

**CITY OF MEDINA
AGENDA FOR COUNCIL MEETING**

July 14, 2025
Medina City Hall – Council Rotunda
7:30 p.m.

Public Hearing.

To consider a zoning map amendment request to change zoning of properties on the north side of East Washington Street – **APPLICATION WITHDRAWN – PUBLIC HEARING CANCELLED**

Call to Order.

Roll Call.

Reading of minutes. (June 23, 2025)

Reports of standing committees.

Requests for council action.

Reports of municipal officers.

Notices, communications and petitions.

Unfinished business.

Introduction of visitors.

(speakers limited to 5 min.)

Vickie Jackson / Angela Wonderly – Medina Showbiz

Introduction and consideration of ordinances and resolutions.

Motion to suspend the Rules requiring three readings on the following ordinances and resolutions: Ord. 121-25, Ord. 122-25, Ord. 123-25, Ord. 124-25, Ord. 125-25, Ord. 126-25, Ord. 127-25, Ord. 128-25, Ord. 129-25

Ord. 121-25

An Ordinance authorizing the Mayor to enter into an Agreement with Cunningham and Associates for engineering design services for the Uptown Loop Multi-Purpose Path, Phase 1.

Ord. 122-25

An Ordinance authorizing the Mayor to enter into an Engineering and Surveying Agreement with Euthenics, Inc. for engineering design services for the E. Smith Road Reconstruction, Phase II Project.

Ord. 123-25

An Ordinance authorizing the Mayor to enter into a Construction Agreement with Albrecht, Inc. for the South Court Street Water Tower property.
(emergency clause requested)

Ord. 124-25

An Ordinance authorizing the expenditure of \$12,000.00 to the Medina County Society for the Prevention of Cruelty to Animals (SPCA) for animal related services for the year 2025.

Ord. 125-25

An Ordinance accepting the appraisals (Fair Market Value Estimates) for the North Huntington Street Project.
(emergency clause requested)

Ord. 126-25

An Ordinance repealing and replacing Ordinance No. 74-24, passed April 9, 2024 pertaining to the Annual Membership Rates for the Medina Community Recreation Center.

Ord. 127-25

An Ordinance authorizing the Mayor to enter into a Memorandum of Understanding with the Medina Metropolitan Housing Authority to act as the responsible party for environmental review pertaining to their project "The Lafayette", located at 881 Lafayette Road.
(emergency clause requested)

Ord. 128-25

An Ordinance amending Ordinance No. 209-24, passed November 25, 2024. (Amendments to 2025 Budget)

Ord. 129-25

An Ordinance authorizing the Mayor to endorse insurance checks pertaining to a PY-2018 CHIP Grant Rehabilitation Project at 729 North Huntington Street.
(emergency clause)

Council comments.

Adjournment.

MEDINA CITY COUNCIL
Monday, June 23rd, 2025

Call to Order:

Medina City Council met in regular session on Monday, June 23rd, 2025 at Medina City Hall. The meeting was called to order at 7:30 p.m. by President of Council John Coyne III, who also led in the Pledge of Allegiance.

Roll Call:

The roll was called with the following members of Council present: N. DiSalvo, R. Haire, P. Rose, J. Shields, C. Simmons, D. Simpson, and J. Coyne.

Also present were the following members of the Administration: Mayor Hanwell, Greg Huber, Keith Dirham, Patrick Patton, Nino Piccoli, Dan Gladish, Chief Walters, Kathy Patton, Jarrod Fry, Andrew Dutton and Kimberly Marshall.

Reading of Minutes:

Mr. Shields moved that the minutes from the regular meeting on June 9th, 2025 as prepared and submitted by the Clerk be approved, seconded by Mr. Simpson. The roll was called and minutes were approved with the yea votes of R. Haire, P. Rose, J. Shields, C. Simmons, D. Simpson, J. Coyne, and N. DiSalvo.

Reports of Standing Committees:

Finance Committee: Mr. Shields stated the Finance Committee met prior to Council this evening and will meet again in three weeks.

Public Properties Committee: Mr. Shields had no report.

Health, Safety & Sanitation Committee: Mr. Simpson had no report.

Special Legislation Committee: Mr. Rose had no report.

Streets & Sidewalks Committee: Ms. Haire had no report.

Water & Utilities Committee: Mr. Simmons had no report.

Emerging Technologies Committee: Ms. DiSalvo has a meeting scheduled on June 25th to discuss creating a new Communications Dept.

Requests for Council Action:

Finance Committee

25-136-6/23 – Budget Amendments

25-137-6/23 – MCRC Amend Ord. 74-24, Day Pass Rates

25-138-6/23 – Engineering Design Services – Job #1180 – Uptown Multi-Purpose Path

25-139-6/23 – Engineering Design Services – Job #1179 – E. Smith Rd. Reconstruction

25-140-6/23 – Construction Agreement – S. Court St. Water Tower Property

25-141-6/23 – Expenditure to SPCA – Annual Contribution

25-142-6/23 – Fair Market Value Estimates – N. Huntington St.

Reports of Municipal Officers:

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Dennis Hanwell, Mayor,

40th Annual Medina County Sports Hall of Fame was June 20th at The Galaxy, and presented by AM Kiwanis. Congratulation to all inductees.

Square events:

Farmer's Market 9 a.m. – 1 p.m. started May 17th and continues every Saturday thereafter.

Medina Community Band Concert - each Friday of June and July starting at 8 p.m., weather permitting.

Medina County Board of Developmental Disabilities Ice Cream Social will be held on the square this Thursday, June 26th 6-8pm.

Fireworks – July 3rd at dark, rain date July 6th

Twin Sizzler Races July 4th 6-11:30am

ORMACA/Jazz/Opera under the stars July 5th 7-9pm.

Rising Stars Theater Program Summer performance July 10th, 12th, & 13th 3-9pm.

Mayoral Proclamations for 2025 State Championships: Medina Middle School U14 Girls Rugby Team & MHS Varsity Boys Rugby.

Keith Dirham, Finance Director, Keith stated there are items on the agenda he will discuss.

Greg Huber, Law Department, had no report.

Kimberly Marshall, Economic Development Director, Kimberly stated they found three additional orphan tanks on the former Yost Sunoco and those have been pulled, soil samples were also taken on Friday and we are waiting for the results. Need the NFA in order to move forward with any development.

Chief Kinney, Police Department, had no report.

Joe Toth, LST Director, Through May the Life Support Team responded to 1,643 calls for the City of Medina and that is 111 more than last year. For all three entities they responded to 2,529 and that is 199 more than last year.

Nino Piccoli, Service Director, Nino stated they had a water break on SR18 east of Rochon that resulted in a lot of pavement blowing out and are working with contractor to get it repaired and resurfaced hopefully by Wednesday.

Patrick Patton, City Engineer, Patrick stated June 30th East Reagan will be down to one lane starting at 7am and lasting 8 hours, traffic will be maintained with flaggers and signage.

Chief Walters, Fire Department, had no report.

Andrew Dutton, Community Development Director, had no report.

Jansen Wehrley, Parks and Recreation Director, was absent.

Dan Gladish, Building Official, had no report.

Notices, communications and petitions

There were none.

Unfinished Business

There is none.

Introduction of visitors

There were none.

Introduction and consideration of ordinances and resolutions.

Mr. Shields moved to suspend the rules requiring three readings on the following ordinances and resolutions, seconded by Mr. Simpson: Ord. 117-25, Ord. 118-25, Ord. 119-25, Res. 120-25.

The roll was called and the motion passed by the yea votes of P. Rose, J. Shields, C. Simmons, D. Simpson, J. Coyne, N. DiSalvo, and R. Haire.

Ord. 117-25

An Ordinance authorizing the expenditure to Central Square Technologies for the subscription and annual maintenance agreement for the Computer Aided Dispatch and Report Management System for the Police Department. Mr. Shields moved for the adoption of Ordinance/Resolution No. 117-25, seconded by Mr. Simpson. Chief Kinney stated this is their annual maintenance contract for their software. The roll was called and Ordinance/Resolution No. 117-25 passed by the yea votes of J. Shields, C. Simmons, D. Simpson, J. Coyne, N. DiSalvo, R. Haire and P. Rose

Ord. 118-25

An Ordinance authorizing the purchase of one (1) 2025 Freightliner High Compaction Rear Load Sanitation Truck from Municipal Equipment, Inc. for the Sanitation Department. Mr. Shields moved for the adoption of Ordinance/Resolution No. 118-25, seconded by Mr. Simpson. Nino explained their membership with HGAC a national purchasing program and the savings for this purchase was about \$50,000 on this truck. The roll was called and Ordinance/Resolution No. 118-25 passed by the yea votes of C. Simmons, D. Simpson, J. Coyne, N. DiSalvo, R. Haire, P. Rose and J. Shields

Ord. 119-25

An Ordinance amending Ordinance No. 209-24, passed November 25, 2024. (Amendments to 2025 Budget) Mr. Shields moved for the adoption of Ordinance/Resolution No. 119-25, seconded by Mr. Simpson. Mr. Dirham stated these are mostly to cover advances. The roll was called and Ordinance/Resolution No. 119-25 passed by the yea votes of D. Simpson, J. Coyne, N. DiSalvo, R. Haire, P. Rose, J. Shields and C. Simmons.

Res. 120-25

A Resolution adopting the Tax Budget of the City of Medina, Ohio for the fiscal year beginning January 1, 2026 and submitting the same to the Medina County Auditor. Mr. Shields moved for the adoption of Ordinance/Resolution No. 120-25, seconded by Mr. Simpson. Keith explained that Stated Legislator is probably not going to move forward on dropping inside

Medina City Council
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millage so everything should stay the way it was. The roll was called and Ordinance/Resolution No. 120-25 passed by the yea votes of J. Coyne, N. DiSalvo, R. Haire, P. Rose, J. Shields, C. Simmons and D. Simpson.

Council comments

Mr. Simpson reminded everyone since there is a lot going on right now in our country and in around the world that for a lot of people it is very frightening and he would like to recommend is that we look out for each other and be kind to one another.

Ms. Haire stated it is an interesting time we are living in right now and so yes, be kind and helpful to each other and if you find yourself in a situation or you need some help don't be afraid to reach out and ask for it. We on council are here for you, there are churches in our community, Administrators in the city and lot of non-profits that go above and beyond to help the community.

Mr. Simmons stated the Medina Breakfast Kiwanis Club hosted the 40th Sports Hall of Fame Thanks to Mayor Dennis Hanwell for MC and shout to Jarrod for sending Chris and Marcus to cover the evening.

Ms. DiSalvo thanked the Mayor for sending out that little missive last week and thanks to Chief Kinney for sending officers out to ensure everyone's safety.

Adjournment.

There being no further business, the Council meeting adjourned at 7:56 p.m.

Kathy Patton, Clerk of Council

John Coyne III, President of Council

ORDINANCE NO. 121-25

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH CUNNINGHAM AND ASSOCIATES FOR ENGINEERING DESIGN SERVICES FOR THE UPTOWN LOOP MULTI-PURPOSE PATH, PHASE 1.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

- SEC. 1:** That the Mayor is hereby authorized and directed to execute an Agreement with Cunningham and Associates, Inc. for engineering design services for the Uptown Loop Multi-Purpose Path, Phase 1, Job #1180.
- SEC. 2:** That the funds to cover the agreement in the estimated amount of \$_____ are available in Account No. 108-0610-54411.
- SEC. 3:** That a copy of the Agreement is marked Exhibit A, attached hereto and incorporated herein.
- SEC. 4:** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and 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 compliance with the law.
- SEC. 5:** That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

Effective date:

ORDINANCE NO. 122-25

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN ENGINEERING AND SURVEYING AGREEMENT WITH EUTHENICS, INC. FOR ENGINEERING DESIGN SERVICES FOR THE E. SMITH ROAD RECONSTRUCTION, PHASE II PROJECT.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

- SEC. 1:** That the Mayor is hereby authorized and directed to execute an Engineering and Surveying Agreement with Euthenics, Inc. for engineering design services for the E. Smith Road Reconstruction, Phase II Project, Job #1179.
- SEC. 2:** That the funds to cover the agreement in the estimated amount of \$188,171.00 are available as follows: \$123,816.52 in Account No. 108-0672-54414, and \$64,354.48 in Account No. 380-0672-54414.
- SEC. 3:** That a copy of the Agreement is marked Exhibit A, attached hereto and incorporated herein.
- SEC. 4:** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and 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 compliance with the law.
- SEC. 5:** That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

Clerk of Council

APPROVED: _____

SIGNED: _____

Mayor

Effective date:

An Agreement for the Provision of Limited Professional Services

ORD 122-26

Design Professional: Euthenics, Inc.		Client: City of Medina	
8235 Mohawk Drive		132 North Elmwood Avenue	
Strongsville, Ohio 44136		Medina, Ohio 44256	
		Attn: Patrick Patton, P.E.	
Project No.: 1344		Date: July 7, 2025	
Project Name: East Smith Road Reconstruction Phase 2			
Location: City of Medina Ohio			
Scope of Services: See Attached Scope and Fee			
Fee Arrangement: Cost Plus Net Fee plus Expenses – See Attached Scope and Fee for Details			
Base Fee = \$163,272			
If Authorized Fee = \$24,899			
Total Base + If Authorized Fee = \$188,171			
Principals	\$	Technicians	\$
Engineer	\$	Clerical	\$
Retainer Amounts:			
Special Conditions:			
Offered by: <i>Alan R. Piatak</i>		Accepted by: (Client):	
Signature		Signature Date	
Alan R. Piatak / President			
Printed name / title		Printed name / title Signature indicates the authority to bind the company to the terms herein	
The terms and conditions on the reverse of this form are part of this Agreement.			

