

THE CITY OF STREETSBORO, OHIO
REGULAR COUNCIL MEETING AGENDA

Monday, September 8, 2025

TIME: Immediately following the Service Committee Meeting
PLACE: Streetsboro City Council Chambers
PRESIDENT: Justin Ring 216-410-5287
VICE PRESIDENT: Anthony Lombardo 440-669-6922

1. **Call to Order** President of Council
2. **Roll Call** Clerk of Council
3. **Disposition of Minutes**
Public Hearing of August 25, 2025 Small Solar Facilities
Regular Council Meeting of August 25, 2025
4. **Citizens' Comments**
5. **Reports/Communications from Depts/Boards/Commissions**
6. **Introduction of Legislation Containing Statement of Emergency**
T-7818 Grass Cutting Violations Liens [amend exhibit]
T-7822 Amend 2025 Annual Appropriations [#8] [amend exhibit to add "B"]
T-7823 Accept Norfolk Southern Fire Prevention Grant
T-7824 Purchase a New Extinguisher Training Unit
T-7825 Purchase 6 Sets of Turn Out Gear
T-7826 Repair and Paint Engine 2614
T-7827 Amend Ord. No. 2025-62 Purchase and Upfit Ford-250 for Parks
T-7828 Annual Renewal of Citizenserve Software Subscription
T-7829 Amend Ord. No. 2025-14 Contract w/Quality IP for Backup IT Support
T-7830 Ratify MOU w/AFSCME
T-7831 Purchase Diesel Exhaust System for Fire Station
T-7832 Adopt Portage County Solid Waste Management Plan
T-7833 Decommission/Remove Donated Playground at City Park
T-7834 Contract for Natural Gas for City Buildings
T-7835 Contract for Fueling Station Construction
T-7836 Contract for Concrete for Flag Plaza and Sidewalks at City Hall
7. **First Reading**
T-7837 Amend Chapter 161 Board of Control Membership
8. **Second Reading**
None.

9. **Third Reading**
T-7808 Zoning Text Amendments to Various Sections of the Code regarding Detached Accessory Buildings, Small Solar Facilities, and Accessory Use Lists
10. **Mayor's Report**
Appointment to the Records Commission
11. **President of Council's Comments**
12. **Council Members' Comments**
13. **Announcements**
There will be a Memorial Ceremony at the Fire Station on Thursday, September 11, 2025 starting at 9:55 a.m.
Brush Pick up starts September 22, 2025.
There will be Finance Committee and a Regular Council Meeting on **Monday, September 29, 2025**, starting at 7:00 p.m. in Council Chambers.
14. **Adjournment**

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AUTHORIZING CLERK OF COUNCIL AND/OR FISCAL OFFICER TO CERTIFY UNPAID BILLS FOR THE COST OF GRASS CUTTING TO THE PORTAGE COUNTY AUDITOR FOR FILING AS A LIEN ON THE TAX DUPLICATE OF THE OWNERS OF SAID PARCELS AND TO BE COLLECTED AS OTHER TAXES, AND DECLARING AN EMERGENCY IN ORDER TO EXPEDITE THE PROCESS.

WHEREAS, the Council for the City of Streetsboro desires to collect unpaid accounts of certain real property owners, for the cost of grass cutting, by placing a lien on the property; and

WHEREAS, pursuant to the Ohio Revised Code, in order for the City of Streetsboro to collect payment of delinquent accounts by placing liens on the tax duplicate of the parcel of real property, Council must pass an ordinance authorizing unpaid accounts to be certified to the Portage County Auditor; and

WHEREAS, there are a number of delinquent grass cutting bills which have been deemed uncollectible after numerous attempts to collect.

NOW, THEREFORE, BE IT ORDAINED by the Council for the City of Streetsboro, Portage County, Ohio at least three-fourths of all members elected thereto concurring:

SECTION 1: Council authorizes the Clerk of Council and/or Fiscal Officer to certify unpaid bills for the cost of grass cutting to the Portage County Auditor to be placed as a lien on each property which shall be collected as to other taxes as set forth in Exhibit "A" attached hereto and made a part hereof as if fully rewritten.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance, were adopted in an open meeting or meetings of this Council that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in full compliance with all legal requirements, including without limitation, those set forth in Section 121.22 of the Ohio Revised Code.

SECTION 3: This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of this City. The reason for said emergency is the necessity to proceed forthwith.

PASSED: _____
Date Justin Ring, President of Council

ATTEST: _____
Caroline L. Kremer, Clerk of Council

APPROVED: _____
Date Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____
Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Service Director

T-7818

Updated Exhibit
to be provided
Monday night.

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AMENDING ORDINANCE NO. 2024-164, THE 2025 ANNUAL APPROPRIATION ORDINANCE. [#8]

WHEREAS, it is necessary to amend certain 2025 appropriations provided for in the 2025 Annual Appropriations Ordinance in order to adequately administer the City's resources in accordance with financial requirements now known; and

WHEREAS, the 2025 appropriations were previously amended by Ordinance No. 2025-89, passed July 28, 2025; Ordinance No. 2025-76, passed June 23, 2025; Ordinance No. 2025-60, passed May 19, 2025; Ordinance No. 2025-54, passed April 28, 2025; Ordinance No. 2025-35, passed March 24, 2025; Ordinance No. 2025-26, passed February 24, 2025; Ordinance No. 2025-15, passed January 27, 2025; and

WHEREAS, pursuant to Section 4.13 of the City Charter, this Ordinance will take effect immediately upon approval by the Mayor;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: The 2025 Annual Appropriations Ordinance is hereby amended as set forth in Exhibits "A" and "B" hereto, which are attached and incorporated as if fully rewritten herein.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 3: This Ordinance shall take effect immediately upon the signature of the Mayor pursuant to Section 4.13 of the City Charter.

PASSED:

Date _____

Justin Ring, President of Council

ATTEST:

Caroline L. Kremer, Clerk of Council

APPROVED:

Date _____

Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____

Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Finance Dept.

INCREASE IN ESTIMATED RESOURCES:		
Line Item	Description	Amount
215.81.4116	HOTEL/MOTEL TAX	\$ 70,000.00
	Total VCB Fund	\$ 70,000.00
401.81.4217	GRANT PROCEEDS	\$ 30,808.27
	Total Capital Projects Fund	\$ 30,808.27
	Total Increase in Estimated Resources	\$ 100,808.27
DECREASE IN ESTIMATED RESOURCES:		
	Total Decrease in Estimated Resources	\$ -
INCREASE APPROPRIATIONS:		
Line Item	Description	Amount
101.11.5346	CLEANING	\$ 755.00
101.12.5613	VEHICLE PARTS	\$ 2,000.00
101.32.5190	OVERTIME	\$ 4,000.00
101.51.5611	MATERIALS AND SUPPLIES	\$ 8,000.00
101.73.5148	INTERNSHIP	\$ 450.00
101.71.5222	MEDICARE	\$ 7.00
101.71.5231	PERS	\$ 63.00
101.80.5338	CONTRACTUAL SERVICES	\$ 2,306.00
101.81.5521	COMPREHENSIVE INSURANCE	\$ 553.00
101.81.5620	WATER USE	\$ 3,000.00

Line Item	Description	Amount	Comment(s):
101.81.5621	UTILITIES	\$ 52,000.00	Due to recent rate changes & usage - additional funding required for Electric (Aug-Dec) and Gas (July-Dec) accounts across the City
101.81.5199	COMPENSATED ABSENCES	\$ 41,000.00	Additional monies needed for 2025 for retirements and terminations
	Total General Fund	\$ 114,134.00	
201.61.5704	BUILDING IMPROVEMENT	\$ 50,000.00	Additional funding for planned fuel pump project. Road Dept additional share of project. Brings estimated total to \$74,580 for their portion
201.61.5717	IOB PAVING PROGRAM	\$ 100,000.00	Additional budget for upcoming ODOT project for St Rt 43/14/Intersection (PID 105213)
	Total Road Fund	\$ 150,000.00	
202.61.5717	IOB PAVING PROGRAM	\$ 200,000.00	Additional budget for upcoming ODOT project for St Rt 43/14/Intersection (PID 105213)
	Total State Highway Fund	\$ 200,000.00	
203.61.5717	IOB PAVING PROGRAM	\$ 160,000.00	Additional budget for upcoming ODOT project for St Rt 43/14/Intersection (PID 105213)
	Total Permissive Fund	\$ 160,000.00	
205.32.5668	COMMUNITY PICNIC	\$ 2,400.00	Request from Parks for additional funds to cover BBQ bash.
	Total Rec Levy Fund	\$ 2,400.00	
211.81.5325	CHIP PRIVATE REHAB	\$ 53,050.00	Request from NDS to allocated funds through CDBG/CHIP funds
211.81.5371	CDBG HOUSING	\$ 32,380.00	Request from NDS to allocated funds through CDBG/CHIP funds
	Total HUD-CHIP PROGRAM Fund	\$ 85,430.00	
401.32.5745	EQUIPMENT	\$ 3,430.00	Request for additional bedliner for F-250 Truck via Ord 2025-62. Would bring new total to roughly \$51,055. Netting against 5773 Account to zero below
401.61.5717	IOB PAVING PROGRAM	\$ 3,000.00	Request from Engineering for additional design funds needed for bid books for Miracle Lane repaving

Line Item	Description	Amount	Comment(s):
401.61.5717	IOB PAVING PROGRAM	\$ 4,311.00	Request from Engineering for additional design funds needed for design for Miracle Lane repaving
401.61.5717	IOB PAVING PROGRAM	\$ 5,343.00	Request from Engineering for additional design funds needed for design for 303/Diagonal (PID 116254)
401.61.5717	IOB PAVING PROGRAM	\$ 1,055,000.00	Additional budget for upcoming ODOT project for St Rt 43/14/Intersection (PID 105213). Latest estimate for project is \$2,130,000 w/ funding estimate divided as follows: 401 Fund - \$1,270,000 201 Fund - \$250,000 202 Fund - \$300,000 203 Fund - \$310,000
401.81.5701	LAND PURCHASE	\$ 30,000.00	Request from Economic Development to purchase land. Ord to follow
401.81.5701	LAND PURCHASE	\$ 16,700.00	Two parcel easements for PED crossing: 35-045-00-00-028-000 (Ord 2025-88). Was under 401.81.5751 GL under Budj #7. Reversing below
401.81.5701	LAND PURCHASE	\$ 11,650.00	One parcel easement for PED crossing: 35-045-00-00-044-004 (Ord 2025-91)
	Total Capital Projects Fund	\$ 1,129,434.00	
402.12.5745	EQUIPMENT	\$ 5,000.00	Additional funding for planned fuel pump project. Fire Dept additional share of project. Brings estimated total to \$110k for their portion
	Total Fire Capital Improvement Fund	\$ 5,000.00	
503.52.5704	BUILDING IMPROVEMENT	\$ 150,000.00	Additional funding for planned fuel pump project. Water share of project
	Total Water Improvement Fund	\$ 150,000.00	
702.81.5319	RITA JEDD ADMINISTRATIVE FEES	\$ 1,000.00	Additional funds needed for 2nd half JEDD remittance
	Total Deposit Escrow Fund	\$ 1,000.00	
	Total Increase to Appropriations	\$ 1,997,398.00	

