

**REGULAR CAUCUS MEETING
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
TO BE HELD ON TUESDAY, APRIL 9, 2024
7:00 P.M.**

- I. ROLL CALL OF MEMBERS:**
- II. PLEDGE OF ALLEGIANCE:**
- III. APPROVAL OF MINUTES OF PRECEDING MEETINGS**
REGULAR CAUCUS MEETING MINUTES HELD ON MARCH 12, 2024.
- IV. DISCUSSION:**
 1. Proclamations:
 - 1.) PROCLAMATION HONORING DETECTIVE BENJAMIN SCHARTE AS 2023 POLICE OFFICER OF THE YEAR
 - 2.) PROCLAMATION HONORING MICHAEL J. KISROCZY AS 2023 FIREFIGHTER OF THE YEAR
 - 3.) PROCLAMATION FOR RECOGNITION AND APPRECIATION OF AMERICAN LEGION POST 610
 - 4.) PROCLAMATION HONORING WRITERS OF THE FUTURE WEEK
 2. UPDATE ON LIVESTREAM (VIASOUND) - PER COUNCIL PRESIDENT SALVATORE
 3. PROPOSAL: "BUILD UP BROOK PARK"-COUNCILMEN DUFOUR & POINDEXTER- PER COUNCIL PRESIDENT SALVATORE.
 4. ORDINANCE NO. 11038-2018
AN ORDINANCE AMENDING SECTION 101.08(d) OF THE BROOK PARK CODIFIED ORDINANCES ENTITLED "CHARGES FOR SERVICE REQUESTS; COPIES OF CITY RECORDS,"AND DECLARING AN EMERGENCY. Introduced by Council President Vecchio (former) - Councilman Dufour- PER COUNCIL PRESIDENT SALVATORE.
 5. AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES: PROVIDING FOR THE ADOPTION OF NEW MATTER IN THE UPDATED AND REVISED CODIFIED ORDINANCES; PUBLISHING THE ENACTMENT OF SUCH NEW MATTER; REPEALING ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH; AND DECLARING AN EMERGENCY. Introduced by Council As A Whole. - PER COUNCIL PRESIDENT SALVATORE.

V. FINANCE COMMITTEE- COUNCILMAN SCOTT

1. AN ORDINANCE AMENDING ORDINANCE 11250-2022, AUTHORIZING THE IMPLEMENTATION OF THE BROOK PARK HOME MAINTENANCE ASSISTANT GRANT PROGRAM (HMAP), AND DECLARING AN EMERGENCY. Introduced by (Former) Councilwoman Coyne.
2. AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF THE BROOK PARK FLOODING RESCUE ASSISTANCE GRANT PROGRAM (FRAP), AND DECLARING AN EMERGENCY. (Former) Councilwoman Coyne.

VI. PLANNING COMMITTEE- COUNCILMAN POINDEXTER

1. REQUEST A CONDITIONAL USE PERMIT TO OPERATE AN AUTO REPAIR FACILITY LOCATED AT 6410 EASTLAND ROAD| LOCATED IN THE U5-A ZONING DISTRICT| ORDINANCE 1121.321.

VII. SERVICE COMMITTEE- COUNCILMAN ROBERTS

1. AN ORDINANCE AUTHORIZING THE CONSULTING ENGINEER TO COMPLETE THE FINAL DESIGN AND PREPARE CONSTRUCTION DOCUMENTS AND THE MAYOR TO ADVERTISE FOR BIDS FOR THE WENGLER DRIVE DETENTION BASIN PROJECT, AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.
2. AN ORDINANCE AUTHORIZING THE MAYOR TO TRADE-IN THE CITY'S 2013 MACK LABRIE AUTOMATED SIDE LOADER, AND TO PURCHASE A NEW 37 CUBIC YARD LABRIE AUTOMATED SIDE LOADER, WITH HEAVY DUTY ARM; MOUNTED ON A NEW 2024 MACK-MR (LOW ENTRY) DUAL STEERING CAB AND CHASSIS, AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

Note: EXECUTIVE SESSION – PURCHASE AND SALE OF PROPERTY – Mayor Orcutt.