TERMS & CONDITIONS

Fee

The total fee, except stated lump sum, shall be understood to be an estimate, based upon Scope of Service, and shall not be exceeded by more than ten percent, without written approval of the Client. Where the fee arrangement is to be on an hourly basis, the rates shall be those that prevail at the time services are rendered. Reimbursable expenses will include a mark-up of 0%. Any change in scope will be discussed prior to additional services being rendered.

Billings/Payments

Invoices for services and reimbursable expenses shall be submitted, at the Design Professional's option, either upon completion of the services or on a monthly basis. Invoices shall be payable within 30 days after the invoice date. A service charge of 1.5% (or the maximum legal rate) per month will be applied to the unpaid balance after 30 days from the invoice date. Design Professional shall have the right to suspend/terminate services if payment is not received within 60 days after the invoice date and the Design Professional shall have no liability for any resultant delays or damages incurred by Client as a result of such suspension/termination. Retainers shall be credited on the final invoice. The Client agrees to pay all costs of collection, including reasonable attorney's fees.

Standard of Care

In providing services under this agreement, the Design Professional will endeavor to perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. Design Professional will perform its services as expeditiously as is consistent with professional skill and care and the orderly progress of Design Professional's part of the Project. Regardless of any other term or condition of this Agreement, Design Professional makes no express or implied warranty of any sort. All warranties, including warranty of merchantability or warranty of fitness for a particular purpose, are expressly disclaimed.

Consequential Damages

Notwithstanding any other provision to the contrary, and to the fullest extent permitted by law, neither the Client nor the Design Professional shall be liable to the other for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or this Agreement. This mutual waiver of consequential damages shall include, but not be limited to, loss of use, loss of profit, loss of business or income or any other consequential damages that either party may have incurred from any cause of action whatsoever.

Hidden Conditions

A condition is hidden if concealed by existing finishes or structure or is not capable of investigation by reasonable visual observation. If the Design Professional has reason to believe that a condition may exist, the Client shall authorize and pay for all costs associated with the investigation of such a condition. If (1) the Client fails to authorize such investigation after such notification, or (2) the Design Professional has no reason to believe that such a condition exists, the Design Professional shall not be responsible for the existing conditions or any resulting damages or losses resulting therefrom.

Hazardous Materials/Mold

The Design Professional shall have no responsibility for the discovery, presence, handling, removal, disposal or exposure of persons to hazardous materials of any form including mold. The Design Professional shall have no responsibility for an existing or constructed building that may, as a result of post-construction, use, maintenance, operation or occupation, contain or be caused to contain mold substances which can present health hazards and result in bodily injury, property damage and/or necessary remedial measures and costs.

Indemnification

The Client agrees, to the fullest extent permitted by law, to indemnify and hold Design Professional and its subconsultants harmless from and against any and all damage, losses or cost (including reasonable attorneys' fees and costs) that may be incurred or in part by its acts, errors or omissions and those of anyone for whom they are legally liable. The Design Professional further agrees, subject to Risk Allocation below, to indemnify the Client for damages to the extent arising from its own negligent errors acts or omissions.

Risk Allocation

In recognition of the relative risks and benefits of the Project to both the Client and the Design Professional, the Client agrees, to the fullest extent permitted by law, to limit the Design Professional's total liability to the Client or anyone making claims through the client, for any and all damages or claim expenses (including attorney's fees) arising out of this Agreement, from any and all causes, to the total amount of \$50,000 or the amount of the Design Professional's fee, whichever is greater.

Termination of Services

This agreement may be terminated upon 10 days written notice by either party should the other fail to perform their obligations hereunder. In the event of termination, the Client shall pay the Design Professional for all services rendered to the date of termination, all reimbursable expenses, and reasonable termination expenses.

Betterment

If a required item or component of the Project is omitted from the Design Professional's documents, the Design Professional shall not be responsible for paying the cost required to add such item or component to the extent that such item or component would have been included or required in the Design Professional's original documents. In no event will the Design professional be responsible for any costs or expense that provides betterment or upgrades or enhances the value of the Project.

Ownership of Documents

All documents produced by the Design Professional under this agreement, including electronic files, shall remain the property of the Design Professional and may not be used by this Client for any other purpose without the written consent of the Design Professional. Any such use or reuse shall be at the sole risk of Client who shall defend, indemnify and hold the Design Professional and its subconsultants harmless from any and all claims and/or damages arising therefrom. Electronic files are not contract documents and cannot be relied upon as identical to contract documents because of changes or errors induced by translation, transmission, or alterations while under the control of others. Use of information contained in the electronic files is at the user's sole risk and without liability to Design Professional and its subconsultants.

Defects in Service

The Client shall promptly report to the Design Professional any defects or suspected defects in the Design Professional's services. The Client further agrees to impose a similar notification requirement on all contractors in its Client/Contractor contract and shall require all subcontracts at any level to contain a like agreement. Failure by the Client and the Client's contractors or subcontractors to notify the Design Professional shall relieve the Design Professional of the costs of remedying the defects above the sum such remedy would have cost had prompt notification been given when such defects were first discovered.

Construction Activities

The Design Professional shall not be responsible for the acts or omissions of any person performing any construction Work or for instructions given by the Client or its representatives to any one performing any construction Work, nor for construction means and methods or job-site safety.

Dispute Resolution

Any claim or dispute between the Client and the Design Professional shall be submitted to non-binding mediation, subject to the parties agreeing to a mediator. If the Parties cannot agree upon a mediator the claim or dispute shall be submitted to the American Arbitration Association (AAA) for mediation in accordance with the Construction Arbitration and Mediation Rules of the AAA then in effect.

Relationship of the Parties

All services provided by Design Professional are for the sole use and benefit of the Client. Nothing in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Design Professional.

Entire of Agreement

This Agreement constitutes the entire agreement between the parties and these Terms & Conditions may only be amended by written agreement by both parties. Should any portion of this Agreement is found to be illegal or enforceable, such portion shall be deleted and the balance shall remain in effect.

Applicable Law The law applicable to this Agreement is the state of the Project location.

October 2017

MANHOURLY ESTIMATE

SUBTOTAL ITEM 1 - FIELD SURVEY

SUBTOTAL ITEM 2 - AUTOCAD CIVIL 3D BASEMAPPING

**PROPOSAL FOR ENGINEERING AND SURVEYING SERVICES FOR FINAL PLANS, COST ESTIMATES,
SPECIFICATIONS AND BID DOCUMENTS FOR THE EAST SMITH ROAD - PHASE 2 RECONSTRUCTION PROJECT**

K. Erosion and Sediment Control Notes (Not Needed - Use ODOT SS 832)					
L. Project Site Plan (1" = 50')	1	Sheet	@	20	MH = 20 MH
M. Waterwork Plan and Profile Drawings (1"=20 H, 1"=? _ V)	3	Sheets	@	24	MH = 72 MH
N. Waterworks Detail Sheets	3	Sheets	@	8	MH = 24 MH
O. Waterworks Note Sheets	2	Sheets	@	6	MH = 12 MH
P. Proposed Storm Sewer Profiles (Plot in Profile view of Plan & Profile sheets and Roadway Cross Sections when possible)	24	Profiles	@	2	MH = 48 MH
Q. Proposed Outfall Sewer Plan & Profile through City Parcel to Champion Creek	1	Sheet	@	12	MH = 12 MH
R. Proposed Sanitary Sewer Profiles (Show on Roadway P&P's. Replace Sanitary Sewers at Existing Locations and Elevations)					= 8 MH
S. Storm, Sanitary and Water Connection Schedule	1	Sheet	@	20	MH = 20 MH
T. Driveway Profiles (20 Profiles)	20	Profiles	@	2	MH = 40 MH
U. Driveway Quantities and Details	1	Sheet	@	24	MH = 24 MH
V. Intersection Detail Sheets with Joint Layout and Pavement Elevations (1"=10') - South East Street	1	Inter	@	18	MH = 18 MH
W. Pull Box and Conduit Layout and Quantities for Future Lighting Circuit along North Side of East Smith					= 8 MH
X. Traffic Control Plan (Proposed Signing & Pavement Markings)	1	Sheet	@	20	MH = 20 MH
Y. Miscellaneous Detail Sheet	2	Sheet	@	12	MH = 24 MH
Z. Drainage Area Delineation and Spread Calculations for Proposed Catch Basin Spacing (manual calc's based on City CB Grate)					= 32 MH
AA. Storm Sewer Sizing Calculations(using ODOT's CDSS)					= 24 MH
BB. Post Construction BMP Design & Details					= 24 MH
CC. Estimated Quantities (Including Calc Book, no General Summary)					= 48 MH
DD. Construction Cost Estimate (Preliminary and Final)					= 32 MH
EE. Bid Tab with Estimated Quantities for Bid Book					= 6 MH

SUBTOTAL ITEM 4 - CONSTRUCTION PLANS AND COST ESTIMATES

937 MH

PROPOSAL FOR ENGINEERING AND SURVEYING SERVICES FOR FINAL PLANS, COST ESTIMATES,
SPECIFICATIONS AND BID DOCUMENTS FOR THE EAST SMITH ROAD - PHASE 2 RECONSTRUCTION PROJECT

ITEM 5 - COORDINATION AND APPROVALS		
A. Coordination with Local Businesses within Pavement Reconstruction Limits	=	16 MH
B. Utility Coordination and Documentation	=	32 MH
C. Complete EPA Permit to Install Forms for Waterline and NOI	=	10 MH
D. Coordination with Subconsultants	=	6 MH
SUBTOTAL ITEM 5 - COORDINATION AND APPROVALS		64 MH
ITEM 6 - SUPERVISION AND PRINTING		
A. Supervision	=	40 MH
B. Printing	=	8 MH
SUBTOTAL ITEM 6 - SUPERVISION AND PRINTING		48 MH

TOTAL MANHOURS (EXCLUDING FIELD SURVEY)	1,191 MH
TOTAL SURVEY CREW HOURS	88 CH

**PROPOSAL FOR ENGINEERING AND SURVEYING SERVICES FOR FINAL PLANS, COST ESTIMATES,
SPECIFICATIONS AND BID DOCUMENTS FOR THE EAST SMITH ROAD - PHASE 2 RECONSTRUCTION PROJECT**

ESTIMATED FEE (ITEMS 1 - 6 INCLUDING SUBS) - BASE FEE

LABOR COSTS - BASE FEE

Project Manager	96 MH	@	\$	69.00	=	\$	6,624.00
Senior Engineer (P.E.)	220 MH	@	\$	58.00	=	\$	12,760.00
Designer (E.I.T.)	460 MH	@	\$	39.00	=	\$	17,940.00
Technician	383 MH	@	\$	37.00	=	\$	14,171.00
Licensed Surveyor	24 MH	@	\$	60.00	=	\$	1,440.00
Survey Crew	88 CH	@	\$	68.00	=	\$	5,984.00
Typing and Printing	8 MH	@	\$	29.00	=	\$	232.00

Overhead at 122.27%

= \$ 72,323.93

Net Fee at 11% of Labor and Overhead

= \$ 13,147.49

SUBTOTAL LABOR COSTS - BASE FEE

1,191 MH

\$ 144,622.42

88 CH

SUBCONSULTANT COSTS - BASE FEE

Soils Borings and Report - by SME, see Exhibit A for
subconsultant proposal

4 Roadway Borings + 1 Storm Sewer, Testing & Report

= \$ 18,500.00

SUBTOTAL SUBCONSULTANT COSTS - BASE FEE

\$ 18,500.00

EXPENSES - BASE FEE

Survey Consumables

= \$ 150.00

SUBTOTAL EXPENSES - BASE FEE

\$ 150.00

TOTAL BASE COST (ITEMS 1-6 INCLUDING SUBS) \$ 163,272.42

* Note: EPA Permit to Install for Waterline and NOI Costs Will Be Paid by City of Medina and Are Not Included In This Proposal. *
Sanitary sewer to be replaced with same size as existing at the same slope and inverts; therefore, no PTI needed for sanitary.