Line Item	Description	Amount	Comment(s):
DECREASE APPROPRIATIONS:			
Line Item	Description	Amount	Comment(s):
101.12.5192	ADMIN/CLERK OT	\$ 2,000.00	Request from Fire Dept to move funds between Admin OT and Vehicle Parts. Nets to zero
101.32.5170	CLERK/SECRETARY	\$ 4,000.00	Request from Parks Dept to move money between OT for additional programming needs in 2025 and Clerk GL. Nets to zero
101.51.5733	SOFTWARE	\$ 8,000.00	Request from Service Dept to move \$8000 from 101-51- 5733 to 101-51-5611. Nets to zero
	Total General Fund	\$ 14,000.00	
401.11.5704	BUILDING IMPROVEMENT	\$ 100,000.00	Lowering of budget for Police Building roof for budget to be allocated toward ODOT project for St Rt 43/14/Intersection (PID 105213). Will budget for Police Roof in 2026
401.32.5773	PARKS/REC IMPROVEMENTS	\$ 3,430.00	Request for additional bedliner for F-250 Truck via Ord 2025-62. Would bring new total to roughly \$51,055. Netting against 5773 Account to zero below
401.81.5751	CITY CENTER IMPROVEMENT	\$ 500,000.00	Lowering of budget for playground at City Center for budget to be allocated toward ODOT project for St Rt 43/14/Intersection (PID 105213)
401.81.5751	CITY CENTER IMPROVEMENT	\$ 16,700.00	Two parcel easements for PED crossing: 35-045-00-00-044-004 (Ord 2025-91) and 35-045-00-00-028-000 (Ord 2025-88). Needed budgeted out of Land account to match ordinance. Reversing Budget Adj #7
	Total Capital Projects Fund	\$ 620,130.00	
	Total Decrease in Appropriations	\$ 634,130.00	
	Total Increases in Estimated Resources	\$ 100,808.27	
	Total Decrease in Estimated Resources	\$ -	
	Plus Decreases in Appropriations	\$ 634,130.00	
	Less Increases in Appropriations	\$ 1,997,398.00	
	Net Change to 2025 Permanent Appropriations Budget	\$ 1,262,459.73	

RECEIVED

AUG 19 2025

CLERK OF COUNCIL
STREETSBORO, OHIO

Created by MDM 8/19/2025

INCREASE IN ESTIMATED RESOURCES:			
Line Item	Description	Amount	Comment(s):
	Total Increase in Estimated Resources \$	-	
DECREASE IN ESTIMATED RESOURCES:			
	Total Decrease in Estimated Resources \$	-	
INCREASE APPROPRIATIONS:			
Line Item	Description	Amount	Comment(s):
401.61.5732	SIDEWALK	\$ 10,000.00	Request from Service Director for sidewalk repair/installation in front of new City Hall along St Rt 43
	Total Capital Projects Fund \$	10,000.00	
	Total Increase to Appropriations \$	10,000.00	

RECORD OF RESOLUTIONS

Government Forms and Supplies (844) 224-3338 FCIM NO. 3045

Resolution No. _____ Passed _____, 20____

A RESOLUTION ACCEPTING A GRANT FROM NORFOLK SOUTHERN IN THE AMOUNT OF \$2,500.00 TO THE CITY OF STREETSBORO FIRE DEPARTMENT AND DECLARING AN EMERGENCY IN ORDER TO TIMELY ACCEPT THE GRANT.

WHEREAS, Norfolk Southern has awarded a grant in the amount of \$2,500.00 to the City of Streetsboro Fire Department; and

WHEREAS, the City Council wishes to accept said grant.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: The Mayor is hereby authorized to accept the grant from Norfolk Southern in the amount of \$2,500.00 to the City of Streetsboro Fire Department.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 3: This resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of this City for the reason that the City needs to timely accept the grant, and provided it receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

PASSED: _____
Date Justin Ring, President of Council

ATTEST: _____
Caroline Kremer, Clerk of Council

APPROVED: _____
Date Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____
Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Fire Department

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITHOUT COMPETITIVE BIDDING WITH THE JHB GROUP, INC., FOR THE PURCHASE OF A FIRE EXTINGUISHING DEMONSTRATION UNIT, AND DECLARING AN EMERGENCY IN ORDER TO EFFECTUATE THE PURCHASE.

WHEREAS, the purchase authorized by this ordinance is exempt from competitive bidding pursuant to Section 735.051 of the Ohio Revised Code, and

WHEREAS, the City Council has determined that it is in the best interest of the City to enter into an agreement between the City of Streetsboro and the JHB Group, Inc. for the purchase of a fire extinguishing demonstration unit.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: The Mayor is hereby authorized to enter into a contract without competitive bidding with the JHB Group, Inc. for the purchase of a fire extinguishing demonstration unit in the amount of \$17,128.78.

SECTION 2: The Director of Finance is hereby authorized and directed to make payment for the same from Account No. 402-12-5745, in the amount of \$17,128.78.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 4: This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of this City for the reason that the City needs to effectuate the purchase, and provided it receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

PASSED: _____

Date

Justin Ring, President of Council

ATTEST: _____

Caroline Kremer, Clerk of Council

APPROVED: _____

Date

Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____

Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Fire Department

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 80043

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITHOUT COMPETITIVE BIDDING WITH MES FOR THE PURCHASE OF SIX SETS OF PERSONAL PROTECTIVE EQUIPMENT AND DECLARING AN EMERGENCY IN ORDER TO EFFECTUATE THE PURCHASE.

WHEREAS, the purchase authorized by this ordinance is exempt from competitive bidding pursuant to Section 735.051 of the Ohio Revised Code, and

WHEREAS, the City Council has determined that it is in the best interest of the City to enter into an agreement between the City of Streetsboro and MES for the purchase of six sets of personal protective equipment.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: The Mayor is hereby authorized to enter into a contract without competitive bidding with MES for the purchase of six sets of personal protective equipment in the total amount of \$19,569.00.

SECTION 2: The Director of Finance is hereby authorized and directed to make payment for the same from GL Account No. 402-12-5745, in the amount of \$19,569.00.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 4: This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of this City for the reason that the City needs to effectuate the purchase, and provided it receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

PASSED: _____

Date _____

Justin Ring, President of Council

ATTEST: _____

Caroline Kremer, Clerk of Council

APPROVED: _____

Date _____

Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____

Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Fire Department

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITHOUT COMPETITIVE BIDDING WITH THE FALLSWAY EQUIPMENT COMPANY FOR PAINTING AND REPAIRING FIRE ENGINE 2614 AND DECLARING AN EMERGENCY IN ORDER TO EFFECTUATE THE PURCHASE.

WHEREAS, the purchase authorized by this ordinance is exempt from competitive bidding pursuant to Section 735.051 of the Ohio Revised Code; and

WHEREAS, the City Council has determined that it is in the best interest of the City to enter into an agreement between the City of Streetsboro and the Fallsway Equipment Company for the painting and repairs to Fire Engine 2614; and

WHEREAS, the total cost of the painting and repairs is \$15,284.81; and

WHEREAS, there is a manufacturer's warranty that will be applied by E-One in the amount of \$3,821.20, leaving a balance due of \$11,463.62.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: The Mayor is hereby authorized to enter into a contract without competitive bidding with the Fallsway Equipment Company for the painting and repairing of fire engine 2614 in the amount of \$11,463.62.

SECTION 2: The Director of Finance is hereby authorized and directed to make payment for the same from GL Account No. 402-12-5745, in the amount of \$11,463.62

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 4: This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of this City for the reason that the City needs to effectuate the purchase, and provided it receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

PASSED: _____

Date

Justin Ring, President of Council

ATTEST: _____

Caroline Kremer, Clerk of Council

APPROVED: _____

Date

Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____

Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Fire Department

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 80049

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AMENDING ORDINANCE NO. 2025-62 AUTHORIZING THE MAYOR TO ENTER INTO CONTRACTS WITH VARIOUS VENDORS FOR THE PURCHASE AND UPFITTING OF A 2025 FORD F-250 REGULAR CAB FWD TRUCK AND DECLARING AN EMERGENCY IN ORDER TO PURCHASE THE VEHICLE AS SOON AS POSSIBLE.

WHEREAS, the City Council previously passed Ordinance No. 2025-62 authorizing the Mayor to enter into contracts with various vendors for the purchase and upfitting of a 2025 Ford F-250 Regular Cab FWD Truck; and

WHEREAS, amendments are required to change features to the vehicle:

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, (3/4) or more of its members concurring:

SECTION 1: Ordinance No. 2025-62 is hereby amended to provide for the following changes:

1. The installation of lighting equipment by Best Truck Equipment in lieu of installation by Speed Tech lights.
2. The purchase and installation of a bed liner to be completed by Silver Linings OH (DBA Line X) at a cost of \$1,679.00
3. The purchase and installation of the back rack and lighting to be completed by Best Truck Equipment at a cost of \$2,750.91

SECTION 2: Ordinance No. 2025-62 is hereby further amended to authorize and direct the Director of Finance to make additional payment of same from Account No. 401-32-5745 in an amount not to exceed \$4,429.91.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 4: This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of this City for the reason that the purchase of the vehicle can be made as soon as possible, and provided it receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor.

PASSED:

Date _____

Justin Ring, President of Council

ATTEST:

Caroline L. Kremer, Clerk of Council

APPROVED:

Date _____

Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____

Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Parks and Recreation Director

Ordinance No. _____

Passed _____ 20 _____

AN ORDINANCE AUTHORIZING THE MAYOR TO RENEW AN ANNUAL SUBSCRIPTION WITH ONLINE SOLUTIONS LLC (AKA CITIZENSERVE) FOR A WEB-BASED SOFTWARE FOR VARIOUS CITY DEPARTMENTS AND DECLARING AN EMERGENCY IN ORDER TO MAINTAIN CONTINUITY OF SERVICES.

WHEREAS, this Council previously adopted Resolution NO. 2024-106, which authorized the Mayor to enter into a renewal of a contract which was previously adopted by Resolution No. 2023-15 without competitive bidding with Online Solutions LLC (aka Citizenserve) for the purchase of a web-based law software subscription service, for a period of one year, for use by multiple City of Streetsboro Departments; and

WHEREAS, the City wishes to renew this agreement again; and

WHEREAS, Citizenserve has submitted an invoice for the renewal of the service for an additional year, in the amount of \$27,300.00.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, (3/4) or more of its members concurring:

SECTION 1: The Mayor is hereby authorized to renew a contract without competitive bidding with Online Solutions LLC (aka Citizenserve) for the use of a web-based law software subscription service, for a period of one year, in an amount not to exceed \$27,300.00, for use by multiple City of Streetsboro Departments.