ADJOURNMENT

POSTED 4/5/2024

CITY OF BROOK PARK, OHIO

ORDINANCE NO: 11038-2018

P/C 7/10/18 Legislative
Caucus Prior 8/21/18.
1st R 8/28/18
2nd R 9/4/18 - amended.
3rd R 9/18/18
B/C
Caucus Prior to 8/28/18

INTRODUCED BY: COUNCIL PRESIDENT VECCHIO

AN ORDINANCE
AMENDING SECTION 101.08(d) OF THE BROOK PARK CODIFIED ORDINANCES
ENTITLED "CHARGES FOR SERVICE REQUESTS; COPIES OF CITY RECORDS,"
AND DECLARING AN EMERGENCY

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: Section 101.08(d) of the Brook Park Codified Ordinances, as amended by Ordinance No 8534-1999, passed April 6, 1999; Ordinance No. 9167-2005, passed January 18, 2005; Ordinance No. 9646-2010, passed May 5, 2010 and reading as follows:

101.08 CHARGES FOR SERVICE REQUESTS; COPIES OF CITY RECORDS.

The Finance Director is hereby authorized and directed to levy and receive from the various departments of the City the following charges for service requests and copies of City records:

- (a) Zoning maps \$ 4.50
- (b) Precinct maps 3.00
- (c) Video tapes (per tape) 10.00
- (d) CD (per disc) 1.00
- (e) All other records (per page) 0.05 per page

is hereby amended to read:

101.08 CHARGES FOR SERVICE REQUESTS; COPIES OF CITY RECORDS.

The Finance Director is hereby authorized and directed to levy and receive from the various departments of the City the following charges for service requests and copies of City records:

- (a) Zoning maps \$ 4.50
- (b) Precinct maps 3.00
- (c) Video tapes (per tape) 10.00
- (d) CD (per disc) 1.00
- (e) All other records (per page black /white) 0.05 per page
- (f) All other records (per page color) 0.25 per page
- (g) All other documents (per page black/white) 0.10
- (h) All other documents (per page color) 0.25
- (i) Photograph (per copy) 10.00
- (j) Postage Current USPS Rates
- (k) Business envelope (per envelope) .05
- (l) Bulk envelope (per envelope) .10
- (m) CD packaging (per cd) .05
- (n) USB/Flash drive (per drive) 5.00

SECTION 2: Section 101.08(d) of the Brook Park Codified as amended by Ordinance No. 8534-1999, passed April 6, 1999; Ordinance 9167-2005, passed January 18, 2005; Ordinance No. 9646-2010, passed May 5, 2010 is hereby expressly repealed.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: This ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and for the further reason of amending Section 101.08(d) of the Brook Park Codified Ordinances to charge the correct amount for copies; therefore, provided this ordinance receives the affirmative vote of at least (5) members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: September 18, 2018

[Signature]
PRESIDENT OF COUNCIL

ATTEST: Michelle Blazak
Clerk of Council

APPROVED: [Signature]
MAYOR

I HEREBY APPROVE THE WITHIN INSTRUMENT AS TO LEGAL FORM AND CORRECTNESS
[Signature]
DIRECTOR OF LAW

9/19/18
DATE

CERTIFICATE
Michelle Blazak, Clerk of Council, of the City of Brook Park, Ohio, do hereby certify that the foregoing is a true and accurate copy of Ordinance/Resolution No. 11038-2018 passed on the 18th day of September 20 18 by said council.
Michelle Blazak
Clerk of Council