PROPOSAL FOR ENGINEERING AND SURVEYING SERVICES FOR FINAL PLANS, COST ESTIMATES,
SPECIFICATIONS AND BID DOCUMENTS FOR THE EAST SMITH ROAD - PHASE 2 RECONSTRUCTION PROJECT

ITEM 7 - RIGHT OF WAY SERVICES FOR UP TO 4 PARCELS - IF AUTHORIZED

A. Prepare R/W Exhibits	4	Exhibits	@	6	MH	=	24	MH
B. Prepare Legal Descriptions and Closure Calculations	4	Legals	@	4	MH	=	16	MH
SUBTOTAL ITEM 7 - RIGHT OF WAY SERVICES FOR UP TO 4 PARCELS- IF AUTHORIZED							40	MH

ESTIMATED FEE (ITEM 7) - IF AUTHORIZED

LABOR COSTS - IF AUTHORIZED

Project Manager	1	MH	@	\$	69.00	=	\$	69.00
Senior Engineer (P.E.)	3	MH	@	\$	58.00	=	\$	174.00
Designer (E.I.T.)	0	MH	@	\$	39.00	=	\$	-
Technician	16	MH	@	\$	37.00	=	\$	592.00
Licensed Surveyor	18	MH	@	\$	60.00	=	\$	1,080.00
Survey Crew	0	CH	@	\$	68.00	=	\$	-
Typing and Printing	2	MH	@	\$	29.00	=	\$	58.00
Overhead at 122.27%						=	\$	2,412.39
Net Fee at 11% of Labor and Overhead						=	\$	438.54
SUBTOTAL LABOR COSTS - IF AUTHORIZED	40	MH					\$	4,823.93

SUBCONSULTANT COSTS - IF AUTHORIZED

Right of Way Acquisition - by OR Colan, see Exhibit B for
subconsultant proposal

SUBTOTAL SUBCONSULTANT COSTS - IF AUTHORIZED

EXPENSES - IF AUTHORIZED

	=	\$	-
SUBTOTAL EXPENSES - IF AUTHORIZED		\$	-

TOTAL IF AUTHORIZED COST (ITEM 7 INCLUDING SUBS) \$ 24,898.93

PROPOSAL FOR ENGINEERING AND SURVEYING SERVICES FOR FINAL PLANS, COST ESTIMATES,
SPECIFICATIONS AND BID DOCUMENTS FOR THE EAST SMITH ROAD - PHASE 2 RECONSTRUCTION PROJECT

PROPOSAL SUMMARY

TOTAL BASE COST (ITEMS 1-6 INCLUDING SUBS)	=	\$	163,272
TOTAL IF AUTHORIZED COST (ITEM 7 INCLUDING SUBS)	=	\$	24,899
GRAND TOTAL	=	<u>\$</u>	<u>188,171</u>

ORDINANCE NO. 123-25

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONSTRUCTION AGREEMENT WITH ALBRECHT, INC. FOR THE SOUTH COURT STREET WATER TOWER PROPERTY, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

- SEC. 1:** That the Mayor is hereby authorized to enter into a Construction Agreement with Albrecht, Inc. for the South Court Street Water Tower Property.
- SEC. 2:** That a copy of the Construction Agreement is marked Exhibit A, attached hereto and incorporated herein, and subject to the final approval of the Law Director.
- SEC. 3:** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and 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 compliance with the law.
- SEC. 4:** That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to begin work as quickly as possible; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

CONSTRUCTION AGREEMENT

TO: The Mayor and Council of the City of Medina, Ohio

ATTENTION: City Engineer

RE: City Job #1193: City OF Medina South Court Street Water Tower Driveway Relocation

Gentlemen:

ALBRECHT, INCORPORATED (the developer), agrees and by this writing guarantees the construction and installation of the improvements listed below within the time authorized for completion and in accordance with all applicable ordinances of the City of Medina.

It is hereby understood and agreed that **ALBRECHT, INCORPORATED**, developer, shall provide the following improvements and facilities to be installed at the developers expense in compliance with the standards and specifications for each of the following various types of improvements:

1. At the City of Medina's South Court Street Water Tower site (1215 South Court Street, PPN 028-19C-20-096, MCL #4811) Albrecht will complete construction of a new entrance driveway from the future shopping center driveway off of South Court Street (SR 3) into the City owned water tower site. The work will be completed substantially in accordance with the construction documents prepared by Alber and Rice, Inc., to be approved by the City Engineer, City of Medina, referenced as City project #1193: South Court Street Water Tower Drive Relocation

If the improvements are not completed within twelve (12) months of the receipt of all necessary permits and approvals for the construction of the driveway relocation and the deceleration lane, the City, upon proper notice, may complete the improvements and recover full costs and reasonable expenses, provided said costs and expenses are substantiated, thereof from ALBRECHT, INCORPORATED and may appropriate such portion of money or bonds posted for the faithful performance of said works.

In witness whereof, authorized representatives of the parties to this agreement, indicating their party's approval of the terms herein, have signed as of the dates set forth below:

ALBRECHT, INC. (DEVELOPER)

BY: _____
(Signature)

Name: _____
(Please print of type)

CITY OF MEDINA, OHIO

BY: _____
(Signature)

Name: Dennis Hanwell, Mayor, City of Medina

STATE OF OHIO:

SS:

MEDINA COUNTY:

Before me, a Notary Public in and for said County, this day personally appeared the above
named ALBRECHT, INCORPORATED, Developer, by _____
its _____, who acknowledged that he/she did sign the foregoing
instrument and that the same is the free act and deed of said Developer, and the free act and deed of
himself personally as such officer.

Witness my signature and notarial seal at _____, Ohio, this _____ day
of _____, 20____

Notary Public

STATE OF OHIO:

ss:

MEDINA COUNTY:

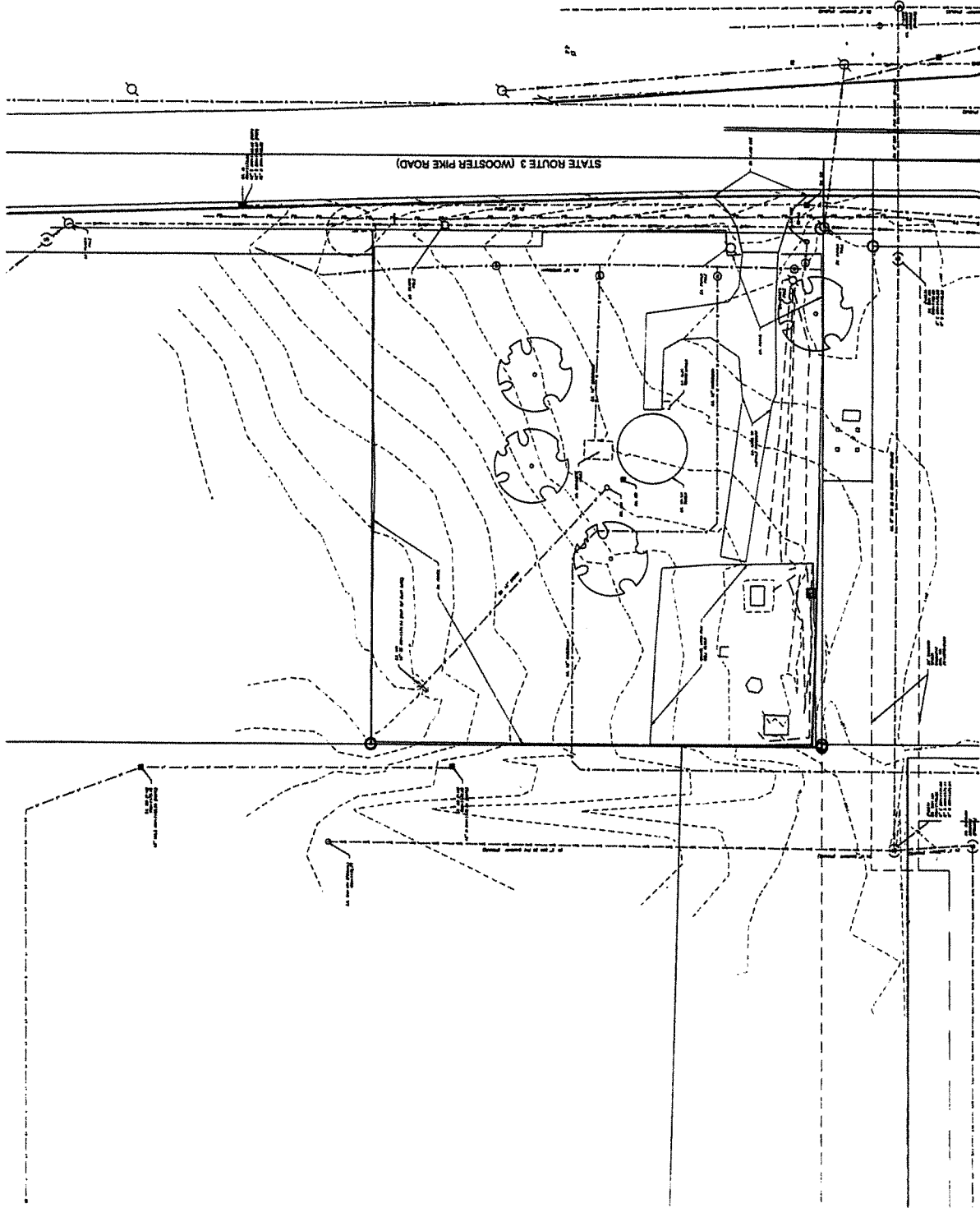
Before me, a Notary Public in and for said County, this day personally appeared the above-named **CITY OF MEDINA, OHIO**, by _____, its _____, who acknowledged that he/she did sign the foregoing instrument and that the same is the free act and deed of said **CITY OF MEDINA, OHIO**, and the free act and deed of himself personally as such officer.

Witness my signature and notarial seal at _____, Ohio, this _____ day of _____, 20____

Notary Public

APPROVED AS TO FORM:

Greg Huber, City of Medina Law Director



EXISTING CONDITIONS PLAN
SCALE 1" = 30'


SHEET NO. **C1.1**

DATE: 12/22/22
DRAWN BY: J.A.

DATE: 12/22/22
DRAWN BY: J.A.

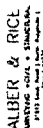
SR3 ACCESS FOR ACME #22
MEDINA, OH

PROJECT:



ALBER & RICE
SURVEYING & ENGINEERING
10000 N. STATE ROUTE 3
SUITE 100
MEDINA, OH 44130
760.880.1234

PRELIMINARY
NOT FOR CONSTRUCTION



PRELIMINARY
CONSTRUCTION

Energy & Environmental Science

SR3 ACCESS FOR ACME #22
MEDINA, OH

ISSUE: _____ DATE: _____

AAIR PROJECT NO. AAAN-AA

041 137245

12.