SECTION 2: The Director of Finance is hereby authorized and directed to make payment for the same from Account Nos. 101-41-5337, 101-42-5337, 101-43-5337 and 101-81-5337.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 4: This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of this City for the reason that the Council wishes to maintain continuity of web based software subscription services for the various city departments, and provided it receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor.

PASSED:

Date _____

Justin Ring, President of Council

ATTEST:

Caroline L. Kremer, Clerk of Council

APPROVED:

Date _____

Glenn M. Broska, Mayor

Prepared and approved as to legal content by:

Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Matt Coffman, IT Network Coordinator

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AMENDING ORDINANCE NO. 2025-14 AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH QUALITY IP, LLC TO PROVIDE BACK UP GENERAL INFORMATION TECHNOLOGY SUPPORT AND MANAGEMENT SERVICES FOR THE CITY OF STREETSBORO AND DECLARING AN EMERGENCY IN ORDER TO EFFECTUATE THE CONTRACT CHANGES.

WHEREAS, the City Council previously passed Ordinance No. 2025-14 authorizing the Mayor to enter into a contract with Quality IP, LLC to provide back up general information technology support and management services for the City of Streetsboro; and

WHEREAS, amendments to the purchase price are required as an additional amount is needed to add security services that are now mandated by the State of Ohio.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, (3/4) or more of its members concurring:

SECTION 1: Ordinance No. 2025-14 is hereby amended to provide that the cost of contract with Quality IP, LLC to provide back up general information technology support and management services for the City of Streetsboro be increased from \$40,000.00 to \$44,096.50.

SECTION 2: Ordinance No. 2025-14 is hereby further amended to authorize and direct the Director of Finance to make payment of same from Account No. 101-80-5338 in an amount not to exceed \$44,096.50.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 4: This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of this City for the reason that the amendments must be entered into immediately in order to effectuate the contract changes, and provided it receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor.

PASSED:

Date _____

Justin Ring, President of Council

ATTEST:

Caroline L. Kremer, Clerk of Council

APPROVED:

Date _____

Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____

Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____

Returned: _____

Sponsored by: Matt Coffman, IT Network Coordinator

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF STREETSBORO AND THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), OHIO COUNCIL 8, AFL-CIO AND AFSCME LOCAL 3811 AND DECLARING AN EMERGENCY IN ORDER TO A EFFECTUATE THE TERMS OF THE AGREEMENT.

WHEREAS, the City and the Union are currently parties to a collective bargaining agreement ("CBA") which commenced as of January 1, 2025 and expires on December 31, 2027; and

WHEREAS, the Parties wish to amend the Agreement

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: The Mayor is hereby authorized to enter into a Memorandum of Understanding between the City of Streetsboro and the American Federation of State, County and Municipal Employees (AFCME), Ohio Council 8, AFL-CIO and AFSCME Local 3811 as set forth in Exhibit "A" attached hereto and made a part hereof as if fully rewritten.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 3: This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of this City for the reason of effectuating the terms of the agreement and provided it receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor.

PASSED: _____

Date

Justin Ring, President of Council

ATTEST: _____

Caroline Kremer, Clerk of Council

APPROVED: _____

Date

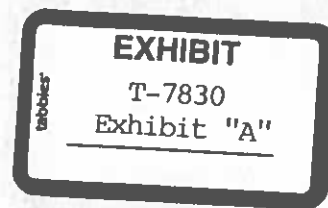
Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____

Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Mayor Broska



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is made this **13th** day of **August 2025**, by and between the CITY OF STREETSBORO, OHIO (the "City") and THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), OHIO COUNCIL 8, AFL-CIO AND AFSCME LOCAL 3811 (the "Union"), (collectively, the "Parties").

WHEREAS, the City and the Union are currently parties to a collective bargaining agreement ("CBA"), which commenced as of January 1, 2025, and expires on December 31, 2027; and

WHEREAS, the parties wish to amend Article 3 – Recognition of the CBA, to state, effective 08/11/2025, that the current position of "Clerk – Engineering (PT)" shall be changed to "Clerk II – Engineering," a full-time position; and

WHEREAS, effective 08/11/2025, a new position of "Clerk – Building (PT)" shall be added to the bargaining unit; and

WHEREAS, the parties wish to further amend Appendix A – Wage Schedules to conform to the changes in the aforementioned positions; and

WHEREAS, in exchange for valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

ARTICLE 3 **RECOGNITION**

3.01 The Employer hereby recognizes the Union as the sole and exclusive representative and bargaining agent regarding any and all matters pertaining to wages, hours or terms and all other conditions of employment in the following unit:

INCLUDING: All full-time and part-time employees of the City of Streetsboro in the following classifications:

Administrative Assistant – Service
Chief Mechanic
Clerk – Building (PT)
Clerk I
Clerk II – Building
Clerk II – Engineering
Clerk II – Parks & Recreation
Clerk II – Planning & Zoning
Clerk II – Water Billing
Events Coordinator

Mechanic
Parks Grounds Crew Leader
Parks Grounds Worker
Recreation Programmer
Service Crew Leader
Utility Worker/Service
Utility Worker/Water
Water Operator of Record/Crew Leader
Water Operator
Zoning Inspector

Should the City recreate prior classifications that existed within this bargaining unit, the parties shall add the recreated classifications to the recognized bargaining unit.

EXCLUDING: All other employees in positions existing as of January 11, 2024, including, but not limited to:

Administrative Assistant – Fire & Police	Engineering Director
Assistant Planner	Executive Assistant to the Mayor
Assistant Service Director	Members of the Fire Department
Building Director	Members of the Police Department
Building Inspector (PT)	Senior Clerk – Finance
Confidential Employees	Service Director
Construction Manager	Supervisors as defined in the Act

3.02 When a new job classification is added to the list of classifications presently existing which is similar to those in the bargaining unit, such new classification(s) will automatically be subject to review between the Employer and the Union as to whether such classification(s) belong(s) in the bargaining unit. In the event of a dispute, such classification will be forwarded to the State Employment Relations Board (SERB) for a final determination. Likewise, when a change is proposed to an existing position description within the bargaining unit, the Employer agrees to consult with the Union at least thirty (30) days prior to the time the change is to take effect.

3.03 The Employer and the Union shall meet for the purpose of negotiating wage rates for any newly created job classification within the bargaining unit. In the event of a disagreement, the Employer retains the right to implement a wage rate.

APPENDIX A WAGE SCHEDULES

EFFECTIVE 1/1/2025					
CLASSIFICATION	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Administrative Asst. – Fire	\$25.40	\$26.16	\$28.38	\$29.22	\$30.10
Administrative Asst. – Service	\$25.40	\$26.16	\$28.38	\$29.22	\$30.10
Chief Mechanic	\$27.23	\$28.07	\$28.94	\$29.83	\$34.12
Clerk – Engineering (PT)	\$23.00	\$23.50	\$23.99	\$24.70	\$25.44
Clerk I	\$18.69	\$19.42	\$20.16	\$20.94	\$24.69
Clerk II – Building	\$23.99	\$24.72	\$25.49	\$26.27	\$30.06
Clerk II – Parks & Recreation	\$23.99	\$24.72	\$25.49	\$26.27	\$30.06
Clerk II – Planning & Zoning	\$23.99	\$24.72	\$25.49	\$26.27	\$30.06
Clerk II – Water Billing	\$23.99	\$24.72	\$25.49	\$26.27	\$30.06
Events Coordinator	\$23.99	\$24.72	\$25.49	\$26.27	\$30.06
Mechanic	\$25.25	\$26.03	\$26.82	\$27.65	\$31.65
Parks Grounds Crew Leader	\$26.16	\$27.00	\$27.89	\$28.76	\$33.06
Parks Grounds Worker	\$23.99	\$24.72	\$25.49	\$26.27	\$30.06
Recreation Programmer	\$23.99	\$24.72	\$25.49	\$26.27	\$30.06

Service Crew Leader	\$27.23	\$28.07	\$28.94	\$29.83	\$34.12
Utility Worker – Service	\$25.25	\$26.03	\$26.82	\$27.65	\$31.65
Utility Worker – Water	\$25.25	\$26.03	\$26.82	\$27.65	\$31.65
Water Operator	\$25.25	\$26.03	\$26.82	\$27.65	\$31.65
Water Operator of Record/Crew Leader	\$30.12	\$32.12	\$34.12	\$35.12	\$36.12
Zoning Inspector	\$28.50	\$29.00	\$29.83	\$30.73	\$31.65

EFFECTIVE 8/11/2025					
CLASSIFICATION	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Administrative Asst. – Service	\$25.40	\$26.16	\$28.38	\$29.22	\$30.10
Chief Mechanic	\$27.23	\$28.07	\$28.94	\$29.83	\$34.12
Clerk – Building (PT)	\$23.00	\$23.50	\$23.99	\$24.70	\$25.44
Clerk I	\$18.69	\$19.42	\$20.16	\$20.94	\$24.69
Clerk II – Building	\$23.99	\$24.72	\$25.49	\$26.27	\$30.06
Clerk II – Engineering	\$23.99	\$24.72	\$25.49	\$26.27	\$30.06
Clerk II – Parks & Recreation	\$23.99	\$24.72	\$25.49	\$26.27	\$30.06
Clerk II – Planning & Zoning	\$23.99	\$24.72	\$25.49	\$26.27	\$30.06
Clerk II – Water Billing	\$23.99	\$24.72	\$25.49	\$26.27	\$30.06
Events Coordinator	\$23.99	\$24.72	\$25.49	\$26.27	\$30.06
Mechanic	\$25.25	\$26.03	\$26.82	\$27.65	\$31.65
Parks Grounds Crew Leader	\$26.16	\$27.00	\$27.89	\$28.76	\$33.06
Parks Grounds Worker	\$23.99	\$24.72	\$25.49	\$26.27	\$30.06
Recreation Programmer	\$23.99	\$24.72	\$25.49	\$26.27	\$30.06
Service Crew Leader	\$27.23	\$28.07	\$28.94	\$29.83	\$34.12
Utility Worker – Service	\$25.25	\$26.03	\$26.82	\$27.65	\$31.65
Utility Worker – Water	\$25.25	\$26.03	\$26.82	\$27.65	\$31.65
Water Operator	\$25.25	\$26.03	\$26.82	\$27.65	\$31.65
Water Operator of Record/Crew Leader	\$30.12	\$32.12	\$34.12	\$35.12	\$36.12
Zoning Inspector	\$28.50	\$29.00	\$29.83	\$30.73	\$31.65

EFFECTIVE 1/1/2026					
CLASSIFICATION	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Administrative Asst. – Service	\$26.16	\$26.94	\$29.23	\$30.10	\$31.00
Chief Mechanic	\$28.05	\$28.91	\$29.81	\$30.72	\$35.14
Clerk – Building (PT)	\$23.69	\$24.21	\$24.70	\$25.44	\$26.20
Clerk I	\$19.25	\$20.00	\$20.76	\$21.57	\$25.43
Clerk II – Building	\$24.71	\$25.46	\$26.25	\$27.06	\$30.96
Clerk II – Engineering	\$24.71	\$25.46	\$26.25	\$27.06	\$30.96
Clerk II – Parks & Recreation	\$24.71	\$25.46	\$26.25	\$27.06	\$30.96