I, Michelle Blazak, Clerk of Council for the City of Brook Park, State of Ohio, do hereby certify that there is no newspaper of general circulation in the municipality and that publication of the foregoing ordinances/resolutions was made by posting true copies at six of the most public places in said municipality as determined by Ordinance No. 4838-1975; location City Hall 6161 Engle Road, Police Station 17401 Holland Road, #1 Fire Station 5590 Smith Road, #2 Fire Station 22530 Ruple Parkway, #3 Fire Station 17401 Holland Road, Brook Park Library 6165 Engle Road, for a period of fifteen days, commencing September 24, 2018
Michelle Blazak
MICHELLE BLAZAK
Clerk of Council

	Yea	Nay
Stemm	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mencini	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Orcutt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Burglo	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poindexter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Salvatore	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CITY OF BROOK PARK, OHIO

ORDINANCE NO. _____

INTRODUCED BY _____

AN ORDINANCE APPROVING THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES; PROVIDING FOR THE ADOPTION OF NEW MATTER IN THE UPDATED AND REVISED CODIFIED ORDINANCES; PUBLISHING THE ENACTMENT OF SUCH NEW MATTER; REPEALING ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH; AND DECLARING AN EMERGENCY.

WHEREAS, American Legal Publishing has completed its annual updating and revision of the Codified Ordinances of the City; and

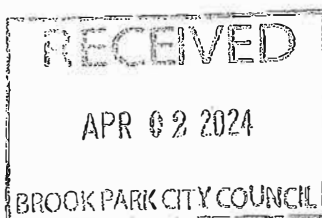
WHEREAS, various ordinances and a resolution of a general and permanent nature that have been passed by Council since the date of the last updating and revision of the Codified Ordinances (December 31, 2022) have been included in the Codified Ordinances of the City; and

WHEREAS, certain changes were made in the Codified Ordinances to bring City law into conformity with State law;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROOK PARK, STATE OF OHIO, that:

Section 1. The editing, arrangement and numbering or renumbering of the following ordinances or resolutions are hereby approved as parts of the various component codes of the Codified Ordinances of the City, so as to conform to the classification and numbering system of the Codified Ordinances:

<u>Ord. No.</u>	<u>Date</u>	<u>C.O. Section</u>
11343-2023	8-22-23	1121.37
11359-2023	10-17-23	509.03
11361-2023	11-21-23	1122.01 to 1122.06, 1122.99
11364-2023	10-17-23	123.01
11373-2023	12-19-23	719.01 to 719.19, 719.99
11374-2023	12-5-23	1127.01 to 1127.08, 1127.99
11375-2023	12-12-23	1801.01, 1801.04, 1803.02, 1803.03, 1803.13, 1803.19, 1803.22, 1803.26, 1803.285, 1803.30, 1803.38, 1803.385, 1803.48, 1804.01, 1804.02, 1805.01, 1805.02, 1806.01 to 1806.04, 1807.01, 1808.03, 1808.04, 1809.01 to 1809.06, 1810.01, 1813.02, 1813.03, 1814.01, 1815.01, 1816.01, 1818.01, 1819.01, 1822.01, 1823.01, 1824.01, Repeals 1803.23, 1806.06



Section 2. The following sections are or contain new matter in the Codified Ordinances and are hereby approved, adopted and enacted:

101.02, 301.067, 301.35, 303.99, 331.35, 333.01, 333.03, 335.071, 335.09, 337.16, 337.22, 337.26, 339.01, 341.01, 341.03, 341.05, 351.04, 351.16, 351.19, 501.01, 501.06, 501.99, 505.29, 509.04, 509.06, 509.16, 513.01, 513.03, 513.04, 513.12, 517.092, 525.01, 525.05, 525.15, 525.19, 529.02, 529.07, 533.06, 533.08, 533.12, 537.03, 537.051, 537.06, 537.07, 537.16, 545.05, 549.02, 549.04, 549.14, 549.15

Section 3. All ordinances and resolutions or parts thereof which are in conflict or inconsistent with any provision of the new matter adopted in Section 2 of this ordinance are hereby repealed as of the effective date of this ordinance, except as follows:

- (a) The enactment of the 2024 Replacement Pages for the Codified Ordinances shall not be construed to affect a right or liability accrued or incurred under any legislative provision prior to the effective date of such enactment, or an action or proceeding for the enforcement of such right or liability. Such enactment shall not be construed to relieve any person from punishment for an act committed in violation of any such legislative provision, nor to affect an indictment or prosecution therefor. For such purposes, any legislative provision shall continue in full force notwithstanding its repeal for the purpose of revision and codification.
- (b) The repeal provided above shall not affect any legislation enacted subsequent to December 31, 2023.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including R.C. § 121.22.

