoldak*)

BACKGROUND: Authorization for public bid was granted by City Council motion on February 9, 2026. Bids were opened March 4, 2026. Five bids were received. Set in Stone Contracting, LLC was the lowest and best bid, with a bid of \$1,118,184.25. An alternate bid was placed in the bid package. That amount from Set in Stone Contracting, LLC was \$178,614.00. With the Engineer's estimate of \$1,350,000.00 we are asking to include the alternate bid for a total of \$1,296,798.25. After reviewing all the alternate bids, Set in Stone Contracting, LLC was the lowest and best combined bid. Final project amount not to exceed \$1,296,798.25.

PURPOSE AND EXPLANATION: The Asphalt Program will be performed on streets in Wards 3 and 4. The proposed project will remove and replace deteriorated concrete pavement joints/slabs/curbs and install a chip seal interlayer and asphalt overlay on portions of Cherry Lane, Westchester Drive, Landon Lane, Claridge Oval and Crestway Oval. Asphalt pavement repairs will be performed on the entirety of Gary Boulevard. A double-chip seal with fog seal will be performed on Venus Drive and a portion of Starview Drive. An asphalt surface treatment will be placed on portions of Randall Drive, Rose Drive and Sheri Drive.

IMPLEMENTATION SCHEDULE: The project is anticipated to commence in April (pending weather) and is scheduled for completion in approximately 90 days from the start of construction.

FINANCIAL INFORMATION:

FINANCIAL SUMMARY: An amount not to exceed \$1,296,798.25.
Account:
332-0473-56881 Road Levy Improvement Fund (35%) \$453,879.39
117-0420-56881 Street Repair & Maintenance Fund (20%) \$259,359.65
333-0474-56870 Road Capital Projects Fund (45%) \$583,559.21

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 providing for the usual daily operation of a municipality.

**ADDITIONAL
INFORMATION:**

CITY OF BRUNSWICK, OHIO
RESOLUTION NO. 17-2026

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

AN EMERGENCY RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH SET IN STONE CONTRACTING, LLC FOR THE 2026 ASPHALT ROAD PROGRAM IN AN AMOUNT NOT TO EXCEED \$1,296,798.25.

WHEREAS: The City of Brunswick received five (5) bids for the 2026 Asphalt Road Program (the "Program"), in accordance with public bidding requirements; and

WHEREAS: The five (5) received public bids were opened on March 4, 2026 with set in Stone Contracting, LLC determined to be the lowest and best bidder.

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

SECTION 1: That the City Manager, with the approval of the Law Director, is hereby authorized and directed to enter into an Agreement with Set in Stone Contracting, LLC, the lowest and best bidder, for the 2026 Asphalt Road Program in an amount not to exceed \$1,296,798.25.

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 immediate passage is necessary for completion of the Program during the 2026 construction 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, MMC

BID TABULATION
NAME OF PROGRAM: 2026 Asphalt Road Program
City of Brunswick
DATE: March 4, 2026
CVE JOB NO. 26098 Engineer's Estimate \$1,350,000.00