EFFECTIVE 1/1/2026					
CLASSIFICATION	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Clerk II – Planning & Zoning	\$24.71	\$25.46	\$26.25	\$27.06	\$30.96
Clerk II – Water Billing	\$24.71	\$25.46	\$26.25	\$27.06	\$30.96
Events Coordinator	\$24.71	\$25.46	\$26.25	\$27.06	\$30.96
Mechanic	\$26.01	\$26.81	\$27.62	\$28.48	\$32.60
Parks Grounds Crew Leader	\$26.94	\$27.81	\$28.72	\$29.62	\$34.05
Parks Grounds Worker	\$24.71	\$25.46	\$26.25	\$27.06	\$30.96
Recreation Programmer	\$24.71	\$25.46	\$26.25	\$27.06	\$30.96
Service Crew Leader	\$28.05	\$28.91	\$29.81	\$30.72	\$35.14
Utility Worker – Service	\$26.01	\$26.81	\$27.62	\$28.48	\$32.60
Utility Worker – Water	\$26.01	\$26.81	\$27.62	\$28.48	\$32.60
Water Operator	\$26.01	\$26.81	\$27.62	\$28.48	\$32.60
Water Operator of Record/Crew Leader	\$31.02	\$33.08	\$35.14	\$36.17	\$37.20
Zoning Inspector	\$29.36	\$29.87	\$30.72	\$31.65	\$32.59

EFFECTIVE 1/1/2027					
CLASSIFICATION	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Administrative Asst. – Service	\$26.95	\$27.75	\$30.11	\$31.00	\$31.93
Chief Mechanic	\$28.89	\$29.78	\$30.70	\$31.65	\$36.20
Clerk – Building (PT)	\$24.40	\$24.93	\$25.44	\$26.20	\$26.99
Clerk I	\$19.83	\$20.60	\$21.39	\$22.22	\$26.19
Clerk II – Building	\$25.45	\$26.23	\$27.04	\$27.87	\$31.89
Clerk II – Engineering	\$25.45	\$26.23	\$27.04	\$27.87	\$31.89
Clerk II – Parks & Recreation	\$25.45	\$26.23	\$27.04	\$27.87	\$31.89
Clerk II – Planning & Zoning	\$25.45	\$26.23	\$27.04	\$27.87	\$31.89
Clerk II – Water Billing	\$25.45	\$26.23	\$27.04	\$27.87	\$31.89
Events Coordinator	\$25.45	\$26.23	\$27.04	\$27.87	\$31.89
Mechanic	\$26.79	\$27.62	\$28.45	\$29.33	\$33.58
Parks Grounds Crew Leader	\$27.75	\$28.64	\$29.58	\$30.51	\$35.07
Parks Grounds Worker	\$25.45	\$26.23	\$27.04	\$27.87	\$31.89
Recreation Programmer	\$25.45	\$26.23	\$27.04	\$27.87	\$31.89
Service Crew Leader	\$28.89	\$29.78	\$30.70	\$31.65	\$36.20
Utility Worker – Service	\$26.79	\$27.62	\$28.45	\$29.33	\$33.58
Utility Worker – Water	\$26.79	\$27.62	\$28.45	\$29.33	\$33.58
Water Operator	\$26.79	\$27.62	\$28.45	\$29.33	\$33.58
Water Operator of Record/Crew Leader	\$31.95	\$34.08	\$36.20	\$37.26	\$38.32
Zoning Inspector	\$30.24	\$30.77	\$31.64	\$32.60	\$33.57

- 1) This MOU is formulated on a voluntary and non-precedent setting basis.
- 2) The term of this MOU runs with the effective term of the CBA and is subject to renegotiation. The Parties further agree that the terms of this Agreement shall prevail over any contrary terms in the CBA between the City and the Union. All portions of the CBA which are not specifically modified herein shall remain in full force and effect for the duration of the CBA.
- 3) The Parties further acknowledge and agree: (a) each Party has had full and complete opportunity to review and examine the terms of this MOU and to consult with persons of their choice, including legal counsel, prior to execution of this MOU; (b) each Party has voluntarily executed this MOU and fully understands the rights, duties and responsibilities imposed by the MOU; and (c) there are no other terms, conditions or agreements relating to the subject matters set forth herein aside from the provisions contained in this MOU.

Agreed to this 13th day of August 2025:

FOR THE CITY OF STREETSBORO:

By: Glenn M. Broska
Glenn M. Broska
Mayor/Safety Director

FOR THE UNION:

By: Harvey Johnson
Harvey Johnson, Local 3811 President
AFSCME Local 3811, AFL-CIO

By: JM McIntosh
Jarrid McIntosh, Staff Representative
AFSCME Ohio Council 8, AFL-CIO

Dated: 08/13/2025

Dated: 08.13.25

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT, WITHOUT COMPETITIVE BIDDING, WITH HASTINGS AIR ENERGY CONTROL, INC., FOR THE PURCHASE OF A DIESEL EXHAUST SYSTEM FOR THE FIRE STATION FOR AN AMOUNT NOT TO EXCEED \$72,000.00 AND DECLARING AN EMERGENCY IN ORDER TO INSTALL THE SYTEM AS SOON AS POSSIBLE.

WHEREAS, the City wishes to enter into a contract, without competitive bidding, with Hastings Air Energy Control, Inc., for the purchase of a diesel exhaust system for the fire station for an amount not to exceed \$72,000.00;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: The Mayor is hereby authorized to enter into a contract, without competitive bidding, with Hastings Air Energy Control, for the purchase of a diesel exhaust system for the fire station for an amount not to exceed \$72,000.00

SECTION 2: The Director of Finance is hereby authorized and directed to make payment for the same from Fund 402.12.5745.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 4: This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of this City for the reason that the Council wishes to put the aforementioned equipment into service as soon as possible, and provided it receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

PASSED: _____
Date Justin Ring, President of Council

ATTEST: _____
Caroline L. Kremer, Clerk of Council

APPROVED: _____
Date Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____
Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Fire Chief

RECORD OF RESOLUTIONS

Government Forms and Supplies (844) 224-3338 FORM NO. 300-5

Resolution No. _____ Passed _____, 20____

A RESOLUTION TO ADOPT THE SOLID WASTE MANAGEMENT PLAN FOR THE PORTAGE COUNTY SOLID WASTE MANAGEMENT DISTRICT IN THE CITY OF STREESBORO AND DECLARING AN EMERGENCY TO TIMELY APPROVE THE ADOPTION.

WHEREAS, the City of Streetsboro is located within the jurisdiction of the Portage County Solid Waste Management District (District), and

WHEREAS, the District Policy Committee prepared and adopted a final draft of the Solid Waste Management Plan in accordance with the Ohio Revised Code Sections 3734.53, 3734.54 and 3734.55, and

WHEREAS, the District provided a copy of the final draft solid waste management plan for ratification of each of the legislative authorities of the District, and

WHEREAS, the City of Streetsboro must decide whether it approves of said draft solid waste management plan within ninety days (90) of receipt of the Final Draft Plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: The City of Streetsboro approves the Portage County Solid Waste Management Plan.

The Clerk is hereby directed to send the District a copy of this resolution to the attention of Dawn Collins, Director, Portage County Solid Waste Management District, 3588 Mogadore Road, Kent, Ohio 44240, dcollins@portageco.com.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 3: This resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of this City for the reason stated in the Preamble hereof, and provided it receives the affirmative vote of three-fourths of the members elected or appointed to Council.

PASSED: _____
Date _____ Justin Ring, President of Council

ATTEST: _____
Caroline Kremer, Clerk of Council

APPROVED: _____
Date _____ Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____
Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Mayor Broska

From: Dawn Collins <dcollins@portageco.com>
Sent: Wednesday, August 13, 2025 10:04 AM
To: Glenn Broska <gbroska@cityofstreetsboro.com>
Cc: Melissa Procop <mprocop@cityofstreetsboro.com>; Bill Miller <bmiller@cityofstreetsboro.com>
Subject: request for Ordinance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, please contact your IT Department.

Good Morning Mayor,

The Solid Waste District is respectfully requesting a ordinance to approve our draft solid waste plan. This occurs every five years. The draft is available for review at <https://portagerecycles.com/>.

Thank you for your time and consideration,

Dawn

Dawn Collins
Director
Portage County Recycling
Portage County Solid Waste
330-678-8808
<https://portagerecycles.com/>
<https://www.facebook.com/PortageCountyRecycling/>
Recycling turns things into other things, which is like magic.

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. _____ Passed _____, 20____

AN ORDINANCE AUTHORIZING DECOMMISSIONING OF THE BLUE PLAYGROUND AT CITY PARK AND DECLARING AN EMERGENCY IN ORDER TO EFFECTUATE THE TIMELY REMOVAL OF THE PLAYGROUND EQUIPMENT

WHEREAS, the City Council has determined that it is in the best interest of the City to decommission the blue playground at City Park.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: The Mayor is hereby authorized to take all requisite actions necessary to decommission the blue playground at City Park.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 3: This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of this City for the reason that the City needs to remove all used playground equipment, and provided it receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

PASSED: _____
Date Justin Ring, President of Council

ATTEST: _____
Caroline Kremer, Clerk of Council

APPROVED: _____
Date Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____
Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Director of Parks and Recreation

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH MY CHOICE ENERGY TO SUPPLY NATURAL GAS TO THE CITY OF STREETSBORO MUNICIPAL PROPERTIES AT A COST NOT TO EXCEED \$4.27/MCF FOR A PERIOD OF TWELVE MONTHS AND DECLARING AN EMERGENCY IN ORDER TO EXPEDITE THE CONTRACT.

WHEREAS, the City wishes to enter into a contract with My Choice Energy to supply natural gas to the City of Streetsboro municipal properties at a cost not to exceed \$4.27/MCF for a period of twelve months.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: The Mayor is hereby authorized to enter into an agreement with My Choice Energy to supply natural gas to the City of Streetsboro municipal properties at a cost not to exceed \$4.27/MCF for a period of twelve months as set forth in Exhibit "A" attached hereto and made a part hereof as if fully rewritten.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 3: This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of this City for the reason that this Council wishes to expedite the natural gas supply contract for the municipal properties, and provided it receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor.