DEMOLITION AND CLEARING NOTES:

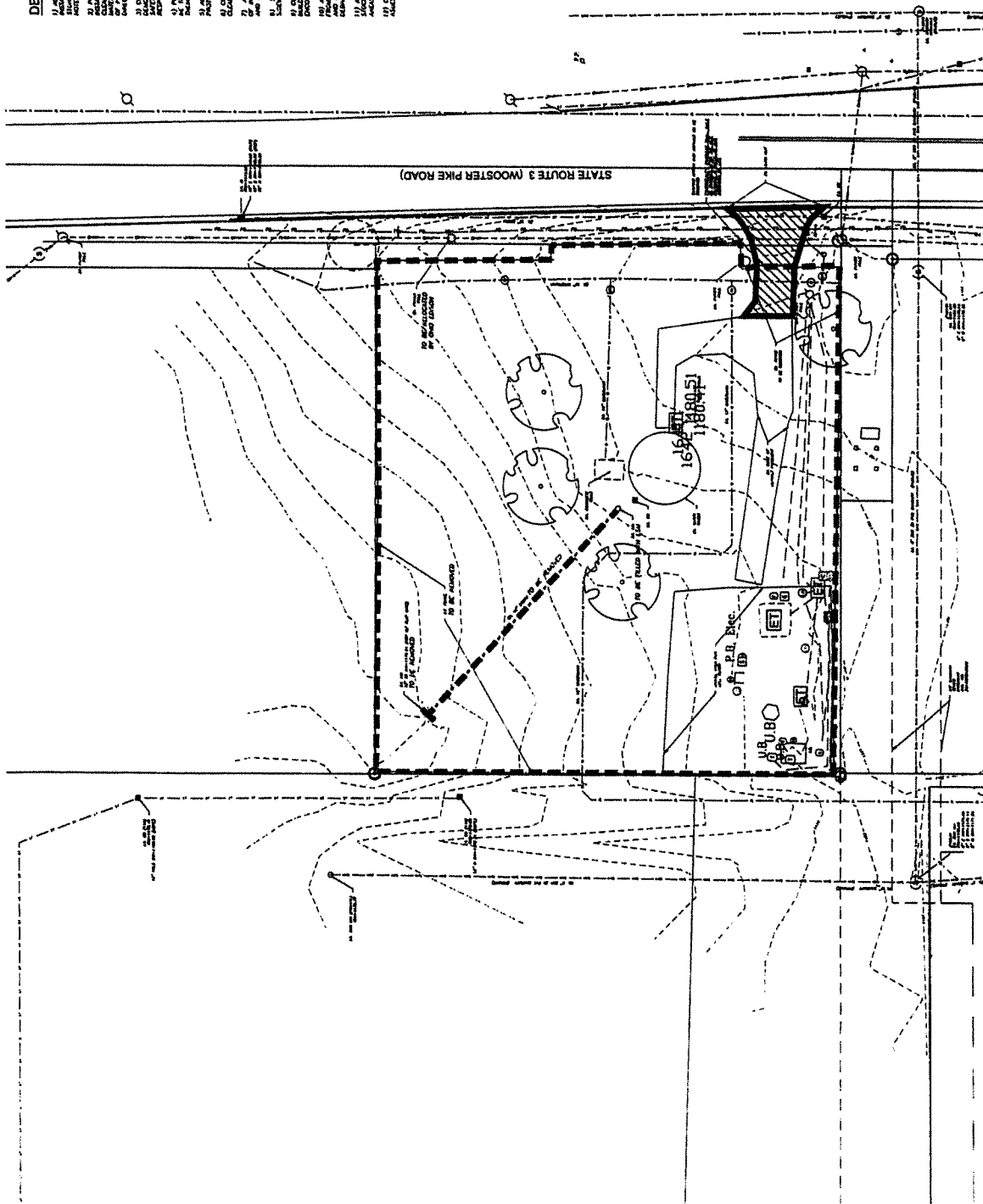
- [illegible]



CONSENT TO BE RELEASED

STICK TO ME, MACHADO

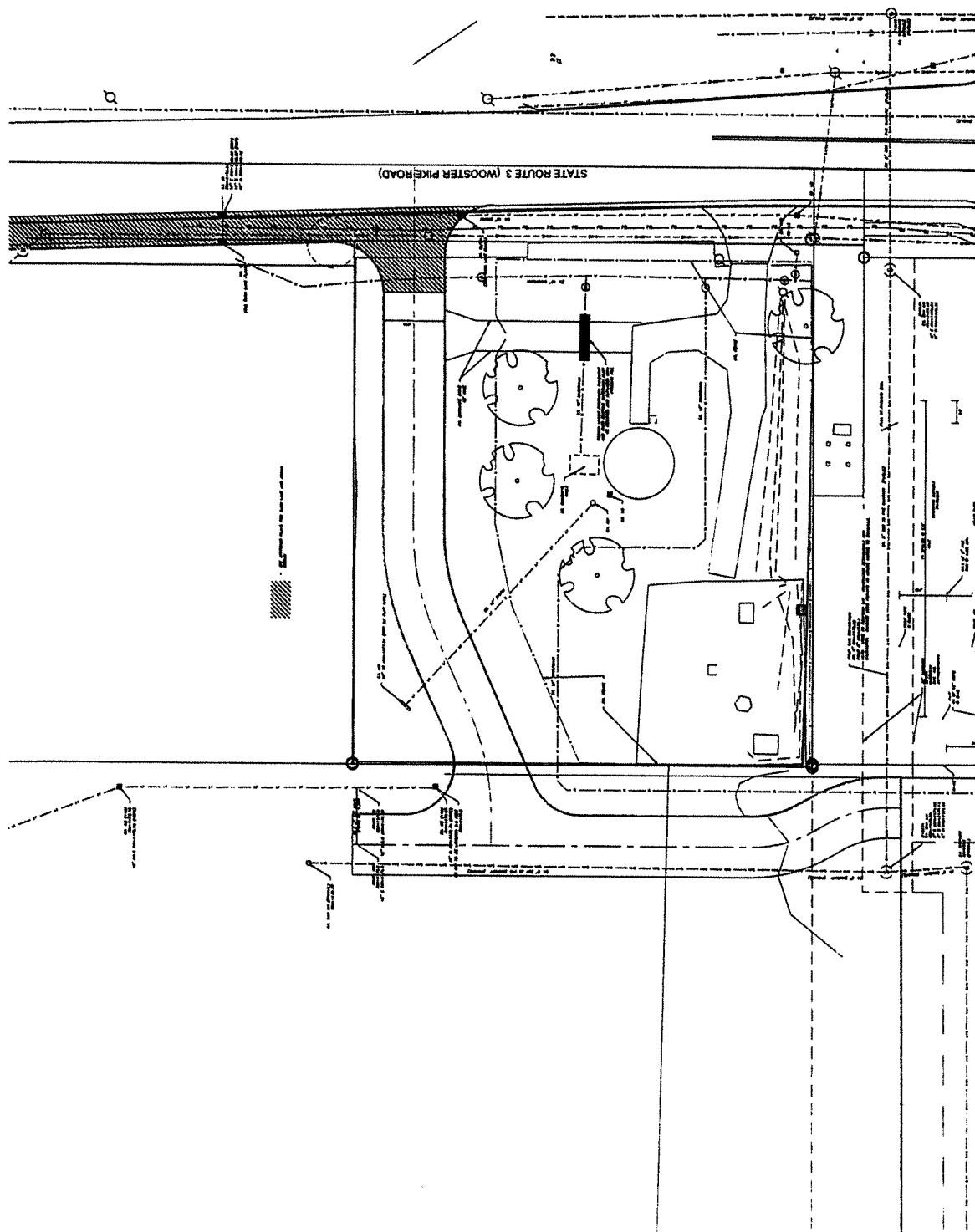
EDMUNDS, JR. & PETERS



DEMOLITION PLAN

CONFIDENTIAL





SITE LAYOUT AND PAVEMENT PLAN
SCALE 1" = 20'



1.
1.
C

ON LIPS

[illegible]

SR3 ACCESS FOR ACME #22
MEDINA, OH

Subject:

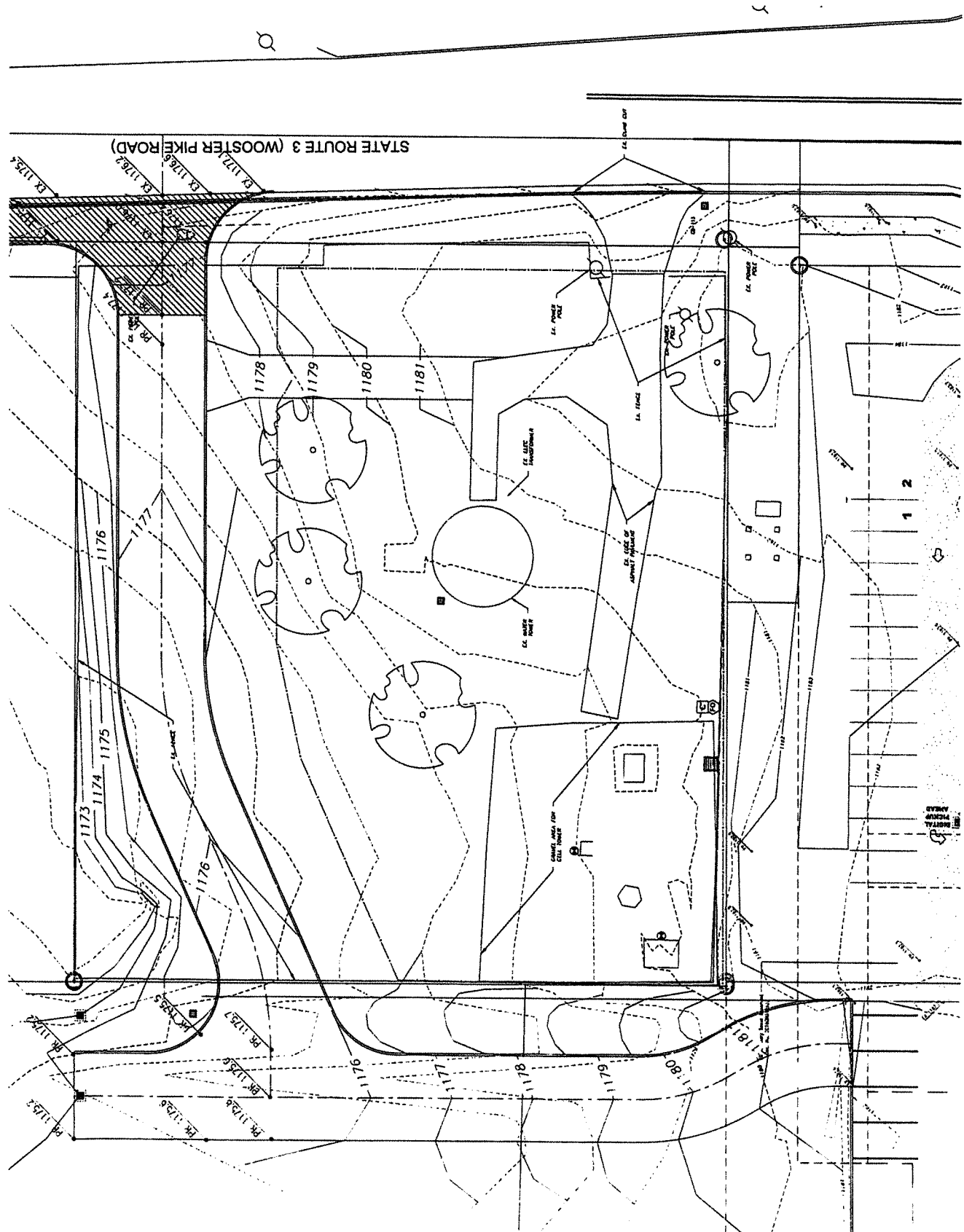
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ALBER & RICE
4000 130th Ave. N. - Ste. 200
21023 Coon Rapids, MN 55433
612-835-1234

PRELIMINARY
NOT FOR CONSTRUCTION

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DATE	BY	REVISION



ORDINANCE NO. 124-25

AN ORDINANCE AUTHORIZING THE EXPENDITURE OF \$12,000.00 TO THE MEDINA COUNTY SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (SPCA) FOR ANIMAL RELATED SERVICES FOR THE YEAR 2025.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

- SEC. 1:** That the expenditure of \$12,000.00 to the Medina County Society for the Prevention of Cruelty to Animals (SPCA) is hereby authorized for animal related services.
- SEC. 2:** That in accordance with Ohio Revised Code §5705.41(D), at the time that the contract or order was made and at the time of execution of the Finance Director's certificate, sufficient funds were available or in the process of collection, to the credit of a proper fund, properly appropriated and free from any previous encumbrance.
- SEC. 3:** That the funds to cover this payment are available in Account No. 001-0707-52215.
- SEC. 4:** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and 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 compliance with the law.
- SEC. 5:** That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

INVOICE

Medina County Society for the
Prevention of Cruelty to Animals
8790 Guilford Rd
Seville, OH 44273

bookkeeping@medinacountyspca.co
m
+1 (330) 723-7722

ORD.124-25

Bill to

City of Medina
132 N Elmwood
Medina, OH 44256

Invoice details

Invoice date: 06/26/2025

#	Product or service	Description	Amount
1.	AWS - 1	Animal Welfare Services: for the pick-up of injured and abandoned animals.	\$12,000.00
Total			\$12,000.00

ORDINANCE NO. 125-25**AN ORDINANCE ACCEPTING THE APPRAISALS (FAIR MARKET VALUE ESTIMATES) FOR THE NORTH HUNTINGTON STREET PROJECT, AND DECLARING AN EMERGENCY.**

WHEREAS: In order to complete the reconstruction of North Huntington Street, Phase 3, the City must acquire three easements; and

WHEREAS: In order for the City's right-of-way consultant (Rourke Acquisition Services) to proceed with the offer to purchase and complete negotiations and acquisition, Council must authorize acceptance of the Fair Market Value Estimates (FMVE) for the project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That the City of Medina hereby authorizes the appraisals of O.R. Colan, and accepts the Fair Market Value (FMVE) for the following parcels as follows:

<u>Address</u>	<u>Parcel</u>	<u>FMVE</u>
315 N. Huntington St.	028-19A-17-008	\$ 1,175.00
629 N. Huntington St.	028-19A-17-225	\$ 483.00
240 West Union St.	028-19A-17-050	\$ 1,015.00
236 Bradway Street	028-19A-17-071 & 072	\$ 7,687.00
304-390 West Union St.	028-19A-17-003 & 004	<u>\$ 8,716.00</u>
	TOTAL	\$19,076.00

SEC. 2: That the Mayor is hereby authorized to sign each FMVE appraisal authorizing the Consultant to proceed with the acquisition.