ITEM	DESCRIPTION	UNIT	QTY.	Set in Stone Contracting, LLC		Konstruction King, Inc.	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	ODOT 254 PAVEMENT PLANING, PORTLAND CEMENT CONCRETE	SY	4,160	\$11.50	\$47,840.00	\$11.00	\$45,760.00
2	PAVEMENT PLANING, ASPHALT CONCRETE	SY	6,890	\$3.00	\$20,670.00	\$3.50	\$24,115.00
3	ODOT 255 FULL DEPTH PAVEMENT REMOVAL AND RIGID REPLACEMENT, CLASS QC MS	SY	3,385	\$124.30	\$420,755.50	\$120.00	\$406,200.00
4	ODOT 251 PARTIAL DEPTH PAVEMENT REPAIR	SY	2,345	\$19.00	\$44,555.00	\$20.00	\$46,900.00
5	SUBBASE REMOVAL AND REPLACEMENT	CY	550	\$15.00	\$8,250.00	\$4.00	\$2,200.00
6	ODOT 422 SINGLE CHIP SEAL	SY	19,260	\$2.50	\$48,150.00	\$3.00	\$57,780.00
7	ODOT 422 DOUBLE CHIP SEAL	SY	3,780	\$6.50	\$24,570.00	\$6.50	\$24,570.00
8	ODOT 448 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22	CY	670	\$232.00	\$155,440.00	\$270.00	\$180,900.00
9	ODOT 448 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, PG64-22	CY	735	\$220.00	\$161,700.00	\$243.00	\$178,605.00
10	RECYCLED ASPHALT SHOULDER	CY	160	\$110.00	\$17,600.00	\$135.00	\$21,600.00
11	DRIVEWAY APRON BUTT JOINT	LF	4,000	\$1.00	\$4,000.00	\$1.50	\$6,000.00
12	ASPHALT PAVEMENT SURFACE TREATMENT	SY	27,535	\$1.25	\$34,418.75	\$1.30	\$35,795.50
13	FOG SEAL	SY	3,780	\$2.00	\$7,560.00	\$1.30	\$4,914.00
14	CONCRETE WALK	SF	1,500	\$10.00	\$15,000.00	\$8.00	\$12,000.00
15	CURB RAMP	SF	1,500	\$15.00	\$22,500.00	\$15.00	\$22,500.00
16	6" CONCRETE DRIVE APRON	SF	3,200	\$9.00	\$28,800.00	\$7.00	\$22,400.00
17	CATCH BASIN ADJUSTED TO GRADE	EACH	31	\$900.00	\$27,900.00	\$1,000.00	\$31,000.00
18	CATCH BASIN RECONSTRUCTED TO GRADE	EACH	11	\$1,000.00	\$11,000.00	\$1,000.00	\$11,000.00
19	MANHOLE CASTING ADJUST TO GRADE	EACH	13	\$700.00	\$9,100.00	\$1,000.00	\$13,000.00
20	WATER MAIN VALVE & VALVE BOX ADJUST TO GRADE	EACH	5	\$350.00	\$1,750.00	\$500.00	\$2,500.00
21	MISCELLANEOUS METAL	LBS	5,000	\$0.20	\$1,000.00*	\$0.25	\$1,250.00
22	MONUMENT BOX ASSEMBLY ADJUST TO GRADE	EACH	15	\$375.00	\$5,625.00	\$525.00	\$7,875.00
TOTAL PROJECT COST				TOTAL	\$1,118,184.25*	TOTAL	\$1,158,864.50
* Calculation error				NUMBER OF DAYS TO COMPLETE: 90		NUMBER OF DAYS TO COMPLETE: 100	
				EARLIEST STARTING DATE: 4/6/2026		EARLIEST STARTING DATE: 4/20/26	