PASSED:

Date _____

Justin Ring, President of Council

ATTEST:

Caroline L. Kremer, Clerk of Council

APPROVED:

Date _____

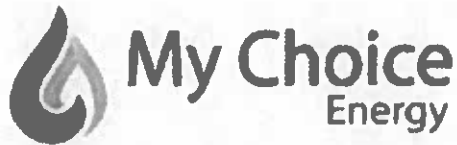
Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____

Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Mayor Broska



EXHIBIT

T-7834

Exhibit "A"

LARGE COMMERCIAL GAS CUSTOMER CONTRACT FOR ENBRIDGE GAS OHIO

TERM: 09/01/2025-08/31/2026

PRICE PER MCF: \$4.27

CONTRACT DATE: 8/20/2025

NAME OR COMPANY:	CITY OF STREETSBORO
ACCOUNT NUMBER:	SEE ATTACHMENT A
NUMBER OF FACILITIES:	7
SERVICE ADDRESS:	SEE ATTACHMENT A
HOME PHONE / BUSINESS PHONE:	330 626 4942
EMAIL:	mmiller@CityofStreetsboro.com
MAILING ADDRESS (IF DIFFERENT FROM SERVICE ADDRESS)	9184 State Route 43 Streetsboro, Ohio 44124
COUNTY:	PORTAGE
REFERRED BY:	BUCKEYE ENERGY BROKERS

☐ I acknowledge that I am the account holder or legally authorized person to execute a contract and legally bind the business in this contract. I understand that by signing this contract, I am switching the gas Supplier for this large commercial account to My Choice Energy. I understand that gas purchased for this commercial account by My Choice Energy will be delivered through the delivery system of the utility identified above. By signing, I acknowledge I have received the attached Terms and Conditions.

Purchaser Signature: Glenn M. Broska Company Title: City of StreetsboroPrinted Name: Glenn M. Broska Date: 08/20/2025Please Check: ☒ Account Holder ☐ Authorized Person

If you are an Authorized Person, what is your relationship with the Account Holder? _____

A Confirmation Letter will be sent to you within 1-2 business days from today, to confirm your contract.

Toll Free: 1-888-505-9104

6034 King Rd.

Marine City, MI 48039

Direct: (810) 765-8903

www.fostermchoice.comCustomer Service E-mail: mychoice@fosteroil.com

Customer Service Hours: 7:30 a.m. to 4:30 p.m. (Eastern), weekdays, except holidays

MY CHOICE ENERGY OHIO TERMS AND CONDITIONS

My Choice Energy ("MCE") will supply natural gas to the account holder's place of business for heating and/or processing, subject to the eligibility requirements of the local utility identified above ("Utility"), and acceptance by MCE. MCE is a certificated competitive retail natural gas supplier by the Public Utility Service Commission ("PUCO") and is an authorized participant in your Utility's Natural Gas Customer Choice Programs ("Choice Program").

1. **Utility Services.** By signing this Contract I am authorizing MCE to be my agent for purposes of requesting payment and usage history, supplying my natural gas requirements, and enrolling me as a participant in the Choice Program with my Utility under the below stated terms and conditions, which I have read and agreed to. Your social security number and/or account number will not be released without your affirmative written consent except where such release is required by court order or by PUCO order or rule. As a participant in the Choice Program, only the supplier of your natural gas will change. All other functions, including delivery, repair, billing, meter reading, and customer service will continue to be provided by the Utility. You will continue to call your Utility in the event of an emergency or service outage.

2. **Terms and Contract Renewals.** Service will begin on the Utility's next available meter reading date after the processing of the Contract by the Utility, and will continue through the Term Expiration date in accordance with this Contract unless terminated earlier or continued as provided in this Contract. MCE will mail a renewal offer at least 45 days, and not more than 90 days, prior to the Term Expiration date in the Contract. If MCE does not hear back from you, MCE will continue supply your natural gas on a month-to-month basis after the initial Term Expiration date stated on the front of this Contract. As part of the qualifying process, MCE reserves the right to investigate your credit and payment history, and/or your utility account status. MCE reserves the right to decline your enrollment if your financial conditions under MCE's credit policy, or your Utility status, is unsatisfactory.

3. **Pricing.** The price shall be a fixed rate as indicated on the front of this Contract and in accordance with the terms and conditions of this Contract. After the initial term, if you do not cancel according to Section 4 of this Contract, and you have not agreed to a new fixed price and term, your Contract with MCE will automatically continue on a month-to-month basis at then current market rates without providing additional notification. For all service provided under this Contract, you will continue to be responsible for all charges assessed by the Utility, including any fees, surcharges or taxes associated with providing your service. If your business is exempt from Ohio sales tax, and we do not already have a copy of your exemption form, please mail us your exemption form. Without the form, we are required to collect sales tax and the Utility will add applicable taxes to your bill. In the event that any tax included in the price, or related expense, is modified due to legislation or regulation application to the Ohio Choice Program, we shall include such modification in our price. If you voluntarily return to the Utility after choosing MCE, you may be charged a price other than the Utility's regulated sales service rate.

4. **Early Termination Fee:** a) **Small Commercial:** You have the right to cancel this Contract the later of any time within 7 days of entering this Contract or within seven days post-marked notice from the utility without penalty if your aggregated annual consumption is 5000 ccf or less (500 Mcf). If you cancel this Contract after the 7 day grace period and prior to the Term Expiration date, then the termination fee will be \$20 per month for the remaining months of term agreement. You may cancel this Contract without penalty if your account is beyond the initial Term Expiration date and under a Month-to-Month contract. The exercise of this right by you may occur through either verbal or written communication to MCE. b) **Large Commercial:** You have the right to cancel this Contract at any time within 7 days of entering this Contract without penalty if your aggregated annual consumption is greater than 5,000 ccf (500 Mcf). If you cancel this Contract at any time under a fixed price/fixed term Contract, then you will be subject to an early termination fee as calculated below. The exercise of this right by you may occur through either verbal or written communication to MCE. "Liquidated Damages" is calculated by multiplying your projected consumption by the greater of twenty cents (\$0.20) per Ccf, two dollars (\$2.00) per Mcf or the difference between the price on the front of this contract and the market price on the date the contract was cancelled. Projected consumption is defined as the actual 12-month historical gas consumption as provided by your gas utility or, if actual data is not available, your Utility's estimate of average yearly gas consumption by customers in your rate class. This volume will be divided by 12 then multiplied by the number of months remaining in the Contract. Market price is defined as the average of the NYMEX plus Basis cost for each month remaining in the Contract. In the event MCE engages an attorney and/or agency to seek the collection of monies due under this Contract or to protect any other interest, with or without judicial proceedings, Customer agrees to pay and/or reimburse MCE for all reasonable fees and other costs and expenses incurred by MCE in connection with such collection efforts.

5. **Payment and Billing.** For both the initial Term and any subsequent renewal periods your Utility will continue to send you a single monthly bill covering the utility's distribution and monthly service charge as well as MCE's supply charge. MCE's supply charge only replaces the supply charge previously charged by your Utility. The total MCE supply charges for the applicable billing period is the amount of gas you consumed during the billing period multiplied by the Fixed Price agreed to on the front of this Contract. The MCE supply price does not include any sales or gross receipt tax. You agree to continue to pay your Utility for the entire gas bill under your utility's payment terms and conditions. In the event you fail to pay your bill or meet any other agreed-upon payment arrangement, your natural gas service may be terminated in accordance with the Utility's tariffs, and this Contract may be automatically terminated. You have the right to request from the Utility up to 24 months of your payment history for services rendered by MCE without charge. For any billing disputes regarding volumes or metering, please contact your Utility. For other questions regarding gas pricing only, contact MCE at 888-505-9104.

6. **Miscellaneous.** You must notify MCE promptly of any material changes in gas consumption after your initial enrollment. MCE may choose not to accept this Contract for any reason or to cancel this Contract if gas consumption does not reflect current home or business heating usage. This Contract and the confirmation letter reflect MCE's entire Contract and supersede any oral or written statements made in the connection with your gas supply. There may be delays in commencing gas service under this Contract and MCE is not responsible for any such delays. MCE may assign this Contract to another supplier authorized by the Utility and the PUCO, provided that MCE gives no less than 30 days written notice to you and the assignee assumes all of the responsibilities and duties under this Contract. Any notice required shall be deemed to have been made if delivered by mail to the appropriate party.

7. **Emergency Service.** In the event of an emergency or service outage, customers must call their Utility at the telephone number listed on the front of their bill and/or emergency personnel at 911.

8. **Liability and Force Majeure.** Liabilities not excused by reason of force majeure or otherwise shall be limited to direct actual damages. Neither party will be liable to the other for consequential, incidental, punitive, exemplary or indirect damages. These limitations apply without regard to the cause of the liability or damage. There are no third party beneficiaries to this Contract.

9. **Customer Care Service.** Questions and concerns about gas supply should be directed to the MCE Customer Care Center from 9:00 am until 5:00 pm Monday through Friday excluding holidays at 1-888-505-9104, or by sending a letter to 6034 King Rd., Marine City, MI 48039. You may email your inquiry to mychoice@fosteroil.com. MCE will refer all complaints to a representative who will acknowledge them promptly and work out a mutually satisfactory resolution. If your complaint is not resolved after you have called MCE and/or your Utility, or for general utility information, residential and business customers may contact the PUCO for assistance at 1-800-686-7826 (toll free) or for TTY at 1-800-686-1570 (toll free) from 8:00 am to 5:00 pm weekdays, or at www.PUCOohio.com. Residential customers may also contact the Ohio Consumers' Counsel for assistance with complaints and utility issues at 1-877-742-5622 (toll free) from 8:00 am to 5:00 pm weekdays, or at www.pickocc.org.



AGREEMENT
ATTACHMENT A

Consumers	
DTE	
SEMCO	
MGU	
DUKE	
COH	
EGO	X

Pricing Date
8/20/2025

Sign Date
08/24/25

Price
4.27 / Mcf

Term
12-months

Email
mmiller@cityofstreetsboro.com

Phone
330.626.4942

City of Streetsboro

Name or Company

Address

Glenn M. Broska

AUTHORIZED SIGNATURE

PRINTED NAME

Glenn M. Broska

Account Name	Account Number	Street	City	State	Zip	County	Utility	Broker
City of Streetsboro	2 5000 4989 5276	10312 State Route 43	Streetsboro	OH	44241	Portage	EGO	Buckeye Energy Brokers
City of Streetsboro	2 1800 1357 9801	2094 State Route 303 Gar Storage For Truck	Streetsboro	OH	44241	Portage	EGO	Buckeye Energy Brokers
City of Streetsboro	2 4214 0010 0242	2094 State Route 303 Apt 4	Streetsboro	OH	44241	Portage	EGO	Buckeye Energy Brokers
City of Streetsboro	2 1800 2072 0282	555 Frost Rd Unit A	Streetsboro	OH	44241	Portage	EGO	Buckeye Energy Brokers
City of Streetsboro	2 1800 1282 3375	9184 State Route 43 BLDG SS	Streetsboro	OH	44241	Portage	EGO	Buckeye Energy Brokers
Streetsboro Police Dept	2 4214 0041 2434	2080 State Route 303	Streetsboro	OH	44241	Portage	EGO	Buckeye Energy Brokers
Streetsboro Municipal Building	7 1800 0712 5909	555 Frost Rd Unit H	Streetsboro	OH	44241	Portage	EGO	Buckeye Energy Brokers

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-226-3338 FORM NO. 30043

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITHOUT COMPETITIVE BIDDING WITH COLLINS EQUIPMENT CORP. FOR THE PURCHASE AND INSTALLATION OF EQUIPMENT FOR THE FUEL STATION PROJECT FOR A TOTAL AMOUNT NOT TO EXCEED \$625,000.00 AND DECLARING AN EMERGENCY IN ORDER TO PURCHASE THE EQUIPMENT AND PROCEED WITH THE PROJECT AS SOON AS POSSIBLE.