SEC. 3: That the funds to cover these appraisals are available in Account No. 108-0610-54411.

SEC. 4: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and 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 compliance with the law.

SEC. 5: That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to expedite the sometimes lengthy process; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

Clerk of Council

APPROVED: _____

SIGNED: _____

Mayor

VA
REV. 04-2020

VALUE ANALYSIS
(\$10,000 OR LESS)

OWNER'S NAME

Tamara Ringer

COUNTY Medina

ROUTE North Huntington St
Recon

SECTION N/A

PARCEL NO. 1-SH

PROJECT I.D. NO. N/A

Subject

Address/Location	Zoning	Utilities	APN		
315 N. Huntington Street, Medina, Ohio 44256. Located on the west side of North Huntington Street, north of Bronson Street, within the city of Medina, Medina County, Ohio.	(R-3) High Density Urban Residential District	All Public	028-19A-17-008		
			Large Parcel Size	Large Parcel Unit	Highest and Best Use
			0.1589 Gross/Net	Acres	Single-Family Residential Development

Comments

Considering unity of title, unity of use and contiguity, the subject property and larger parcel is identified by the Medina County Auditor as Parcel Number 028-19A-17-008 titled to Tamara Ringer. The property contains 0.1589 gross/net acres (6,922+/- SF) per the Auditor and is located off the west side of North Huntington Street, north of Bronson Street within the city of Medina, Medina County, Ohio. The site is improved with a single-family residence and related improvements constructed around 1950 and is serviced by public water and sanitary sewer services.

The subject property is zoned (R-3) High Density Urban Residential District. The purpose of the R-3 High Density Urban Residential District is to encourage relatively high density residential development in areas generally adjacent to built up sections of the community or in areas of existing development of such density, and therefore to provide a more orderly and efficient extension of public utilities. The development is to consist of single-family and two-family dwellings in areas served with centralized sewer and water facilities. The principal permitted use is a single-family detached dwelling. The minimum lot size is 8,000 sq.ft. for a single-family detached dwelling with a minimum lot frontage of 40 feet. The subject property does not appear to meet the minimum site size requirement and represents a legally non-conforming site before and after the proposed taking.

The subject property is rectangular in shape and is not located within a known 100-year flood hazard. The highest and best use of the property is for residential oriented development in conformance with current zoning regulations and area trends.

Comparable Sales

Sale #	Location/address	Highest and best use	Verification source	Sale Date
1	West side of S. Elmwood Avenue, just north of W. Smith Road, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/23/2023
APN(s)		Zoning	Utilities	Sale Price
028-19A-21-269		(R-3) High Density Urban Residential	All Public	\$50,000
				Parcel Size
				8,215± Net Sq.Ft. (0.1886± Gross / Net Acres)
				Unit Value Indication
				\$6.09/Net Sq.Ft.

Comments

The site is located off the west side of S. Elmwood Avenue, just north of W. Smith Road within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Elmwood Road and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
2	South side of Westpark Boulevard, east of Oak Street, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	5/13/2025
APN(s)		Zoning	Utilities	Sale Price
028-19C-09-217		(R-1) Low Density Residential	All Public	\$40,000
				Parcel Size
				13,421± Net Sq.Ft. (0.3081± Gross / Net Acres)
				Unit Value Indication
				\$2.98/Net Sq.Ft.

Comments

The site is located off the south side of Westpark Boulevard, east of Oak Street within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with Westpark Boulevard, gently sloping to a rear pond and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

The site previously transferred on July 1, 2024 for a recorded \$49,000 or \$3.65 per Sq.Ft.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
3	West side of S. Court Street, north of Ivy Hill Lane, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/29/2022
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-334		(R-3) High Density Urban Residential	All Public	\$89,900
				Parcel Size
				27,181± Net Sq.Ft. (0.6240± Gross / Net Acre)
	Unit Value Indication			
				\$3.31/Net Sq.Ft.

Comments

The site is located off the west side of S. Court Street, north of Ivy Hill Lane within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Court Street and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

Overall Comments / Reconciliation

Comments

Each of the comparable sales presented are considered reliable indicators of market value. Each sale is adjusted for its date of sale, location, size (economies of scale), configuration and functional utility. A market value of \$4.50 per sq.ft. is deemed warranted weighing the subject's smaller site size.

Reconciled Value: \$4.50/SF

Part Taken - Land


Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
1-SH	218 SF (0.0050 Net Acres)	100%	N/A	\$4.50 / SF	Highway Easement (Less \$1.00)	<u>\$980.00</u>
Total:						\$980.00


Part Taken – Improvements						
Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
1-SH	Gravel drive	35+/-	SF	\$4.50	50%	\$79
1-SH	Concrete walk	12+/-	SF	\$6.50	50%	\$39
1-SH	Grass	171+/-	SF	\$0.45	N/A	\$77
1-SH	Natural growth and foliage items are merged into the underlying land value. No compensation is accorded.		Choose			
Total:						\$195

Cost to Cure		
Parcel # Suffix	Description	Cost to Cure
N/A	N/A	\$0
Total:		\$0

Preparers Conclusion	
Comments	
<p>The proposed highway easement is located at the east edge of the property. The taking is irregular in configuration and extends 40.17 ft. in width along the subject's entire frontage along the west side of North Huntington Street and ranges in depth from 8.0 ft. along its northern boundary to 3.0 ft. along its southern boundary containing 0.0050 net acres (218+/- SF).</p> <p>There exists gravel drive, concrete walk, and grass areas within the take area. The replacement costs for these items was derived via the Marshall Valuation Service.</p> <p>No compensation is accorded for natural growth items which are merged into the underlying land value or for items encroaching in the existing right-of-way.</p> <p>The market value for the easement is estimated to be 218 SF X \$4.50 per SF = \$981 less \$1.00 since only an easement right is being acquired and the encumbered area will remain titled to the property owner equaling \$980.</p> <p>The residue parcel will continue to contain 0.1589 gross/net acres of which 0.0050 acres (218+/- SF) will be encumbered by the proposed highway easement. The site will continue to be considered a legally non-conforming site as in the before scenario.</p> <p>There is no damage to the residue parcel, there is only the part taken.</p>	
Total Estimated Compensation:	
\$1,175	

Comments	
The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.	
Total FMVE:	
\$1,175	

Signatures	
Person Preparing Analysis	
	
Typed Name:	G. Franklin Hinkle, II
Title:	Appraiser
Date:	6/16/2025

Signature	
	
Typed Name:	Dennis Hanwell
Title:	Mayor, City of Medina
Date:	

Administrative Settlement			
Signature			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	
THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)			

REQUIRED ATTACHMENTS
Jurisdictional Exception Property Record Card and GIS Plat Plat and Legal Description of Taking Plan and Profile Photographs of the Subject Property The Map of Comparable Sales Appraiser Qualifications

VA
REV. 04-2020

VALUE ANALYSIS
(\$10,000 OR LESS)

OWNER'S NAME

Medina Huntington R.E. Group II, LLC

COUNTY Medina

ROUTE North Huntington St
Recon

SECTION N/A

PARCEL NO. 2-S

PROJECT I.D. NO. N/A

Subject

Address/Location	Zoning	Utilities	APN		
629 N. Huntington Street, Medina, Ohio 44256. Located on the west side of North Huntington Street, north of W. Union Street, within the city of Medina, Medina County, Ohio.	(R-2) Medium Density Urban Residential District	All Public	028-19A-17-225		
			Large Parcel Size	Large Parcel Unit	Highest and Best Use
			5.8150 Gross/Net	Acres	Residential Development
Comments					
<p>Considering unity of title, unity of use and contiguity, the subject property and larger parcel is identified by the Medina County Auditor as Parcel Number 028-19A-17-225 titled to Medina Huntington R.E. Group II, LLC. The property contains 5.8150 gross/net acres per the Auditor and is located off the west side of North Huntington Street, just south of the western terminus of Bradway Street, north of W. Union Street, within the city of Medina, Medina County, Ohio. The site is improved with a senior living facility and related improvements constructed around 2018 and is serviced by public water and sanitary sewer services.</p> <p>The subject property is zoned (R-2) Medium Density Urban Residential District. The purpose of the R-2 Medium Density Urban Residential District is to provide for single and two-family residences in areas that are or may reasonably be expected to be provided with central sewer and water facilities. The stipulated densities are intended to provide for areas of suburban character in the community and to prevent excessive demands on sewerage and water systems, streets, schools and other community facilities. The principal permitted use is a single-family detached dwelling. Assisted living facility, independent living facility, or nursing home is considered a conditionally permitted use. The minimum lot size is 9,000 sq.ft. for a single-family detached dwelling and 18,000 sq.ft. for all other uses with a minimum lot frontage of 50 feet. The subject property appears to meet the minimum road frontage and lot width requirement and represents a legally conforming site before and after the proposed taking.</p> <p>It is noted that the property owner owns additional land areas adjacent to the subject property. These land areas are not impacted by the proposed takings; are improved with residential building-related improvements; and can be developed and utilized separate and apart from the subject property. The additional land areas are therefore not included for the purposes of this appraisal report.</p> <p>The subject property is irregular in shape and is not located within a known 100-year flood hazard. The highest and best use of the property is for residential oriented development in conformance with current zoning regulations and area trends.</p>					

Comparable Sales

Sale #	Location/address	Highest and best use	Verification source	Sale Date
1	South side of Bluebell Parkway, east of Pearl Road, Brunswick Hills Township, Medina County, Ohio.	Residential	Broker/Agent	5/2/2025
APN(s)		Zoning	Utilities	Sale Price
001-02D-27-037 and 001-02D-28-043		(RR) Rural Residential	All Public	\$510,000
				Parcel Size
				10.24± Gross / Net Acres
				Unit Value Indication
				\$49,805/Net Acre
Comments				
The site is located off the south side of Bluebell Parkway, east of Pearl Road and south of Foscett Road within Brunswick Hills Township, Medina County, Ohio. The site is generally level and at-grade with adjacent thoroughfares and properties and is not located within a known 100-year flood hazard area. The site is approved by court order with the right to build 140 units and is serviced by Brunswick CSD.				

Sale #	Location/address	Highest and best use	Verification source	Sale Date
2	North side of West Street, west of High Street, Wadsworth, Medina County, Ohio.	Multifamily	Broker/Agent	3/4/2024
APN(s)		Zoning	Utilities	Sale Price
040-20A-06-047		(R-2) Residential	All Public	\$300,000
				Parcel Size
				2.262± Gross / Net Acres
				Unit Value Indication
				\$132,626/Net Acre

Comments

The site is located off the north side of West Street, west of High Street and south of I-76 within the city of Wadsworth, Medina County, Ohio. The site is generally level and at-grade with West Street and is not located within a known 100-year flood hazard area. The site was purchased for residential oriented development is serviced by Wadsworth CSD.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
3	East side of Wooster Pike, south of Pinewood Drive, Montville Township, Medina County, Ohio.	Institutional or Office	CoStar	5/16/2024
APN(s)		Zoning	Utilities	Sale Price
030-11A-01-030		(CB) Community Business	All Public	\$750,000
				Parcel Size
				5.4752± Gross / 5.185±Net Acres
				Unit Value Indication
			\$144,648/Net Acre	

Comments

The site is located off the east side of Wooster Pike, south of Pinewood Drive and west of Wadsworth Road within Montville Township, Medina County, Ohio. The site is generally level and at-grade with Wooster Pike and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

Overall Comments / Reconciliation

Comments

Each of the comparable sales presented are considered reliable indicators of market value. Each sale is adjusted for its date of sale, location, size (economies of scale), zoning, configuration and functional utility. A market value of \$140,000 per acre is deemed warranted.