Section 5. Pursuant to R.C. § 731.23 and 731.25 and Section 123.01 of the Codified Ordinances, the Clerk of Council shall post a notice of the enactment of this ordinance, containing the title of this ordinance, together with a summary of the new matter contained in the 2024 Replacement Pages hereby approved, adopted and enacted, a copy of which Summary is attached hereto as Exhibit A, for a period of not less than fifteen days in the places provided in Section 123.01.

Section 6. This ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to have an up-to-date codification of the laws of the City, one which is consistent with current State law, where and as required by Article XVIII, Section 3, of the Ohio Constitution, with which to administer the affairs of the City, ensure law and order and avoid practical and legal entanglements; therefore this ordinance shall take effect and be in force immediately from and after its passage and approval by the Mayor.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____

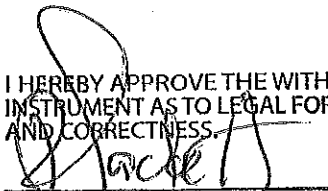
APPROVED: _____

CLERK OF COUNCIL

MAYOR

DATE: _____

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS.



DIRECTOR OF LAW

12-20-22 Finance
3-14-23
STR
STR
STR
4-11-23

CITY OF BROOK PARK, OHIO

ORDINANCE NO: _____

INTRODUCED BY: COUNCILWOMAN COYNE

AN ORDINANCE AMENDING ORDINANCE NO. 11250-2022, AUTHORIZING THE IMPLEMENTATION OF THE BROOK PARK HOME MAINTENANCE ASSISTANCE GRANT PROGRAM (HMAP), AND DECLARING AN EMERGENCY

WHEREAS, City Council appropriated \$100,000, from the Economic Development fund #243 in the 2023-2024 municipal budget to provide home maintenance assistance to Brook Park residents;

WHEREAS, in order to implement the Home Maintenance Assistance Program (HMAP), the Council authorizes the Mayor to approve and the Finance Director to issue grants in order to implement the HMAP within the City;

WHEREAS, this Council desires to implement rules and regulations to facilitate the prompt and effective management of the HMAP program within the city;

WHEREAS, the City of Brook Park encourages the development and maintenance of real property located within the City, and specifically within the City's LMI (low/moderate-income) and Target Improvement Area zones; and

WHEREAS, financial assistance from the City of Brook Park is necessary to permit residents to effectuate the remediation and repairs to their residential properties and to protect the community from blight and deterioration; and

WHEREAS, the City of Brook Park, having the appropriate authority for the stated type of project, is desirous of providing its residents with assistance and incentives to protect their properties and to prevent the deterioration and decay of its residential neighborhoods consistent with the purposes of Section 13 of Article VIII of the Ohio Constitution to eradicate and mitigate blight within the City, and to improve the economic welfare of the people of the State; and

WHEREAS, the Council of the City of Brook Park has investigated the request of the Mayor for authority to implement a HMAP program and concurs that the requested administrative authority will greatly assist homeowners and city officials to

remediate housing stock within the City, improve the living conditions of city residents and improve the economic climate of the City of Brook Park;

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: Notwithstanding any other codified ordinances the Mayor is authorized to approve, and the Finance Director is authorized to issue, Home Maintenance Assistance Program grants to residents of Brook Park in owner-occupied dwellings upon the following terms and conditions:

1. The City shall maintain complete records of all grants issued under the HMAP program;
2. All existing building code violations for the property in question shall be corrected as part of and as a condition precedent to the issuance of funds by the City under the HMAP program;
3. The City shall conduct due diligence of all HMAP grant applications to determine whether the applicant falls within the federal income assistance guidelines;
4. Brook Park residents in owner-occupied residential housing with documented income below federal income assistance guidelines shall be eligible for grant assistance up to \$10,000 in funds for documented repairs and improvements to owner-occupied residential exterior structures.
5. The use of funds shall be limited to exterior structural home and capital repairs limited to gutters, paint exteriors, roofs, windows, furnaces, driveways, and not for landscaping, patios or sidewalks of a premise.
 - A. Upon completion of the desired improvements and inspection, approval and certification of the improvements by the Commissioner of Building and Housing, the Director of Finance shall issue payment to the registered contractor performing the work.
 - B. The proposed project must meet all applicable codes and be approved in advance by the Building Commissioner.
 - C. Applications will be taken on a first come first serve basis until annually appropriated funds are exhausted.
 - D. During the term of the grant, applicants must occupy said premises.
6. Once a grant has been awarded to a recipient that recipient is not eligible for another five years.

SECTION 2: The money needed for the aforesaid grants shall be paid by the City from funds appropriated for the Home Maintenance Assistance Program upon the completion of the aforesaid remediation and repair activities and said funds shall be exclusively applied to the costs, expenses and fees arising from and/or incurred by the homeowner in furtherance of the aforesaid home maintenance and improvements.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Sections 121.22 of the Ohio Revised Code.

SECTION 4: This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and for the further reason implement the HMAP for 2023-2024; provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

DATE

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS


DIRECTOR OF LAW

12-20-22 Finance
3-14-23
4-11-23

CITY OF BROOK PARK, OHIO

ORDINANCE NO: _____

INTRODUCED BY: COUNCILWOMAN COYNE

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF THE BROOK PARK FLOODING RESCUE ASSISTANCE GRANT PROGRAM (FRAP), AND DECLARING AN EMERGENCY

WHEREAS, City Council shall appropriate \$50,000.00, from the Economic Development fund #243 in the 2023-2024 municipal budget to provide home flooding assistance to Brook Park residents;

WHEREAS, in order to implement the Flooding Rescue Assistance Grant Program (FRAP), the Council authorizes the Mayor to approve and the Finance Director to issue grants in order to implement the FRAP within the City;

WHEREAS, this Council desires to implement rules and regulations to facilitate the prompt and effective management of the FRAP program within the city;

WHEREAS, the City of Brook Park wishes to address flooding issues and financial assistance from the City of Brook Park will be necessary to permit residents to effectuate the remediation and repairs to their residential properties due to flooding in their homes and

WHEREAS, the City of Brook Park, having the appropriate authority for the stated type of project, is desirous of providing its residents with assistance and incentives to protect their properties and to prevent the flooding of its residential neighborhoods consistent with the purposes of Section 13 of Article VIII of the Ohio Constitution to eradicate and mitigate blight within the City, and to improve the economic welfare of the people of the State; and

WHEREAS, the Council of the City of Brook Park wishes to establish by Ordinance a program giving the Mayor authority to implement a FRAP program and concurs that the requested administrative authority will greatly assist homeowners and city officials to remediate housing stock within the City, improve the living conditions of city residents and improve the economic climate of the City of Brook Park;

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: Notwithstanding any other codified ordinances the Mayor is authorized to approve, and the Finance Director is authorized to issue, Flooding Rescue Assistance Program grants to residents of Brook Park in owner-occupied dwellings upon the following terms and conditions:

1. The City shall maintain complete records of all grants issued under the FRAP program;
2. The City shall conduct due diligence of all FRAP grant applications to determine whether the applicant falls within the federal income assistance guidelines;
3. Brook Park residents in owner-occupied residential housing with documented income below federal income assistance guidelines shall be eligible for grant assistance up to \$10,000 in matching funds for documented repairs and improvements to owner-occupied residences.
4. The use of funds shall be limited to sanitary or storm repairs, waterproofing, or any other repairs or improvements recommended by the city engineer.
 - A. Upon completion of the desired improvements and inspection, approval and certification of the improvements by the Commissioner of Building and Housing, the Director of Finance shall issue payment to the registered contractor performing the work.
 - B. The proposed project must meet all applicable codes and be approved in advance by the Building Commissioner.
 - C. Applications will be taken on a first come first serve basis until annually appropriated funds are exhausted.
 - D. During the term of the grant, applicants must occupy said premises.
5. Once a grant has been awarded to a recipient that recipient is not eligible for another five years.

SECTION 2: The money needed for the aforesaid grants (Economic Development Fund 243) shall be paid by the City from funds appropriated for the Flood Rescue Assistance Program upon the completion of the aforesaid remediation and repair activities and said funds shall be exclusively applied to the costs, expenses and fees arising from and/or incurred by the homeowner in furtherance of the aforesaid home maintenance and improvements.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Sections 121.22 of the Ohio Revised Code.

SECTION 4: This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and for the further reason implement the FRAP for 2023-2024; provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

DATE

HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS


DIRECTOR OF LAW

MEMO

TO:	Carol Johnson, Clerk of Council w/Enclosures
CC:	Mayor Orcutt Carol Horvath, Law Director brookparksalvatore@gmail.com troyerward1@att.net jamesmencini@yahoo.com sroberts@cityofbrookpark.com rscott@cityofbrookpark.com tdufour@cityofbrookpark.com bpoindexter@cityofbrookpark.com dmccorkle@cityofbrookpark.com w/out Enclosures
FROM:	Carol Dell, Secretary BZA & Planning Commission Secretary
DATE:	April 3, 2024
RE:	Planning Commission Recommendation

The Brook Park Planning Commission met on April 1, 2024, regarding approval for a Conditional Use Permit. By vote of 5-0, the Planning Commission voted to recommend approval of the proposed Conditional Use Permit, for the following:

- Request a Conditional Use Permit to operate an auto repair facility located at 6410 Eastland Road | Located in the US-A Zoning District | Ordinance 1121.321
Planning Commission's recommendation for this project must be forwarded to City Council for final action

The Planning Commission herein submits its recommendation to City Council that they, by Resolution prepared and approved by the Law Department, Affirm or Deny the Vote of the Planning Commission at the next regularly scheduled meeting.

See Attached 2024 Planning Commission Application; Engineer's comments; and Building Commissioner's comments.

If additional information is required, please feel free to contact me.

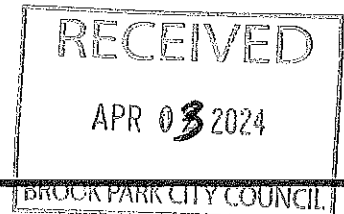
AGENT INFORMATION:

Aaron Woloszyn & Ahad Shamsi (aaron@wingmangarage.com)
148 Auble Street
Wadsworth, Ohio 44281

PROPERTY OWNER:

Jack Naiman (jacknaiman@me.com)
26060 Richmond Road – Suite C
Bedford Heights, Ohio 44146

Thank you,
Carol Dell
Secretary, City of Brook Park Planning Commission
Building Department 216/433-7412 (cdell@cityofbrookpark.com)



BROOK PARK PLANNING COMMISSION

The Brook Park Planning Commission met on April 1, 2024, regarding approval for a Conditional Use Permit. By a vote of 5-0, the Planning Commission voted to recommend approval of the proposed Conditional Use Permit for the following:

- Request a Conditional Use Permit to operate an auto repair facility located at 6410 Eastland Road | Located in the U5-A Zoning District | Ordinance 1121.321 |
Planning Commission's recommendation for this project must be forwarded to City Council for final action

The Planning Commission herein submits its recommendation to City Council that they, by resolution prepared and approved by the Law Department, Affirm or Deny the Vote of the Planning Commission at the next regularly scheduled meeting.