WHEREAS, the City wishes to build a new fueling station, and

WHEREAS, the equipment required can be purchased without competitive bid state pricing through Ohio buy DAS.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: The Mayor is hereby authorized to enter into a contract without competitive bidding with Collins Equipment, Corp. for the purchase and installation of Equipment for the fuel station project in an amount not to exceed \$625,000.00.

SECTION 2: The Director of Finance is hereby authorized and directed to make payment for the same from the Capital Fund, Account Nos. 401.51.5704, 402.12.5745, 503.52.5704 and 201.61.5704.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 4: This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of this City for the reason so that the City may purchase the equipment as soon as possible, and provided it receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor.

PASSED: _____

Date

Justin Ring, President of Council

ATTEST: _____

Caroline L. Kremer, Clerk of Council

APPROVED: _____

Date

Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____

Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Service Director

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. _____ Passed _____, 20____

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITHOUT COMPETITIVE BIDDING WITH O.K. BRUGMANN FOR THE PURCHASE OF CONCRETE PRODUCTS FOR THE CITY CENTER SIDEWALKS AND INSTALLATION OF THE FLAG PLAZA IN FRONT OF CITY HALL AND DECLARING AN EMERGENCY IN ORDER TO EFFECTUATE THE PURCHASE TIMELY.

WHEREAS, the City Council has determined that it is in the best interest of the City to enter into a contract without competitive bidding with O.K. Brugmann for the purchase of concrete products for the City Center sidewalks and installation of the Flag Plaza in front of City Hall,

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: The Mayor is hereby authorized to enter into a contract without competitive bidding with O.K. Brugmann for the purchase of concrete products for the City Center sidewalks and installation of the Flag Plaza in front of City Hall in an amount not to exceed \$35,000.00.

SECTION 2: The Director of Finance is hereby authorized and directed to make payment for the same from Account Nos. 401.61.5732 and 401.81.5752, in an amount not to exceed \$35,000.00

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 4: This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the residents of this City for the reason that the City needs to effectuate the purchase, and provided it receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

PASSED: _____
Date Justin Ring, President of Council

ATTEST: _____
Caroline Kremer, Clerk of Council

APPROVED: _____
Date Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____
Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Service Director

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AMENDING SECTION 161.01 OF THE CODIFIED ORDINANCES OF THE CITY OF STREETSBO RO RELATING TO BOARD OF CONTROL MEMBERS.

WHEREAS, this council has determined that it is in the best interest of the City to amend Section 161.01 of the Codified Ordinances relating to Board of Control Members; and

WHEREAS, Section 161.01 currently provides:

161.01 ESTABLISHMENT; MEMBERS

There is hereby created and established a Board of Control for the City, which shall consist of the Mayor, Law Director, Finance Director and Service Director.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: Section 161.01 shall be amended to provide as follows:

There is hereby created and established a Board of Control for the City, which shall consist of the Mayor, Law Director, Finance Director and Service Director or the Directors' appointed designees.

SECTION 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 3: This ordinance shall take effect and be in force at the earliest period allowed by law upon its passage and approval by the Mayor.

PASSED:

Date

Justin Ring, President of Council

ATTEST:

Caroline L. Kremer, Clerk of Council

APPROVED:

Date

Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____

Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____

Returned: _____

Sponsored by: Clerk of Council

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. _____

Passed _____, 20____

AN ORDINANCE AMENDING SECTION 1151.21 OF THE CODIFIED ORDINANCES OF THE CITY OF STREETSBORO RELATING TO DETACHED ACCESSORY BUILDINGS, ADDING SECTION 1151.35 RELATING TO SMALL SOLAR FACILITIES, AND AMENDING SECTIONS 1123.02, 1125.02, 1126.02, 1127.02, 1129.02, 1130A.03, 1131.02, 1132.02, 1132A.02, 1137.02, 1139.02, 1145.02 AND 1147.02 RELATING TO ACCESSORY USE LISTS

WHEREAS, by action dated July 8, 2025, the Planning and Zoning Commission approved text amendments to Section 1151.21 of the Zoning Code governing detached accessory buildings; and

WHEREAS, by action dated July 8, 2025, the Planning and Zoning Commission approved adding Section 1151.35 to the Zoning Code governing small solar facilities; and

WHEREAS, by action dated July 8, 2025, the Planning and Zoning Commission approved amending Sections 1123.02, 1125.02, 1126.02, 1127.02, 1129.02, 1130A.03, 1131.02, 1132.02, 1132A.02, 1137.02, 1139.02, 1145.02 and 1147.02 of the Zoning Code governing accessory use lists; and

WHEREAS, this council has determined that it is in the best interest of the City to amend the Zoning Code as set forth above.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Streetsboro, Portage County, Ohio, that:

SECTION 1: Section 1151.21 of the Zoning Code governing detached accessory buildings shall be amended as delineated in Exhibit "A" attached hereto and made a part hereof as if fully rewritten.

SECTION 2: Section 1151.35 shall be added to the Zoning Code governing small solar facilities as delineated in Exhibit "A" attached hereto and made a part hereof as if fully rewritten.

SECTION 3: Sections 1123.02, 1125.02, 1126.02, 1127.02, 1129.02, 1130A.03, 1131.02, 1132.02, 1132A.02, 1137.02, 1139.02, 1145.02, and 1147.02 of the zoning code governing accessory use lists shall be amended as delineated in Exhibit "A" attached hereto and made a part hereto as if fully rewritten.

SECTION 4: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

SECTION 5: This ordinance shall take effect and be in force at the earliest period allowed by law upon its passage and approval by the Mayor.

PASSED:

Date _____

Justin Ring, President of Council

ATTEST:

Caroline L. Kremer, Clerk of Council

RECORD OF ORDINANCES

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 30043

Ordinance No. _____ Passed _____, 20 _____

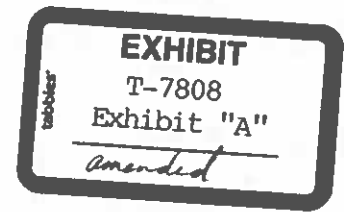
APPROVED: _____
Date _____ Glenn M. Broska, Mayor

Prepared and approved as to legal content by: _____
Joseph Grandinetti, Law Director

Date Submitted to Mayor for Approval: _____ Returned: _____

Sponsored by: Planning Director

**CITY OF STREETSBORO
MEMORANDUM**



TO: Planning & Zoning Commission

FROM: Jimmy Hoppel, AICP
Assistant Planner

DATE: July 2, 2025

RE: Proposed Zoning Text Amendments: Detached Accessory Buildings, Small Solar Facilities, and Accessory Use Lists

Proposal: The Planning and Zoning Department is proposing text amendments to Section 1151.21 (Detached Accessory Buildings).

See below a list summarizing the main elements of the proposed regulations to assist the Commission in their review:

1. **Location** – Permitting detached accessory buildings to the front and side of principal buildings in the R-R and O-C zoning districts, without allowing in the required front yard. Clearly establishing that in all other residential zoning districts detached accessory buildings are only permitted to the rear of the principal building (i.e. – behind the rear building wall).

In non-residential zoning districts, permitting drive-through, parking, and outdoor seating canopies to the front of the principal building, without allowing in the required front yard, while in all other cases detached accessory buildings are permitted to the side or rear of the principal building only.
2. **Setbacks** - Added the R-T district in the regulations, where previously not included. Establishing setbacks for detached accessory buildings in non-residential districts or uses that are adjacent to residential districts or uses. Providing an exception to open-air canopies or pergolas from the 10-foot setback from a principal building.
3. **Lot Coverage** – revising the definition of “usable building area” to more clearly establish the calculation, in light of the other proposed changes, as well as the exceptions to the calculation.

Recommendation:

I recommend that the Planning Commission recommend that City Council approve the proposed “Detached Accessory Building” zoning text amendments as submitted.

1151.21 DETACHED ACCESSORY BUILDINGS.

An accessory building may **only** be erected upon a lot on which a principal **structure building or use** already exists. The use of the accessory building must be secondary and incidental to the principal **building or use**. An accessory building which is attached to the **principal main-building** shall **be considered an addition to the principal building and shall** comply with all the requirements and regulations that are applicable to the principal building.

(a) LOCATION.

(1) The **permitted location of detached accessory buildings shall be as follows:**

(A) **In the R-R and O-C zoning districts, detached accessory buildings may be permitted to be located in any direction relative of the principal building.**

Detached accessory buildings located in front of a principal building shall not encroach into the required front yard that applies to a principal building.

(B) **For all other residential districts or uses, detached accessory buildings shall be located behind the rear building wall of the principal building.**

(C) **In non-residential districts detached accessory buildings may be permitted to the side or rear of the principal building. Detached accessory buildings shall not be permitted in front of a principal building, with exceptions for drive-through canopies, parking canopies, and outdoor seating canopies. Detached accessory buildings shall not encroach into the required front yard that applies to a principal building.**

(1)(D) **In the instance that a permitted principal use exists, but there is not a principal building, a detached accessory building shall not encroach into the required front yard that would apply to a principal building.**

(b) SETBACKS.

(1) ~~(a)~~ **In all zoning districts a detached accessory building detached from the main building shall not be located closer than ten (10) feet from the main building principal building, except for an open air canopy or pergola which shall not require a setback from the principal building.**

(2) ~~(b)~~ **In the R-1, R-2, R-3, R-T, and R-O zoning districts, an detached accessory building detached from the main building shall not be located closer than five (5) feet from the side and rear property lines.**

(3) ~~(c)~~ **In the R-R and; O-C and F-P zoning districts, an detached accessory building detached from the main building shall not be located closer than twelve (12) feet from the side and rear property lines.**

(4) ~~(d)~~ **In all zoning districts, On a double frontage or corner lot, the detached accessory building may encroach into whichever required front yard functions as**

the side yard, but not beyond the minimum setback line established by the required front yards of the two immediate adjacent lots, as extended across the subject lot, shall not be located in a manner that creates a clear vision conflict between adjacent driveways, pedestrian walkways/sidewalks, and/or roadways.

(5) Non-residential zoning districts or uses shall have a minimum setback for detached accessory buildings when adjacent to a residential zoning district or use, per the following:

(A) When a detached building is 15 feet or less in height, the minimum required setback shall be 5 feet from the side and rear property lines.

(B) When a detached building is over 15 feet and up to 20 feet in height, the minimum required setback shall be 12 feet from the side and rear property lines.

(C) When a detached building is over 20 feet, the building shall meet the side and rear yard setback applicable to the principal building in the zoning district where located.

(c) LOT COVERAGE.

(1) ~~(e)~~ In the R-1, R-2, R-3, R-T, and R-O zoning districts, one or more accessory buildings (not including swimming pools) shall not occupy more than ten percent (10%) of thea “usable building space area” required in a rear yard in the R-1, R-2, and R-3 zoning districts.