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
ALT 1	ODOT 254 PAVEMENT PLANING, PORTLAND CEMENT CONCRETE - CRESTWAY OVAL	SY	855	\$12.50	\$10,687.50	\$11.00	\$9,405.00
ALT 2	ODOT 255 FULL DEPTH PAVEMENT REMOVAL AND RIGID REPLACEMENT, CLASS QC MS - CRESTWAY OVAL	SY	660	\$126.00	\$83,160.00	\$120.00	\$79,200.00
ALT 3	ODOT 251 PARTIAL DEPTH PAVEMENT REPAIR - CRESTWAY OVAL	SY	135	\$30.00	\$4,050.00	\$20.00	\$2,700.00
ALT 4	SUBBASE REMOVAL AND REPLACEMENT - CRESTWAY OVAL	CY	25	\$30.00	\$750.00	\$4.00	\$100.00
ALT 5	ODOT 422 SINGLE CHIP SEAL - CRESTWAY OVAL	SY	2630	\$4.00	\$10,520.00	\$3.00	\$7,890.00
ALT 6	ODOT 441 ASPHALT CONCRETE SURFACE COURSE TYPE 1, PG 64-22 (1-1/4" DEPTH) - CRESTWAY OVAL	CY	95	\$280.00	\$26,600.00	\$270.00	\$25,650.00
ALT 7	ODOT 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, PG 64-22 (1-3/4" DEPTH) - CRESTWAY OVAL	LF	90	\$265.00	\$23,850.00	\$243.00	\$21,870.00
ALT 8	DRIVEWAY APRON BUTT JOINT - CRESTWAY OVAL	LF	475	\$0.50	\$237.50	\$1.50	\$712.50
ALT 9	ASPHALT PAVEMENT SURFACE TREATMENT - CRESTWAY OVAL	SY	2630	\$1.80	\$4,734.00	\$1.30	\$3,419.00
ALT 10	6" CONCRETE DRIVE APRON - CRESTWAY OVAL	SF	300	\$11.00	\$3,300.00	\$7.00	\$2,100.00
ALT 11	CATCH BASIN ADJUSTED TO GRADE - CRESTWAY OVAL	EACH	7	\$900.00	\$6,300.00	\$1,000.00	\$7,000.00
ALT 12	CATCH BASIN RECONSTRUCTED TO GRADE - CRESTWAY OVAL	EACH	1	\$1,250.00	\$1,250.00	\$1,000.00	\$1,000.00
ALT 13	MANHOLE CASTING ADJUST TO GRADE - CRESTWAY OVAL	EACH	2	\$800.00	\$1,600.00	\$1,000.00	\$2,000.00
ALT 14	WATER MAIN VALVE & VALVE BOX ADJUST TO GRADE - CRESTWAY OVAL	EACH	1	\$350.00	\$350.00	\$500.00	\$500.00
ALT 15	MISCELLANEOUS METAL - CRESTWAY OVAL	LBS	1250	\$0.30	\$375.00	\$0.25	\$312.50
ALT 16	MONUMENT BOX ASSEMBLY ADJUSTED TO GRADE - CRESTWAY OVAL	EACH	2	\$425.00	\$850.00	\$525.00	\$1,050.00
TOTAL ALTERNATE COST				TOTAL ALT 1- ALT 16	\$178,614.00	TOTAL ALT 1- ALT 16	\$164,909.00
TOTAL PROJECT COST (BASE + ALTERNATE)				TOTAL BASE + ALT	\$1,296,798.25	TOTAL BASE + ALT	\$1,323,773.50