Reconciled Value: **\$140,000/Acre**

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
2-S	0.0069 Net Acres	50%	N/A	\$140,000 / Net Acre	Storm Sewer Easement	\$483
Total:						\$483


Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
2-S	Grass and natural foliage items are merged into the underlying land value. No compensation is accorded.					\$0
			Choose			
Total:						\$0

Cost to Cure		
Parcel # Suffix	Description	Cost to Cure
N/A	N/A	\$0
Total:		\$0

Preparers Conclusion	
Comments	
<p>The proposed storm sewer easement is located at the northeast corner of the property. The taking is rectangular in configuration and measures 10.0 ft. by 30.0 ft. containing 0.0069 net acres.</p> <p>Per the client, grass areas, if disturbed within the easement areas, will be replaced as part of this project. No compensation is accorded for these items. Additionally, no compensation is accorded for natural growth items which are merged into the underlying land value or for items encroaching in the existing right-of-way.</p> <p>The easement is compensated at a rate of 50% of the fee simple land value as only a storm sewer easement is being acquired.</p> <p>The residue parcel will continue to contain 5.8150 gross/net acres of which 0.0069 acres will be encumbered by the proposed storm sewer easement. The site will continue to be considered a legally conforming site as in the before scenario.</p> <p>There is no damage to the residue parcel, there is only the part taken.</p>	
Total Estimated Compensation:	
\$483.00	

Comments	
The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.	
Total FMVE:	
\$483.00	

Signatures	
Person Preparing Analysis	Signature
	
Typed Name: G. Franklin Hinkle, II	Typed Name: Dennis Hanwell
Title: Appraiser	Title: Mayor, City of Medina
Date: 6/16/2025	Date:

Administrative Settlement			
Signature			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	
<p>THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)</p>			

REQUIRED ATTACHMENTS	
Jurisdictional Exception Property Record Card and GIS Plat Plat and Legal Description of Taking Plan and Profile Photographs of the Subject Property The Map of Comparable Sales Appraiser Qualifications	

VA
REV. 04-2020

VALUE ANALYSIS
(\$10,000 OR LESS)

OWNER'S NAME

Colleen Turk and Crystal R. Turk

COUNTY Medina

ROUTE North Huntington St
Recon

SECTION N/A

PARCEL NO. 3-SH

PROJECT I.D. NO. N/A

Subject

Address/Location	Zoning	Utilities	APN		
240 West Union Street, Medina, Ohio 44256. Located on the southeast corner of Union Street and North Huntington Street, within the city of Medina, Medina County, Ohio.	(R-3) High Density Urban Residential District	All Public	028-19A-17-050		
			Large Parcel Size	Large Parcel Unit	Highest and Best Use
			0.1653 Gross/Net	Acres	Single-Family Residential Development

Comments

Considering unity of title, unity of use and contiguity, the subject property and larger parcel is identified by the Medina County Auditor as Parcel Number 028-19A-17-050 titled to Colleen Turk and Crystal R. Turk. The property contains 0.1653 gross/net acres per the Auditor and comprises the southeast corner of Union Street and North Huntington Street within the city of Medina, Medina County, Ohio. The site is improved with a single-family residence and related improvements constructed around 1953 and is serviced by public water and sanitary sewer services.

The subject property is zoned (R-3) High Density Urban Residential District. The purpose of the R-3 High Density Urban Residential District is to encourage relatively high density residential development in areas generally adjacent to built up sections of the community or in areas of existing development of such density, and therefore to provide a more orderly and efficient extension of public utilities. The development is to consist of single-family and two-family dwellings in areas served with centralized sewer and water facilities. The principal permitted use is a single-family detached dwelling. The minimum lot size is 8,000 sq.ft. for a single-family detached dwelling with a minimum lot frontage of 40 feet. The subject property does not appear to meet the minimum lot size requirement and represents a legally non-conforming site before and after the proposed taking.

The subject property is rectangular in shape and is not located within a known 100-year flood hazard. The highest and best use of the property is for residential oriented development in conformance with current zoning regulations and area trends.

Comparable Sales

Sale #	Location/address	Highest and best use	Verification source	Sale Date
1	West side of S. Elmwood Avenue, just north of W. Smith Road, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/23/2023
APN(s)		Zoning	Utilities	Sale Price
028-19A-21-269		(R-3) High Density Urban Residential	All Public	\$50,000
				Parcel Size
				8,215± Net Sq.Ft. (0.1886± Gross / Net Acres)
				Unit Value Indication
				\$6.09/Net Sq.Ft.

Comments

The site is located off the west side of S. Elmwood Avenue, just north of W. Smith Road within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Elmwood Road and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
2	South side of Westpark Boulevard, east of Oak Street, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	5/13/2025
APN(s)		Zoning	Utilities	Sale Price
028-19C-09-217		(R-1) Low Density Residential	All Public	\$40,000
				Parcel Size
				13,421± Net Sq.Ft. (0.3081± Gross / Net Acres)
				Unit Value Indication
				\$2.98/Net Sq.Ft.

Comments

The site is located off the south side of Westpark Boulevard, east of Oak Street within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with Westpark Boulevard, gently sloping to a rear pond and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

The site previously transferred on July 1, 2024 for a recorded \$49,000 or \$3.65 per Sq.Ft.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
3	West side of S. Court Street, north of Ivy Hill Lane, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/29/2022
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-334		(R-3) High Density Urban Residential	All Public	\$89,900
				Parcel Size
				27,181± Net Sq.Ft. (0.6240± Gross / Net Acre)
				Unit Value Indication
			\$3.31/Net Sq.Ft.	

Comments

The site is located off the west side of S. Court Street, north of Ivy Hill Lane within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Court Street and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

Overall Comments / Reconciliation

Comments

Each of the comparable sales presented are considered reliable indicators of market value. Each sale is adjusted for its date of sale, location, size (economies of scale), configuration and functional utility. A market value of \$4.50 per SF is deemed warranted weighing the size of the subject property.

Reconciled Value: **\$4.50/SF**

Part Taken - Land


Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
3-SH	131 SF (0.0030 Net Acres)	100%	N/A	\$4.50 / SF	Highway Easement (Less \$1.00)	<u>\$589</u>
Total:						\$589

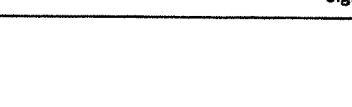
Part Taken – Improvements						
Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
3-SH	Concrete walk:	131+/-	SF	\$6.50	50%	\$426
3-SH	Natural grass and foliage items, if any, are merged into the underlying land value. No compensation is accorded.					\$0
			Choose			
Total:						\$426

Cost to Cure		
Parcel # Suffix	Description	Cost to Cure
N/A	N/A	\$0
Total:		\$0

Preparers Conclusion	
Comments	
<p>The proposed highway easement is located at the northwest corner of the property. The taking is triangular in configuration and measures 24.64 feet along its west and north boundaries fronting on North Huntington Street and West Union Street containing 0.0030 net acres (131+/- SF).</p> <p>There exists concrete walk within the take area. The replacement cost was derived via the Marshall Valuation Service.</p> <p>No compensation is accorded for natural growth items which are merged into the underlying land value or for items encroaching in the existing right-of-way.</p> <p>The market value for the easement is estimated to be 131 SF X \$4.50 per SF = \$590 (rd.) less \$1.00 since only an easement right is being acquired and the encumbered area will remain titled to the property owner equaling \$589.</p> <p>The residue parcel will continue to contain 0.1653 gross/net acres of which 0.0030 acres (131+/- SF) will be encumbered by the proposed highway easement. The site will continue to be considered a legally non-conforming site as in the before scenario.</p> <p>There is no damage to the residue parcel, there is only the part taken.</p>	
Total Estimated Compensation:	
\$1,015	

Comments	
The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.	
Total FMVE:	\$1,015

Signatures	
Person Preparing Analysis	
	
Typed Name:	G. Franklin Hinkle, II
Title:	Appraiser
Date:	6/16/2025

Signature	
	
Typed Name:	Dennis Hanwell
Title:	Mayor, City of Medina
Date:	

Administrative Settlement			
Signature			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	
THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)			

REQUIRED ATTACHMENTS	
Jurisdictional Exception Property Record Card and GIS Plat Plat and Legal Description of Taking Plan and Profile Photographs of the Subject Property The Map of Comparable Sales Appraiser Qualifications	

VA
REV. 04-2020

VALUE ANALYSIS
(\$10,000 OR LESS)

OWNER'S NAME

Tracy L. Knox

COUNTY Medina

ROUTE North Huntington St
Recon

SECTION N/A

PARCEL NO. 4-S

PROJECT I.D. NO. N/A

Subject

Address/Location	Zoning	Utilities	APN		
236 Bradway Street, Medina, Ohio 44256. Located at the southeast corner of Bradway Street and North Huntington Street, within the city of Medina, Medina County, Ohio.	(R-3) High Density Urban Residential District	All Public	028-19A-17-071 and 028-19A-17-072		
			Large Parcel Size	Large Parcel Unit	Highest and Best Use
			0.547 Gross/Net	Acres	Single-Family Residential Development

Comments

Considering unity of title, unity of use and contiguity, the subject property and larger parcel is identified by the Medina County Auditor as Parcel Numbers 028-19A-17-071 and 028-19A-17-072 titled to Tracy L. Knox. The property contains 0.547 gross/net acres per the Auditor and comprises the southeast corner of the intersection of Bradway Street and North Huntington Street within the city of Medina, Medina County, Ohio. The site is improved with a single-family residence and related improvements constructed around 1953 and is serviced by public water and sanitary sewer services.

The subject property is zoned (R-3) High Density Urban Residential District. The purpose of the R-3 High Density Urban Residential District is to encourage relatively high density residential development in areas generally adjacent to built up sections of the community or in areas of existing development of such density, and therefore to provide a more orderly and efficient extension of public utilities. The development is to consist of single-family and two-family dwellings in areas served with centralized sewer and water facilities. The principal permitted use is a single-family detached dwelling. The minimum lot size is 8,000 sq.ft. for a single-family detached dwelling with a minimum lot frontage of 40 feet. The subject property appears to meet the minimum road frontage and lot width requirement and represents a legally conforming site before and after the proposed taking.

The subject property is rectangular in shape and is not located within a known 100-year flood hazard. The highest and best use of the property is for residential oriented development in conformance with current zoning regulations and area trends.

Comparable Sales

Sale #	Location/address	Highest and best use	Verification source	Sale Date
1	West side of S. Elmwood Avenue, just north of W. Smith Road, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/23/2023
APN(s)		Zoning	Utilities	Sale Price
028-19A-21-269		(R-3) High Density Urban Residential	All Public	\$50,000
				Parcel Size
				8,215± Net Sq.Ft. (0.1886± Gross / Net Acres)
				Unit Value Indication
				\$6.09/Net Sq.Ft.

Comments

The site is located off the west side of S. Elmwood Avenue, just north of W. Smith Road within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Elmwood Road and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
2	South side of Westpark Boulevard, east of Oak Street, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	5/13/2025
APN(s)		Zoning	Utilities	Sale Price
028-19C-09-217		(R-1) Low Density Residential	All Public	\$40,000
				Parcel Size
				13,421± Net Sq.Ft. (0.3081± Gross / Net Acres)
				Unit Value Indication
			\$2.98/Net Sq.Ft.	

Comments

The site is located off the south side of Westpark Boulevard, east of Oak Street within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with Westpark Boulevard, gently sloping to a rear pond and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

The site previously transferred on July 1, 2024 for a recorded \$49,000 or \$3.65 per Sq.Ft.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
3	West side of S. Court Street, north of Ivy Hill Lane, Medina, Medina County, Ohio.	Single-Family Residential	Public Records	6/29/2022
APN(s)		Zoning	Utilities	Sale Price
028-19C-05-334		(R-3) High Density Urban Residential	All Public	\$89,900
				Parcel Size
				27,181± Net Sq.Ft. (0.6240± Gross / Net Acre)
				Unit Value Indication
			\$3.31/Net Sq.Ft.	

Comments

The site is located off the west side of S. Court Street, north of Ivy Hill Lane within the city of Medina, Medina County, Ohio. The site is generally level and at-grade with S. Court Street and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

Overall Comments / Reconciliation

Comments

Each of the comparable sales presented are considered reliable indicators of market value. Each sale is adjusted for its date of sale, location, size (economies of scale), configuration and functional utility. A market value of \$4.00 per SF is deemed warranted weighing the subject size (economies of scale).