(2) In the R-R and O-C zoning districts, one or more accessory buildings (not including swimming pools) shall not occupy more than twenty-five percent (25%) of the “usable building area”.

(3) Twenty-five percent (25%) can be used in determining the size for the accessory building in O-C, F-P and R-R zoning districts. “Usable building spacearea” means thatthe area of the rear yard that in which a detached accessory building is permitted and remains after allowing forexcludes the required front yard where applicable, detached accessory building setbacks from side and rear property lines, and the side yard and rear yard requirements and the setback requirements from the main buildingprincipal building, and any existing accessory or other type buildings in the rear yard, excluding swimming pools.

(d) HEIGHT.

(1) ~~(1)~~ In the in the R-1, R-2, R-3, R-T, and R-O zoning districts, tThe height of such a detached accessory building in the R-1, R-2, R-3 and R-O districts shall not exceed fifteen (15) feet.

(2) ~~(2)~~ In the R-R and O-C zoning districts, tThe height of such a detached accessory building shall not exceed thirty-four (34) feet maximum in R-R, O-C or F-P zoning districts.

(3) — (3) In all other districts the height of a detached accessory building shall not exceed the height of the principal building.

1151.21 DETACHED ACCESSORY BUILDINGS.

- Clean Version

An accessory building may only be erected upon a lot on which a principal building or use already exists. The use of the accessory building must be secondary and incidental to the principal building or use. An accessory building which is attached to the principal building shall be considered an addition to the principal building and shall comply with all the requirements and regulations that are applicable to the principal building.

(a) LOCATION.

- (1) The permitted location of detached accessory buildings shall be as follows:
 - (A) In the R-R and O-C zoning districts, detached accessory buildings may be permitted to be located in any direction relative of the principal building. Detached accessory buildings located in front of a principal building shall not encroach into the required front yard that applies to a principal building.
 - (B) For all other residential districts or uses, detached accessory buildings shall be located behind the rear building wall of the principal building.
 - (C) In non-residential districts detached accessory buildings may be permitted to the side or rear of the principal building. Detached accessory buildings shall not be permitted in front of a principal building, with exceptions for drive-through canopies, parking canopies, and outdoor seating canopies. Detached accessory buildings shall not encroach into the required front yard that applies to a principal building.
 - (D) In the instance that a permitted principal use exists, but there is not a principal building, a detached accessory building shall not encroach into the required front yard that would apply to a principal building.

(b) SETBACKS.

- (1) In all zoning districts a detached accessory building shall not be located closer than ten (10) feet from the principal building, except for an open air canopy or pergola which shall not require a setback from the principal building.
- (2) In the R-1, R-2, R -3, R-T, and R-O zoning districts, a detached accessory building shall not be located closer than five (5) feet from the side and rear property lines.
- (3) In the R-R and O-C zoning districts, a detached accessory building shall not be located closer than twelve (12) feet from the side and rear property lines.
- (4) In all zoning districts, on a double frontage or corner lot, the detached accessory building shall not be located in a manner that creates a clear vision conflict between adjacent driveways, pedestrian walkways/sidewalks, and/or roadways.
- (5) Non-residential zoning districts or uses shall have a minimum setback for detached accessory buildings when adjacent to a residential zoning district or use, per the following:

- (A) When a detached building is 15 feet or less in height, the minimum required setback shall be 5 feet from the side and rear property lines.
- (B) When a detached building is over 15 feet and up to 20 feet in height, the minimum required setback shall be 12 feet from the side and rear property lines.
- (C) When a detached building is over 20 feet, the building shall meet the side and rear yard setback applicable to the principal building in the zoning district where located.

(c) LOT COVERAGE.

- (1) In the R-1, R-2, R-3, R-T, and R-O zoning districts, one or more accessory buildings (not including swimming pools) shall not occupy more than ten percent (10%) of the "usable building area".
- (2) In the R-R and O-C zoning districts, one or more accessory buildings (not including swimming pools) shall not occupy more than twenty-five percent (25%) of the "usable building area".
- (3) "Usable building area" means the area of the yard in which a detached accessory building is permitted and excludes the required front yard where applicable, detached accessory building setbacks from side and rear property lines, and setback requirements from the principal building.

(d) HEIGHT.

- (1) In the in the R-1, R-2, R-3, R-T, and R-O zoning districts, the height of a detached accessory building shall not exceed fifteen (15) feet.
- (2) In the R-R and O-C zoning districts, the height of a detached accessory building shall not exceed thirty-four (34) feet.
- (3) In all other districts the height of a detached accessory building shall not exceed the height of the principal building.

Proposal: The Planning and Zoning Department is proposing text amendments for the provision of a new sections regulating Small Solar Facilities.

See below a list summarizing the main elements of the proposed regulations to assist the Commission in their review:

1. **Definitions** – establishes definitions for solar energy, various types of solar energy systems, and small solar facility.
2. **General requirements** – establishes requirements for the various types of solar energy systems, including: height, coverage, setbacks, locations, buffering/screening, lighting, and maintenance.
3. **Zoning Certificate Requirements** – establishes processes for residential and non-residential zoning certificate applications, including Site Plan Review/Amendment requirements for larger non-residential projects.

Recommendation:

I recommend that the Planning Commission recommend that City Council approve the proposed “Small Solar Facilities” zoning text amendments as submitted.

SECTION 1151.35 - SMALL SOLAR FACILITIES

Purpose and Intent.

The purpose of this Section is to provide for the construction and operation of Small Solar Facilities as accessory uses in various Zoning Districts within the City, to provide standards for the placement, design, and operation of such facilities in order to protect the public health, safety, and general welfare, and to minimize the adverse impacts of Small Solar Facilities on adjacent properties and on the aesthetic quality of the City.

(a) Definitions.

- (1) "Ground Mounted Solar Energy Systems": means a solar energy system that mounts a solar panel or panels and facilities on or above the ground.
- (2) "Integrated Solar Energy Systems": means a solar energy system that is incorporated into or replaces standard building materials and does not have mounting equipment. For example, these systems may include materials that replace traditional roofing, shingle, or siding materials, awnings, canopies, skylights, or windows.
- (3) "Rooftop Solar Energy Systems": means a solar energy system that is mounted to a structure or building's roof on racks.
- (4) "Small Solar Facility": means a Solar Energy System and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than fifty (50) megawatts.
- (5) "Solar Energy": means radiant energy (direct, diffused, or reflected) received from the sun that can be collected and converted into thermal or electrical energy.
- (6) "Solar Energy System": means a system and associated facilities that collect Solar Energy, which may include, but is not limited to, an Integrated Solar Energy System, Rooftop Solar Energy System, or Ground Mounted Solar Energy System.

(b) General Requirements

- (1) Small Solar Facilities are meant to primarily serve the property on which it is located. The amount of energy generated by a small solar facility that is fed back to a public utility should not exceed the amount of energy utilized on-site.
- (2) Integrated or Rooftop Solar Energy Systems:
 - (A) Height: The maximum height of any Integrated or Rooftop Solar Energy System shall not exceed the maximum height applicable to the principal and/or accessory buildings of the zoning district where located. An Integrated or Rooftop Solar Energy System mounted on a roof shall not vertically exceed the highest point of the roof to which it is attached.
 - (B) Coverage:
 - i. Rooftop Solar Energy System: May cover up to 100% of a building's roof, but shall not extend beyond the edges of the roof.
 - ii. Integrated Solar Energy Systems:

- a. Roofing/Shingles: Up to 100%
- b. Awnings/Canopies: Up to 100%
- c. **Windows/Skylights:** Up to 100%
- d. Siding/Exterior Materials:
 - i. Public right-of-way facing: Not permitted.
 - ii. Non-public right-of-way facing: Up to 25%, as accent

(3) Ground Mounted Solar Energy Systems:

- (A) Location: Any Ground Mounted Solar Energy Systems must comply with the location requirements for detached accessory buildings applicable to the zoning district where located, per Section 1151.21.
- (B) Setbacks: Any Ground Mounted Solar Energy Systems must comply with the setback requirements for detached accessory buildings applicable to the zoning district where located, per Section 1151.21.
- (C) Lot Coverage: Ground Mounted Solar Energy Systems shall be included as part of any "usable building area" calculation for detached accessory buildings applicable to the zoning district where located, per Section 1151.21. In the event a zoning district does not have a lot coverage limit for detached accessory buildings all Ground Mounted Solar Energy System(s) shall not exceed 25% of the "usable building area".
- (D) Height:
 - i. **In the R-R and O-C Districts, the maximum height of any Ground Mounted Solar Energy System at any point shall not exceed ten (10) feet from grade.**
 - ii. **In all other zoning districts, the maximum height of any Ground Mounted Solar Energy System at any point shall not exceed six (6) feet from grade.**
- (E) Visual Buffer/Screening: **In the R-R and O-C Districts, no visual buffer/screening shall be required. In all other zoning districts, the following visual buffer/screening shall be provided:**
 - i. A Ground Mounted Solar Energy System shall have a visual buffer of natural vegetation, plantings, and/or fencing that provides reasonable visual screening to minimize view of and noise from the Solar Energy System on adjacent lots and from any public right-of-way.
 - ii. Any fencing, walls and/or screening installed in connection with the Solar Energy System shall be in compliance with Section 1151.23 and all applicable fencing, wall, and/or screening restrictions set forth within the City. Fencing shall be maintained in good repair and in a good aesthetic manner at all times.

- (F) Lighting: All lights associated with the Small Solar Facility must narrowly focus light inward toward the equipment, be downlit and shielded, and prohibit any spillover onto any adjacent property or rights-of-way.
- (4) Maintenance: Solar Energy Systems must be maintained in good working order at all times. The owner of the property and owner of the Solar Energy System shall, within thirty (30) days of permanently ceasing operation of a Solar Energy System, provide written notice of abandonment to the Planning & Zoning Director. An unused Solar Energy System **shall** stand no longer than three (3) months following abandonment. All costs associated with the dismantling/demolition of the Solar Energy System and associated equipment shall be borne by the property owner. A Solar Energy System is considered abandoned when it ceases transmission of electricity for thirty (30) consecutive days. Removal includes removal of all apparatuses, supports, foundations, conduit, and/or other hardware associated with the existing Solar Energy System and, in the case of Ground Mounted Solar Energy Systems includes returning the property to a graded, seeded and/or landscaped state similar to its condition prior to the construction/installation.

(c) Zoning Certificate Requirements

- (1) Residential: All small solar facilities that are accessory to a residential use shall be required to obtain a Small Solar Zoning Certificate to ensure compliance with the requirements of Section 1151.35(b).
- (2) Non-Residential:
 - (A) Small solar facilities that are accessory to a non-residential use including **twenty five** (25) or fewer panels shall be required to obtain a Small Solar Zoning Certificate.
 - (B) Small solar facilities that are accessory to a non-residential use including greater than **twenty five** (25) panels shall be subject to a Site Plan Review or Site Plan Amendment review and approval by the Planning Commission, prior to obtaining a Small Solar Zoning Certificate.
 - (C) Small Solar Facility Site Plan Review/Amendment Requirements.
 - i. Compliance with applicable requirements of Chapter 1152.
 - ii. Compliance with applicable requirements of Section 1151.35(b).
 - iii. A report providing:
 - a. Data specifying the megawatt size and generating capacity in megawatts of the Small Solar Facility in relation to the average electric energy demand of the on-site principal and/or accessory uses.
 - b. Hazardous materials containment and disposal plan.
 - iv. A maintenance schedule as well as a dismantling plan that outlines how the Small Solar Facility, including all equipment and

components thereof, will be dismantled at the end of their use and/or upon abandonment.