ITEM	DESCRIPTION	UNIT	QTY.	Specialized Construction Incorporated		Crossroads Asphalt Recycling, Inc.	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	ODOT 254 PAVEMENT PLANING, PORTLAND CEMENT CONCRETE	SY	4,160	\$12.00	\$49,920.00	\$9.50	\$39,520.00
2	PAVEMENT PLANING, ASPHALT CONCRETE	SY	6,890	\$4.00	\$27,560.00	\$5.00	\$34,450.00
3	ODOT 255 FULL DEPTH PAVEMENT REMOVAL AND RIGID REPLACEMENT, CLASS QC MS	SY	3,385	\$126.00	\$426,510.00	\$119.00	\$402,815.00
4	ODOT 251 PARTIAL DEPTH PAVEMENT REPAIR	SY	2,345	\$32.00	\$75,040.00	\$42.00	\$98,490.00
5	SUBBASE REMOVAL AND REPLACEMENT	CY	550	\$25.00	\$13,750.00	\$4.25	\$2,337.50
6	ODOT 422 SINGLE CHIP SEAL	SY	19,260	\$2.40	\$46,224.00	\$3.45	\$66,447.00
7	ODOT 422 DOUBLE CHIP SEAL	SY	3,780	\$6.50	\$24,570.00	\$6.75	\$25,515.00
8	ODOT 448 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22	CY	670	\$240.00	\$160,800.00	\$270.00	\$180,900.00
9	ODOT 448 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, PG64-22	CY	735	\$220.00	\$161,700.00	\$204.00	\$149,940.00
10	RECYCLED ASPHALT SHOULDER	CY	160	\$130.00	\$20,800.00	\$90.00	\$14,400.00
11	DRIVEWAY APRON BUTT JOINT	LF	4,000	\$1.50	\$6,000.00	\$4.00	\$16,000.00
12	ASPHALT PAVEMENT SURFACE TREATMENT	SY	27,535	\$1.25	\$34,418.75	\$1.40	\$38,549.00
13	FOG SEAL	SY	3,780	\$2.00	\$7,560.00	\$2.10	\$7,938.00
14	CONCRETE WALK	SF	1,500	\$10.00	\$15,000.00	\$8.50	\$12,750.00
15	CURB RAMP	SF	1,500	\$15.50	\$23,250.00	\$15.00	\$22,500.00
16	6" CONCRETE DRIVE APRON	SF	3,200	\$10.00	\$32,000.00	\$9.00	\$28,800.00
17	CATCH BASIN ADJUSTED TO GRADE	EACH	31	\$825.00	\$25,575.00	\$725.00	\$22,475.00
18	CATCH BASIN RECONSTRUCTED TO GRADE	EACH	11	\$1,100.00	\$12,100.00	\$750.00	\$8,250.00
19	MANHOLE CASTING ADJUST TO GRADE	EACH	13	\$700.00	\$9,100.00	\$525.00	\$6,825.00
20	WATER MAIN VALVE & VALVE BOX ADJUST TO GRADE	EACH	5	\$350.00	\$1,750.00	\$125.00	\$625.00
21	MISCELLANEOUS METAL	LBS	5,000	\$0.25	\$1,250.00	\$0.30	\$1,500.00
22	MONUMENT BOX ASSEMBLY ADJUST TO GRADE	EACH	15	\$350.00	\$5,250.00	\$235.00	\$3,525.00
TOTAL PROJECT COST				TOTAL	\$1,180,127.75	TOTAL	\$1,184,551.50
				NUMBER OF DAYS TO COMPLETE: 90		NUMBER OF DAYS TO COMPLETE: 110 DAYS	
				EARLIEST STARTING DATE: May 1, 2026		EARLIEST STARTING DATE: 5-18-2026	