Reconciled Value: **\$4.00/SF**

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
4-S	1,351 SF (0.0310 Net Acres)	50%	N/A	\$4.00 / Net SF	Storm Sewer Easement	<u>\$2,702</u>
Total:						\$2,702


Part Taken – Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
4-S	Medium-to-Large Trees:	3		\$1,250		\$3,750
4-S	Medium and Large Size Bushes (Planted):	3		\$100		\$300
4-S	Grass Area:	1,300+/-	SF	\$0.45		\$585
4-S	Fenced Area with Bushes and Landscape Rock:	1		\$350		<u>\$350</u>
Total:						\$4,985

Cost to Cure		
Parcel # Suffix	Description	Cost to Cure
N/A	N/A	\$0
Total:		\$0

Preparers Conclusion	
Comments	
<p>The proposed storm sewer easement is located at the northwest corner of the property. The taking is rectangular in configuration and measures 30.0 ft. by 45.0 ft. containing 0.0310 net acres (1,351+/- SF).</p> <p>There exists trees, bushes, a fenced area with shrubs, and grass area within the take area. The replacement costs for these items was derived via the Marshall Valuation Service.</p> <p>No compensation is accorded for natural growth items which are merged into the underlying land value or for items encroaching in the existing right-of-way.</p> <p>The easement is compensated at a rate of 50% of the fee simple land value as only storm sewer easement right is being acquired.</p> <p>The residue parcel will continue to contain 0.547 gross/net acres of which 0.0310 acres (1,351+/- SF) will be encumbered by the proposed storm sewer easement. The site will continue to be considered a legally conforming site as in the before scenario.</p> <p>There is no damage to the residue parcel, there is only the part taken.</p>	
Total Estimated Compensation:	
\$7,687	

Comments	
The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.	
Total FMVE:	
\$7,687	

Signatures	
Person Preparing Analysis	Signature
	
Typed Name: G. Franklin Hinkle, II	Typed Name: Dennis Hanwell
Title: Appraiser	Title: Mayor, City of Medina
Date: 6/16/2025	Date:

Administrative Settlement			
Signature			
Typed Name:		FMVE Amount:	
Title:		Additional Amount:	
Date:		Total Settlement:	
THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION THE PREPARER PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY COMPENSATION FOR MAKING THIS VALUATION SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (ii)			

REQUIRED ATTACHMENTS

Jurisdictional Exception
Property Record Card and GIS Plat
Plat and Legal Description of Taking
Plan and Profile
Photographs of the Subject Property
The Map of Comparable Sales
Appraiser Qualifications

VA
REV. 04-2020

VALUE ANALYSIS
(\$10,000 OR LESS)

OWNER'S NAME

Union Square Multifamily, LLC

COUNTY Medina

ROUTE North Huntington St
Recon

SECTION N/A

PARCEL NO. 5-SW

PROJECT I.D. NO. N/A

Subject

Address/Location	Zoning	Utilities	APN		
304-390 W. Union Street, Medina, Ohio 44256. Located off the north and south sides of W. Union Street and the west side of North Huntington Street, within the city of Medina, Medina County, Ohio.	(R-3) High Density Urban Residential District	All Public	028-19A-17-003 & 028-19A-17-004		
			Large Parcel Size	Large Parcel Unit	Highest and Best Use
			10.065 Gross/Net	Acres	Residential Development

Comments

Considering unity of title, unity of use and contiguity, the subject property and larger parcel is identified by the Medina County Auditor as Parcel Numbers 028-19A-17-003 and 028-19A-17-004 titled to Union Square Multifamily, LLC. The property contains 10.065 gross/net acres per the Auditor and is located off the north and south sides of W. Union Street and the west side of North Huntington Street , within the city of Medina, Medina County, Ohio. The site is improved with multi-family residential buildings and related improvements constructed around 1979 and is serviced by public water and sanitary sewer services.

The subject property is zoned (R-3) High Density Urban Residential District. The purpose of the R-3 High Density Urban Residential District is to encourage relatively high density residential development in areas generally adjacent to built up sections of the community or in areas of existing development of such density, and therefore to provide a more orderly and efficient extension of public utilities. The development is to consist of single-family and two-family dwellings in areas served with centralized sewer and water facilities. The principal permitted use is a single-family detached dwelling. The minimum lot size is 8,000 sq.ft. for a single-family detached dwelling with a minimum lot frontage of 40 feet. The subject's multi-family use is legally non-conforming per Medina City zoning officials. The property represents a legally non-conforming use before and after the proposed taking.

The subject property is overall rectangular in shape and is not located within a known 100-year flood hazard. The highest and best use of the property is for residential oriented development in conformance with current zoning regulations and area trends.

Comparable Sales

Sale #	Location/address	Highest and best use	Verification source	Sale Date
1	South side of Bluebell Parkway, east of Pearl Road, Brunswick Hills Township, Medina County, Ohio.	Residential	Broker/Agent	5/2/2025
APN(s)		Zoning	Utilities	Sale Price
001-02D-27-037 and 001-02D-28-043		(RR) Rural Residential	All Public	\$510,000
				Parcel Size
				10.24± Gross / Net Acres
				Unit Value Indication
				\$49,805/Net Acre

Comments

The site is located off the south side of Bluebell Parkway, east of Pearl Road and south of Foscett Road within Brunswick Hills Township, Medina County, Ohio. The site is generally level and at-grade with adjacent thoroughfares and properties and is not located within a known 100-year flood hazard area. The site is approved by court order with the right to build 140 units and is serviced by Brunswick CSD.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
2	North side of West Street, west of High Street, Wadsworth, Medina County, Ohio.	Multifamily	Broker/Agent	3/4/2024
APN(s)		Zoning	Utilities	Sale Price
040-20A-06-047		(R-2) Residential	All Public	\$300,000
				Parcel Size
				2.262± Gross / Net Acres
				Unit Value Indication
			\$132,626/Net Acre	

Comments

The site is located off the north side of West Street, west of High Street and south of I-76 within the city of Wadsworth, Medina County, Ohio. The site is generally level and at-grade with West Street and is not located within a known 100-year flood hazard area. The site was purchased for residential oriented development is serviced by Wadsworth CSD.

Sale #	Location/address	Highest and best use	Verification source	Sale Date
3	East side of Wooster Pike, south of Pinewood Drive, Montville Township, Medina County, Ohio.	Institutional or Office	CoStar	5/16/2024
APN(s)		Zoning	Utilities	Sale Price
030-11A-01-030		(CB) Community Business	All Public	\$750,000
				Parcel Size
				5.4752± Gross / 5.185±Net Acres
				Unit Value Indication
			\$144,648/Net Acre	

Comments

The site is located off the east side of Wooster Pike, south of Pinewood Drive and west of Wadsworth Road within Montville Township, Medina County, Ohio. The site is generally level and at-grade with Wooster Pike and is not located within a known 100-year flood hazard area. The site is serviced by Medina CSD.

Overall Comments / Reconciliation

Comments

Each of the comparable sales presented are considered reliable indicators of market value. Each sale is adjusted for its date of sale, location, size (economies of scale), zoning, configuration and functional utility. A market value of \$140,000 per acre is deemed warranted.

Reconciled Value: \$140,000/Acre

Part Taken - Land

Parcel # Suffix	Net Take Area	% Acquired	Temporary Take Period	Unit Value	Comments	Total Value
5-SW	0.0630 Net Acres	90%	N/A	\$140,000 / Net Acre	Sidewalk Easement	\$7,938.00
Total:						\$7,938.00

Part Taken - Improvements

Parcel # Suffix	Description	Quantity	Units	Unit Value	Depreciation	Improvement Value
5-SW	Grass:	2,670+/-	SF	\$0.20/SF	N/A	\$534.00
5-SW	Concrete Walk:	75+/-	SF	\$6.50	50%	\$244.00
5-SW	Natural foliage items are merged into the underlying land value. No compensation is accorded.					
			Choose			
Total:						\$778.00

Cost to Cure

Parcel # Suffix	Description	Cost to Cure
N/A	N/A	\$0
Total:		\$0

Preparers Conclusion**Comments**

The proposed sidewalk easement is located along the subject's frontage on N. Huntington Street. The taking is nearly rectangular in configuration and measures 8.0 ft. at its southern boundary and extends 332.10 feet along its eastern boundary fronting on N. Huntington Street containing 0.0630 net acres.

There is grass and concrete sidewalk areas located within the proposed take area. The replacement cost value of these items were derived via the Marshall Valuation Service. No compensation is accorded for natural growth items which are merged into the underlying land value or for items encroaching in the existing right-of-way.

The easement is compensated at a rate of 90% of the fee simple land value as only a sidewalk easement is being acquired.

The residue parcel will continue to contain 10.065 gross/net acres of which 0.0630 acres will be encumbered by the proposed sidewalk easement. The subject will continue to be considered a legally non-conforming use as in the before scenario.

There is no damage to the residue parcel, there is only the part taken.

Total Estimated Compensation: **\$8,716.00**

Comments

The compensation estimate is considered reflective of market rates being paid for similar properties in the market area.

Total FMVE: **\$8,716.00**

Signatures**Person Preparing Analysis**

Typed Name: G. Franklin Hinkle, II

Title: Appraiser

Date: 6/16/2025

Signature

Typed Name: Dennis Hanwell

Title: Mayor, City of Medina

Date:

Administrative Settlement**Signature**

Typed Name:

Title:

Date:

FMVE Amount:

Additional Amount:

Total Settlement:

THE PERSON PERFORMING THIS ANALYSIS MUST HAVE SUFFICIENT UNDERSTANDING OF THE LOCAL REAL ESTATE MARKET TO BE QUALIFIED TO MAKE THE VALUATION | THE PREPARER
PERFORMING THIS VALUATION SHALL NOT HAVE ANY INTEREST, DIRECT OR INDIRECT, IN THE REAL PROPERTY BEING VALUED FOR THE AGENCY | COMPENSATION FOR MAKING THIS VALUATION
SHALL NOT BE BASED ON THE AMOUNT OF THE VALUATION ESTIMATE | THIS VALUATION COMPLIES WITH THE REQUIREMENTS OF 49 CFR 24.102 (C) (2) (II)

REQUIRED ATTACHMENTS

Jurisdictional Exception
Property Record Card and GIS Plat
Plat and Legal Description of Taking
Plan and Profile
GIS Aerial Map Showing Location of Take Area
Photographs of the Subject Property
The Map of Comparable Sales
Appraiser Qualifications

ORDINANCE NO. 126-25

**AN ORDINANCE REPEALING AND REPLACING
ORDINANCE NO. 74-24, PASSED APRIL 9, 2024
PERTAINING TO THE ANNUAL MEMBERSHIP RATES
FOR THE MEDINA COMMUNITY RECREATION CENTER.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

- SEC. 1:** That the NEW annual membership rates for the Medina Community Recreation Center shall be as set forth, marked Exhibit A attached hereto and incorporated herein.
- SEC. 2:** That the OLD annual membership rates for the Medina Community Recreation Center shall be as set forth, marked Exhibit B attached hereto and incorporated herein.
- SEC. 3:** That Ordinance No. 74-24, passed April 9, 2024 is hereby repealed.
- SEC. 4:** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and 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 compliance with the law.
- SEC. 5:** That this Ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: _____

SIGNED: _____

President of Council

ATTEST: _____

Clerk of Council

APPROVED: _____

SIGNED: _____

Mayor

MEDINA RECREATION CENTER ANNUAL MEMBERSHIP RATES					
Rates to increase January 1 st of each year not to exceed the Consumer Price Index Inflation Rate Percentage Factor of the previous year.					
Effective January 1, 2017	Resident/School District	Universal Member			
Youth/College	\$173.00	\$240.00			
Adult	\$250.00	\$347.00			
Senior	\$130.00	\$152.00			
2-Person	\$426.00	\$594.00			
Family	\$564.00	\$785.00			
MEMBERSHIP CATEGORIES AND DEFINITIONS					
“City/School District Residents” are defined as people who live within the Medina City limits OR within the Medina City School District OR who pay city property tax AND pay city income tax.					
“Universal Member” is defined as people who live outside the Medina City limits AND outside the Medina City School District.					
“Non-Members” are defined as people who do not purchase annual memberships.					
“Adult” is defined as any person 18 years of age or older.					
“Youth/Student” is defined as any person age 3-17 or any college student age 18-25 with a current college ID card. A discounted low income membership is available to youth who qualify (see Low Income Memberships)					
“Senior” is defined as any person 60 years of age and older.					
“2-Person” is defined as two adults (ages 18-59) who reside in the same household.					
“Family” is defined as a parent, legally married parents, or guardian and all children (17 & under) and/or current college student(s) age 18-25 residing in the same household. This fee is established for up to five family members, with each added member costing an additional \$35.					
“Corporate Member” – see Corporate/Business Membership Policy					
CORPORATE MEMBERSHIP RATES*					
Discount No. of Employees	Resident Rate 5 – 24	10% off 25 – 49	15% off 50 - 99	20% off 100 – 174	30% off 175+
*Corporate rates are a percentage deducted off of the City/SD rate based on the number of applications submitted upon start or renewal. New corporate memberships start at a 20% discount for the first year then are based on the number of memberships purchased at the time of renewal.					
Daily Pass Rate:		\$10.00 per person			
Aquatics Area Only Day Pass Preapproved Groups:		\$5.00 per person			
Daily Pass Punch Cards:					
5 Visit Daily Pass Punch Card		\$40.00			
5 Visit Special Daily Pass Punch Card		\$25.00 for individuals or organizations that serve special needs populations:			
Active Military & Immediate Family Day Pass		\$5.00 per person			
Qualified Veteran Individual Day Pass		\$5.00 per person			
Special Event Day Pass		\$3.00 - \$5.00 per person (depending on event)			
SUMMER SPECIAL MEMBERSHIP					
Summer Special Membership is a three month membership that starts between May 1 st and July 1 st and ends exactly three months from the start date. (Does not include access to outdoor Municipal Pool.)					
Effective May 10, 2024	Resident/School District	Universal Member			
Individual	\$115	\$170			
Family	\$310	\$445			

Medina Recreation Center Membership Exceptions

- A.** Members of any Medina City Board or Commission, as established in Part One, Title Seven of the Administrative Code of the City of Medina or created by ordinance of Council, may be permitted to purchase or renew their Medina Community Recreation Center membership at the City's corporate membership rate.
- B.** Low Income Memberships are available to youth who qualify for the National School Lunch Program, and apply a 50% discount to a youth, youth plus one adult, or a full family membership that includes the qualifying youth. The adult must be a parent or guardian of the qualifying youth.
- C.** Active Military qualifies for an annual membership discount of 15% off resident rates upon submission of verification paperwork. Active Military personnel on leave are eligible for two weeks free admission to the Recreation Center with dated verification of leave paperwork.
- D.** Challenged Individual Reduced Rate Verified mentally or physically challenged individuals shall be reviewed on a case by case basis and will be charged the Senior Rate.
- E.** Part-time Recreation Center Employees that work 10 or more hours per week are eligible for a free monthly membership.