- v. Any other information or materials requested by the Planning & Zoning Director.

DRAFT

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Proposal: The Planning and Zoning Department is proposing text amendments to Sections 1123, 1125, 1126, 1127, 1129, 1130A, 1131, 1132, 1132A, 1137, 1139, 1145, and 1147.

See below a list summarizing the main elements of the proposed regulations to assist the Commission in their review:

1. **Small Solar Facility Accessory Use** – Including Small Solar Facilities in the list of permitted accessory uses in the respective zoning districts.
2. **Accessory Use List** – In Sections 1130A and 1132A, accessory uses were listed under the permitted uses. This proposal separates them into their own subsection, similar to the formatting of the other zoning districts.
3. **Language Alignment** – Aligning language across zoning districts so that a cohesive and consistent terminology is used, where different wording was being used to imply a similar message.

Recommendation:

I recommend that the Planning Commission recommend that City Council approve the proposed “Zoning District Use Lists” zoning text amendments as submitted.

***Note:** Zoning Districts listed in parentheses next to the code section (ex – 1123.02 USES (O-C)) are not an existing or proposed portion of the text, but are for ease of reference only.

REDLINED VERSION

1123.02 USES (O-C)

(c) Accessory Uses

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.
- (4) **Small Solar Facilities as regulated by Chapter 1151.35 of this Zoning Ordinance.**

1125.02 USES (R-R)

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use that do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34
- (4) **Small Solar Facilities as regulated by Chapter 1151.35 of this Zoning Ordinance.**

1126.02 USES (R-T)

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.
- (4) **Small Solar Facilities as regulated by Chapter 1151.35 of this Zoning Ordinance.**

1127.02 USES (R-1)

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.
- (4) **Small Solar Facilities as regulated by Chapter 1151.35 of this Zoning Ordinance.**

1129.02 USES (R-2)

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.
- (4) Small Solar Facilities as regulated by Chapter 1151.35 of this Zoning Ordinance.

1130A.03 USES (R-OS)

(a) Permitted Principal Uses. Upon compliance with these regulations, the Zoning Inspector shall issue a zoning certificate for the following uses:

- (1) Single-family dwelling, detached.
- ~~(2) Accessory buildings and uses incidental and subordinate to single-family dwelling use, excluding any activity conducted as a business.~~
- ~~(3) Signs, subject to Chapter 1159.~~

(b) Conditionally Permitted Uses. Subject to Chapter 1153 and these regulations, the Planning and Zoning Commission may issue a conditional zoning permit for the following use:

- (1) Single-family dwelling, attached, except where sanitary sewer and municipal water are not available and except within the R-R and R-T zoning districts. Lot Requirements, Yard Requirements, and Maximum Density shall be determined by the Planning and Zoning Commission, guided by the standards set for a single-family dwelling, detached, under each application.

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Small Solar Facilities as regulated by Chapter 1151.35 of this Zoning Ordinance.

1131.02 USES (R-3)

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Small Solar Facilities as regulated by Chapter 1151.35 of this Zoning Ordinance.

1132.02 USES (B)

(c) Accessory Uses.

- (1) Accessory buildings and uses clearly incidental to the principal uses ~~on the premises.~~

- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Small Solar Facilities as regulated by Chapter 1151.35 of this Zoning Ordinance.

1132A.02 PERMITTED USES (B-T)

(a) ~~Permitted Principal Uses.~~

- (1) Establishments engaged providing a variety of services to individuals and business establishments, such as:

- (A) Art gallery, photo, stationery, notion and gift sales.
- (B) Banks.
- (C) Barber and beauty shop, salons as defined in Ohio R.C. 4713.01 including licensed massage, tanning and other personal services authorized under Ohio R.C. 4713.42, when clearly an accessory use to these principal uses.
- (D) Clothing, apparel and variety shop.
- (E) Delicatessen, coffee shop, bakery, ice cream parlor, meat market, confectionery, tavern, restaurants excluding those with drive-thru access.
- (F) Dry cleaning and laundry agency.
- (G) Florist shop.
- (H) Hardware store.
- (I) Professional offices such as medical, dental, architectural, engineering, optical, accounting and legal services.
- (J) Sporting goods.
- (K) Dance Studio.
- (L) Optical.
- (M) Investment firm and companies.
- (N) Real estate and insurance companies.
- (O) Libraries and museums.
- (P) Printing, blueprinting, copy services.
- (Q) Employment services.
- (R) Home entertainment such as video, DVD, game rental.
- (S) Indoor Recreational Facility.
- (T) Domestic pet services including grooming, boarding, exercising, and limited retail sales of items related to the same.

~~(U) Accessory uses clearly incidental to and customarily related to the primary permitted use.~~

(b) Accessory Uses.

- (1) Accessory buildings and uses clearly incidental to the principal uses.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Small Solar Facilities as regulated by Chapter 1151.35 of this Zoning Ordinance.

1137.02 USES (C-3)

(c) Accessory Uses.

- (1) Accessory buildings and uses clearly incidental to the principal uses. ~~on the same premises.~~
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) ~~Small Solar Facilities as regulated by Chapter 1151.35 of this Zoning Ordinance.~~

1139.02 USES (I-1)

(c) Accessory Uses.

- (1) Accessory buildings and uses clearly incidental to the principal uses. ~~on the same premises.~~
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) ~~Small Solar Facilities as regulated by Chapter 1151.35 of this Zoning Ordinance.~~

1145.02 USES (R-O)

(c) Accessory Uses.

- (1) Accessory buildings or uses ~~which are~~ clearly incidental to ~~primary~~ the principal uses.
- (2) Signs ~~in compliance with~~ as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) ~~Small Solar Facilities as regulated by Chapter 1151.35 of this Zoning Ordinance.~~

1147.02 USES (C-R)

(c) Accessory Uses.

- (1) Accessory buildings and uses clearly incidental to the principal uses ~~on the site or lot.~~
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) ~~Small Solar Facilities as regulated by Chapter 1151.35 of this Zoning Ordinance.~~

CLEAN VERSION

1123.02 USES (O-C)

(c) Accessory Uses

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.
- (4) Small Solar Facilities as regulated by Chapter XXXX of this Zoning Ordinance.

1125.03 USES (R-R)

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use that do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34
- (4) Small Solar Facilities as regulated by Chapter XXXX of this Zoning Ordinance.

1126.03 USES (R-T)

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.
- (4) Small Solar Facilities as regulated by Chapter XXXX of this Zoning Ordinance.

1127.03 USES (R-1)

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.
- (4) Small Solar Facilities as regulated by Chapter XXXX of this Zoning Ordinance.

1129.03 USES (R-2)

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Notwithstanding Subsection (c)(1), short-term residential rentals, subject to Section 1151.34.
- (4) Small Solar Facilities as regulated by Chapter XXXX of this Zoning Ordinance.

1130A.03 USES (R-OS)

(a) Principal Uses. Upon compliance with these regulations, the Zoning Inspector shall issue a zoning certificate for the following uses:

- (1) Single-family dwelling, detached.

(b) Conditionally Permitted Uses. Subject to Chapter 1153 and these regulations, the Planning and Zoning Commission may issue a conditional zoning permit for the following use:

- (1) Single-family dwelling, attached, except where sanitary sewer and municipal water are not available and except within the R-R and R-T zoning districts. Lot Requirements, Yard Requirements, and Maximum Density shall be determined by the Planning and Zoning Commission, guided by the standards set for a single-family dwelling, detached, under each application.

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Small Solar Facilities as regulated by Chapter XXXX of this Zoning Ordinance.

1131.02 USES (R-3)

(c) Accessory Uses.

- (1) Accessory buildings and uses incidental to the principal use which do not include any activity conducted as a business.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Small Solar Facilities as regulated by Chapter XXXX of this Zoning Ordinance.

1132.02 USES (B)

(c) Accessory Uses.

- (1) Accessory buildings and uses clearly incidental to the principal uses.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Small Solar Facilities as regulated by Chapter XXXX of this Zoning Ordinance.

1132A.02 USES (B-T)

(a) Principal Uses.

- (1) Establishments engaged providing a variety of services to individuals and business establishments, such as:
 - (A) Art gallery, photo, stationery, notion and gift sales.
 - (B) Banks.
 - (C) Barber and beauty shop, salons as defined in Ohio R.C. 4713.01 including licensed massage, tanning and other personal services authorized under Ohio R.C. 4713.42, when clearly an accessory use to these principal uses.
 - (D) Clothing, apparel and variety shop.
 - (E) Delicatessen, coffee shop, bakery, ice cream parlor, meat market, confectionery, tavern, restaurants excluding those with drive-thru access.
 - (F) Dry cleaning and laundry agency.
 - (G) Florist shop.
 - (H) Hardware store.
 - (I) Professional offices such as medical, dental, architectural, engineering, optical, accounting and legal services.
 - (J) Sporting goods.
 - (K) Dance Studio.
 - (L) Optical.
 - (M) Investment firm and companies.
 - (N) Real estate and insurance companies.
 - (O) Libraries and museums.
 - (P) Printing, blueprinting, copy services.
 - (Q) Employment services.
 - (R) Home entertainment such as video, DVD, game rental.
 - (S) Indoor Recreational Facility.
 - (T) Domestic pet services including grooming, boarding, exercising, and limited retail sales of items related to the same.

(b) Accessory Uses.

- (1) Accessory buildings and uses clearly incidental to the principal uses.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Small Solar Facilities as regulated by Chapter XXXX of this Zoning Ordinance.

1137.02 USES (C-3)

(c) Accessory Uses.

- (1) Accessory buildings and uses clearly incidental to the principal uses.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Small Solar Facilities as regulated by Chapter XXXX of this Zoning Ordinance.

1139.02 USES (I-1)

(c) Accessory Uses.

- (1) Accessory buildings and uses clearly incidental to the principal uses.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Small Solar Facilities as regulated by Chapter XXXX of this Zoning Ordinance.

1145.02 USES (R-O)

(c) Accessory Uses.

- (1) Accessory buildings or uses clearly incidental to the principal uses.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Small Solar Facilities as regulated by Chapter XXXX of this Zoning Ordinance.

1147.02 USES (C-R)

(c) Accessory Uses.

- (1) Accessory buildings and uses clearly incidental to the principal uses.
- (2) Signs as regulated by Chapter 1159 of this Zoning Ordinance.
- (3) Small Solar Facilities as regulated by Chapter XXXX of this Zoning Ordinance.