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
ALT 1	ODOT 254 PAVEMENT PLANING, PORTLAND CEMENT CONCRETE - CRESTWAY OVAL	SY	855	\$14.00	\$11,970.00	\$11.25	\$9,618.75
ALT 2	ODOT 255 FULL DEPTH PAVEMENT REMOVAL AND RIGID REPLACEMENT, CLASS QC MS - CRESTWAY OVAL	SY	660	\$130.00	\$85,800.00	\$118.00	\$77,880.00
ALT 3	ODOT 251 PARTIAL DEPTH PAVEMENT REPAIR - CRESTWAY OVAL	SY	135	\$40.00	\$5,400.00	\$70.00	\$9,450.00
ALT 4	SUBBASE REMOVAL AND REPLACEMENT - CRESTWAY OVAL	CY	25	\$25.00	\$625.00	\$4.25	\$106.25
ALT 5	ODOT 422 SINGLE CHIP SEAL - CRESTWAY OVAL	SY	2630	\$3.00	\$7,890.00	\$4.15	\$10,914.50
ALT 6	ODOT 441 ASPHALT CONCRETE SURFACE COURSE TYPE 1, PG 64-22 (1-1/4" DEPTH) - CRESTWAY OVAL	CY	95	\$270.00	\$25,650.00	\$290.00	\$27,550.00
ALT 7	ODOT 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, PG 64-22 (1-3/4" DEPTH) - CRESTWAY OVAL	LF	90	\$265.00	\$23,850.00	\$215.00	\$19,350.00
ALT 8	DRIVEWAY APRON BUTT JOINT - CRESTWAY OVAL	LF	475	\$2.00	\$950.00	\$6.00	\$2,850.00
ALT 9	ASPHALT PAVEMENT SURFACE TREATMENT - CRESTWAY OVAL	SY	2630	\$1.25	\$3,287.50	\$1.40	\$3,682.00
ALT 10	6" CONCRETE DRIVE APRON - CRESTWAY OVAL	SF	300	\$9.00	\$2,700.00	\$9.50	\$2,850.00
ALT 11	CATCH BASIN ADJUSTED TO GRADE - CRESTWAY OVAL	EACH	7	\$850.00	\$5,950.00	\$725.00	\$5,075.00
ALT 12	CATCH BASIN RECONSTRUCTED TO GRADE - CRESTWAY OVAL	EACH	1	\$1,100.00	\$1,100.00	\$750.00	\$750.00
ALT 13	MANHOLE CASTING ADJUST TO GRADE - CRESTWAY OVAL	EACH	2	\$700.00	\$1,400.00	\$550.00	\$1,100.00
ALT 14	WATER MAIN VALVE & VALVE BOX ADJUST TO GRADE - CRESTWAY OVAL	EACH	1	\$400.00	\$400.00	\$125.00	\$125.00
ALT 15	MISCELLANEOUS METAL - CRESTWAY OVAL	LBS	1250	\$0.20	\$250.00	\$0.30	\$375.00
ALT 16	MONUMENT BOX ASSEMBLY ADJUSTED TO GRADE - CRESTWAY OVAL	EACH	2	\$450.00	\$900.00	\$250.00	\$500.00
TOTAL ALTERNATE COST				TOTAL ALT 1- ALT 16	\$178,122.50	TOTAL ALT 1- ALT 16	\$172,176.50
TOTAL PROJECT COST (BASE + ALTERNATE)				TOTAL BASE + ALT	\$1,358,250.25	TOTAL BASE + ALT	\$1,356,728.00

					Geauga Highway Co.	
ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	
1	ODOT 254 PAVEMENT PLANING, PORTLAND CEMENT CONCRETE	SY	4,160	\$12.50	\$52,000.00	
2	PAVEMENT PLANING, ASPHALT CONCRETE	SY	6,890	\$8.25	\$56,842.50	
3	ODOT 255 FULL DEPTH PAVEMENT REMOVAL AND RIGID REPLACEMENT, CLASS QC MS	SY	3,385	\$115.00	\$389,275.00	
4	ODOT 251 PARTIAL DEPTH PAVEMENT REPAIR	SY	2,345	\$35.00	\$82,075.00	
5	SUBBASE REMOVAL AND REPLACEMENT	CY	550	\$4.00	\$2,200.00	
6	ODOT 422 SINGLE CHIP SEAL	SY	19,260	\$5.00	\$96,300.00	
7	ODOT 422 DOUBLE CHIP SEAL	SY	3,780	\$8.00	\$30,240.00	
8	ODOT 448 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22	CY	670	\$266.00	\$178,220.00	
9	ODOT 448 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, PG64-22	CY	735	\$237.00	\$174,195.00	
10	RECYCLED ASPHALT SHOULDER	CY	160	\$135.00	\$21,600.00	
11	DRIVEWAY APRON BUTT JOINT	LF	4,000	\$1.50	\$6,000.00	
12	ASPHALT PAVEMENT SURFACE TREATMENT	SY	27,535	\$1.25	\$34,418.75	
13	FOG SEAL	SY	3,780	\$1.25	\$4,725.00	
14	CONCRETE WALK	SF	1,500	\$8.00	\$12,000.00	
15	CURB RAMP	SF	1,500	\$14.00	\$21,000.00	
16	6" CONCRETE DRIVE APRON	SF	3,200	\$8.50	\$27,200.00	
17	CATCH BASIN ADJUSTED TO GRADE	EACH	31	\$700.00	\$21,700.00	
18	CATCH BASIN RECONSTRUCTED TO GRADE	EACH	11	\$700.00	\$7,700.00	
19	MANHOLE CASTING ADJUST TO GRADE	EACH	13	\$500.00	\$6,500.00	
20	WATER MAIN VALVE & VALVE BOX ADJUST TO GRADE	EACH	5	\$100.00	\$500.00	
21	MISCELLANEOUS METAL	LBS	5,000	\$0.25	\$1,250.00	
22	MONUMENT BOX ASSEMBLY ADJUST TO GRADE	EACH	15	\$220.00	\$3,300.00	
TOTAL PROJECT COST				TOTAL	\$1,229,241.25	
				NUMBER OF DAYS TO COMPLETE: 120		
				EARLIEST STARTING DATE: April 15, 2026		