"OLD" Current Rates

MEDINA RECREATION CENTER ANNUAL MEMBERSHIP RATES <i>Exh.B Ord 126-21</i>					
Rates to increase January 1 st of each year not to exceed the Consumer Price Index Inflation Rate Percentage Factor of the previous year.					
Effective January 1, 2017		Resident/School District		Universal Member	
Youth/College		\$173.00		\$240.00	
Adult		\$250.00		\$347.00	
Senior		\$130.00		\$152.00	
2-Person		\$426.00		\$594.00	
Family		\$564.00		\$785.00	
MEMBERSHIP CATEGORIES AND DEFINITIONS					
“City/School District Residents” are defined as people who live within the Medina City limits OR within the Medina City School District OR who pay city property tax AND pay city income tax.					
“Universal Member” is defined as people who live outside the Medina City limits AND outside the Medina City School District.					
“Non-Members” are defined as people who do not purchase annual memberships.					
“Adult” is defined as any person 18 years of age or older.					
“Youth/Student” is defined as any person age 3-17 or any college student age 18-25 with a current college ID card. A discounted low income membership is available to youth who qualify (see Low Income Memberships)					
“Senior” is defined as any person 60 years of age and older.					
“2-Person” is defined as two adults (ages 18-59) who reside in the same household.					
“Family” is defined as a parent, legally married parents, or guardian and all children (17 & under) and/or current college student(s) age 18-25 residing in the same household. This fee is established for up to five family members, with each added member costing an additional \$35.					
“Corporate Member” – see Corporate/Business Membership Policy					
CORPORATE MEMBERSHIP RATES*					
Discount	Resident Rate	10% off	15% off	20% off	30% off
No. of Employees	5 – 24	25 – 49	50 - 99	100 – 174	175+
*Corporate rates are a percentage deducted off of the City/SD rate based on the number of applications submitted upon start or renewal. New corporate memberships start at a 20% discount for the first year then are based on the number of memberships purchased at the time of renewal.					
Daily Pass Rate:		\$8.00 per person			
Aquatics Area Only Day Pass:		\$4.00 per person			
Daily Pass Punch Cards:					
5 Visit Daily Pass Punch Card		\$30.00			
10 Visit Daily Pass Punch Card		\$60.00			
5 Visit Special Daily Pass Punch Card		\$20.00 for individuals or organizations that serve special needs populations:			
Military Day Pass		\$4.00 per person			
Qualified Veteran Day Pass		\$4.00 per person			
Special Event Day Pass		\$2.00 - \$4.00 per person (depending on event)			
SUMMER SPECIAL MEMBERSHIP					
Summer Special Membership is a three month membership that starts between May 1 st and July 1 st and ends exactly three months from the start date. (Does not include access to outdoor Municipal Pool.)					
Effective May 10, 2024		Resident/School District		Universal Member	
Individual		\$115		\$170	
Family		\$310		\$445	

Medina Recreation Center Membership Exceptions

- A.** Members of any Medina City Board or Commission, as established in Part One, Title Seven of the Administrative Code of the City of Medina or created by ordinance of Council, may be permitted to purchase or renew their Medina Community Recreation Center membership at the City's corporate membership rate.
- B.** Low Income Memberships are available to youth who qualify for the National School Lunch Program, and apply a 50% discount to a youth, youth plus one adult, or a full family membership that includes the qualifying youth. The adult must be a parent or guardian of the qualifying youth.
- C.** Active Military qualifies for an annual membership discount of 15% off resident rates upon submission of verification paperwork. Active Military personnel on leave are eligible for two weeks free admission to the Recreation Center with dated verification of leave paperwork.
- D.** Challenged Individual Reduced Rate Verified mentally or physically challenged individuals shall be reviewed on a case by case basis and will be charged the Senior Rate.
- E.** Part-time Recreation Center Employees that work 10 or more hours per week are eligible for a free monthly membership.

ORDINANCE NO. 127-25

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE MEDINA METROPOLITAN HOUSING AUTHORITY TO ACT AS THE RESPONSIBLE PARTY FOR ENVIRONMENTAL REVIEW PERTAINING TO THEIR PROJECT "THE LAFAYETTEE", LOCATED AT 881 LAFAYETTE ROAD, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

- SEC. 1:** That the Mayor is hereby authorized and directed to enter into a Memorandum of Understanding with the Medina Metropolitan Housing Authority (MMHA) to act as the responsible party for environmental review pertaining to their project "The Lafayette", located at 881 Lafayette Road
- SEC. 2:** That a copy of the Memorandum of Understanding is marked Exhibit A, attached hereto and incorporated herein, and is subject to the Law Director's final approval.
- SEC. 3:** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and 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 compliance with the law.
- SEC. 4:** That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason the CPF Grant through HUD requires that the environmental assessment must be submitted with a responsible party and to meet funding deadlines ; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (hereinafter "MOU") is entered into as of the _____ day of _____, 2025, at Medina, Ohio, by and among the City of Medina, an Ohio Municipal Corporation with an address of 132 North Elmwood Avenue, Medina, Ohio 44256 (hereinafter "City") and Medina Metropolitan Housing Authority, a public body corporate and politic organized and existing under the laws of the State of Ohio, with its principal office located at 120 W. Washington Street, Suite 1-L, Medina, Ohio 44256 (hereinafter "MMHA"),

RECITALS

Whereas, MMHA is the owner of certain real property located in the City of Medina at 881 Lafayette Road, Medina, Ohio 44256 (PPN No. 028-19C-08-134) containing approximately 1.08 acres of land; and,

Whereas, MMHA is utilizing the Property to develop an 11-unit, one-story apartment building (new construction) known as The Lafayette for individuals at risk for homelessness (hereinafter "the Project"); and,

Whereas, the Project will be developed, owned, and managed by MMHA; and,

Whereas, the City recognizes the substantial and positive benefit of the Project on its residents and the City's Planning Department has already approved the Project; and,

Whereas, MMHA has secured funding for construction of the Project through a Community Project Funding (hereinafter "CPF") grant awarded by Congress and administered by the U.S Department of Housing and Urban Development (hereinafter "HUD"); and,

Whereas, CPF grants are subject to HUD's environmental review regulations pursuant to 24 CFR, Part 58; and,

Whereas, MMHA has secured the services of August Mack Environmental, Inc., 4401 Rockside, Road, Suite 300, Independence, Ohio 44131 to prepare the necessary environmental reports for the Project; and,

Whereas, MMHA has also engaged CHN Housing Partners, 3711 Chester Avenue, Suite 100, Cleveland, Ohio 44114 (hereinafter "CHN"), to assist with the Project and coordinate compliance of HUD regulations; and,

Whereas, HUD's environmental review regulations require that a local government serve as a responsible entity for an environmental review conducted under 24 CFR, Part 58; and,

Whereas, the responsible entity assumes legal responsibility that the Project complies with the requirements of the National Environmental Policy Act (hereinafter "NEPA") and other relevant federal environmental laws and authorities, which would otherwise fall to HUD; and,

Whereas, the responsible entity is traditionally the municipality in which a project is located; and,

Whereas, MMHA has asked the City, as the municipality in which the Project is located, to assume the role of responsible entity for the Project's environmental review; and,

Whereas, the City has agreed to assume the role of responsible entity for the Project's environmental review; and,

Whereas, the parties hereto wish to set forth their understanding in this MOU.

NOW, THEREFORE, for the consideration flowing among the parties and in consideration of the mutual promises set forth below, the City and MMHA make the following assurances and commitments:

1. The City agrees to assume the role of the responsible entity whereby it will be responsible for the environmental review process for the Project as provided in

- 24 CFR, Part 58, and its related provisions, including preparing any necessary documentation and making findings related to potential environmental impacts.
2. MMHA agrees to facilitate the remission of all environmental reports and material between August Mack Environmental, Inc. and the City to lessen the City's burden in the receipt and review of environmental reports.
 3. MMHA agrees to facilitate assistance from CHN for compliance with the City's responsibilities under 24 CFR, Part 58 and its related provisions.
 4. It is the express understanding that the City shall not bear any expenses associated with preparation of environmental reports for the Project and MMHA agrees to hold harmless the City against the same.
 5. The terms of this MOU may not be modified except in writing signed by all of the parties hereto.
 6. This MOU shall be binding on and shall inure to the benefit of the parties, their successors, and assigns.
 7. The provisions of this MOU are severable, and in the event that any provision is declared invalid, this MOU shall be interpreted as if such invalid provision was not contained herein.
 8. The rights and obligations of the parties hereunder and the interpretation of this MOU shall be governed by the laws of the State of Ohio. All disputes arising under this MOU shall be resolved in the courts of Medina County, Ohio. The parties hereby consent to submit themselves to the jurisdiction of such courts.
 9. The parties agree to bear their own respective legal costs.

10. This MOU may be executed in any number of counterparts, all such counterparts shall be deemed to constitute one and the same instrument, and each of said counterparts shall be deemed an original.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Understanding at Medina, Ohio, the day and year first above written.

City of Medina,
An Ohio Municipal Corporation

By: _____
Dennis Hanwell, its Mayor

Medina Metropolitan Housing Authority,
A public body corporate and politic organized and
existing under the laws of the State of Ohio

By: _____
James A. Sipos, Executive Director

Approved as to legal form and correctness:

Gregory A. Huber, Director of Law
City of Medina

STATE OF OHIO)
) ss:
MEDINA COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Dennis Hanwell, Mayor of the City of Medina, an Ohio municipal corporation, on behalf of the City of Medina.

NOTARY PUBLIC

STATE OF OHIO)
) ss:
MEDINA COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by James A. Sipos, Executive Director of the Medina Metropolitan Housing Authority, a public body corporate and politic organized and existing under the laws of the State of Ohio, on behalf of the Medina Metropolitan Housing Authority.

NOTARY PUBLIC

ORDINANCE NO. 128-25

**AN ORDINANCE AMENDING ORDINANCE NO. 209-24,
PASSED NOVEMBER 25, 2024. (Amendments to 2025 Budget)**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

SEC. 1: That Ordinance No. 209-24, passed November 25, 2024, shall be amended by the following additions:

<u>Account No./Line Item</u>	<u>Additions</u>
001-0704-52226	65,000.00 *
103-0610-50111	88,000.00 *
104-0301-54411	120,500.00 *
106-0101-53315	100.00 *
106-0101-53321	22,700.00 *
106-0101-53315	20,000.00 *
106-0102-52212	10,800.00 *
169-0716-54412	5,000.00 *
301-0716-54412	5,000.00 *
390-0645-52222	1,000.00 *
547-0650-53322	15,000.00 *

SEC. 2: That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and 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 compliance with the law.

SEC. 3: That this Ordinance shall be in full force and effect at the earliest period allowed by law.

* - new appropriation

PASSED: _____

SIGNED: _____
President of Council

ATTEST: _____
Clerk of Council

APPROVED: _____

SIGNED: _____
Mayor

ORDINANCE NO. 129-25

AN ORDINANCE AUTHORIZING THE MAYOR TO ENDORSE INSURANCE CHECKS PERTAINING TO A PY-2018 CHIP GRANT REHABILITATION PROJECT AT 749 NORTH HUNTINGTON STREET, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:

- SEC. 1:** That the Mayor is hereby authorized to endorse insurance checks pertaining to a PY-2018 Community Housing Improvement Program Grant rehabilitation project at 749 North Huntington Street.
- SEC. 2:** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and 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 compliance with the law.
- SEC. 3:** That this Ordinance shall be considered an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to process the payment; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and signature by the Mayor.

PASSED: _____ **SIGNED:** _____
President of Council

ATTEST: _____ **APPROVED:** _____
Clerk of Council

SIGNED: _____
Mayor