ITEM	DESCRIPTION	UNIT	QTY.	UNIT PRICE	TOTAL PRICE	
ALT 1	ODOT 254 PAVEMENT PLANING, PORTLAND CEMENT CONCRETE - CRESTWAY OVAL	SY	855	\$14.00	\$11,970.00	
ALT 2	ODOT 255 FULL DEPTH PAVEMENT REMOVAL AND RIGID REPLACEMENT, CLASS QC MS - CRESTWAY OVAL	SY	660	\$115,000.00	\$75,900,000.00*	
ALT 3	ODOT 251 PARTIAL DEPTH PAVEMENT REPAIR - CRESTWAY OVAL	SY	135	\$60.00	\$8,100.00	
ALT 4	SUBBASE REMOVAL AND REPLACEMENT - CRESTWAY OVAL	CY	25	\$4.00	\$100.00	
ALT 5	ODOT 422 SINGLE CHIP SEAL - CRESTWAY OVAL	SY	2630	\$7.00	\$18,410.00	
ALT 6	ODOT 441 ASPHALT CONCRETE SURFACE COURSE TYPE 1, PG 64-22 (1-1/4" DEPTH) - CRESTWAY OVAL	CY	95	\$290.00	\$27,550.00	
ALT 7	ODOT 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, PG 64-22 (1-3/4" DEPTH) - CRESTWAY OVAL	LF	90	\$270.00	\$24,300.00	
ALT 8	DRIVEWAY APRON BUTT JOINT - CRESTWAY OVAL	LF	475	\$1.50	\$712.50	
ALT 9	ASPHALT PAVEMENT SURFACE TREATMENT - CRESTWAY OVAL	SY	2630	\$1.25	\$3,287.50	
ALT 10	6" CONCRETE DRIVE APRON - CRESTWAY OVAL	SF	300	\$8.50	\$2,550.00	
ALT 11	CATCH BASIN ADJUSTED TO GRADE - CRESTWAY OVAL	EACH	7	\$700.00	\$4,900.00	
ALT 12	CATCH BASIN RECONSTRUCTED TO GRADE - CRESTWAY OVAL	EACH	1	\$700.00	\$700.00	
ALT 13	MANHOLE CASTING ADJUST TO GRADE - CRESTWAY OVAL	EACH	2	\$500.00	\$1,000.00	
ALT 14	WATER MAIN VALVE & VALVE BOX ADJUST TO GRADE - CRESTWAY OVAL	EACH	1	\$100.00	\$100.00	
ALT 15	MISCELLANEOUS METAL - CRESTWAY OVAL	LBS	1250	\$0.25	\$312.50	
ALT 16	MONUMENT BOX ASSEMBLY ADJUSTED TO GRADE - CRESTWAY OVAL	EACH	2	\$220.00	\$440.00	
TOTAL ALTERNATE COST				TOTAL ALT 1- ALT 16	\$76,004,432.50	

* Contractor made error with Total Unit Price in Words

TOTAL PROJECT COST (BASE + ALTERNATE)				TOTAL BASE + ALT	\$77,233,673.75	
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