Secretary, Planning Commission

4-3-24
Date



CITY OF BROOK PARK

BUILDING DEPARTMENT | 5590 Smith Road | Brook Park | Ohio | 44142

RECEIVED

MAR 15 2024

| Email | buildingdept@cityofbrookpark.com

| Office | 216.433.7412

2024 PLANNING COMMISSION APPLICATION

PROJECT ADDRESS	6410 Eastland Rd, Brook Park OH	<input type="checkbox"/> RESIDENTIAL	<input checked="" type="checkbox"/> COMMERCIAL	ZONE	U5 - A
PARCEL #	34215017	BUSINESS NAME (If Applicable)		Wingman Garage	

PROPERTY OWNER NAME(S)	Jack Naiman				<input type="checkbox"/> Will Attend Meeting
Phone #	619-804-1347	Email	jacknaiman@me.com		
Street Address	26050 Richmond Rd. Suite C	City	Bedford Heights	Zip	44146
AGENT/CONTACT PERSON NAME(S)	Aaron Woloszyn & Ahad Shamsi				<input checked="" type="checkbox"/> Will Attend Meeting
Phone #	330-336-7564	Email	aaron@wingmangarage.com		
Street Address	148 Auble Street	City	Wadsworth, OH	Zip	44281

APPROVAL(S) REQUESTED	<input type="checkbox"/> Aesthetic / Project ²	<input checked="" type="checkbox"/> Conditional Use Permit ²	
	<input type="checkbox"/> Front Porch	<input type="checkbox"/> Billboard ¹	<input type="checkbox"/> Telecommunication Tower ¹
	<input type="checkbox"/> Re-Zone ³	<input type="checkbox"/> Lot Split ^{3,4}	<input type="checkbox"/> Lot Consolidation ^{3,4}
	<input type="checkbox"/> Other:		
	<i>¹ Provide Construction Drawings and/or Structural calculations</i>		
	<i>² Provide Detailed Business Plan per City Ordinance 1121.34</i>		
	<i>³ Provide Legal Description</i>		
	<i>⁴ Provide Lot Split / Consolidation Plat and Mylar</i>		

SUMMARY OF REQUEST	Wingman Garage is expanding its operations in Northeast Ohio and has identified Brook Park as a promising next city for that expansion. We have found a suitable building, however it is not currently zoned for Automotive Repair. Thus a Conditional Use Permit is needed.
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APPLICANT SIGNATURE		<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent	DATE	3/11/2024
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Industrial Space For Lease

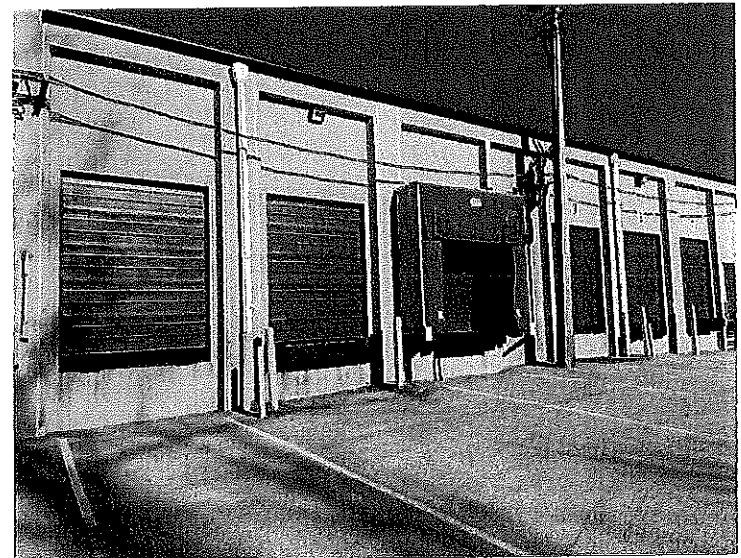
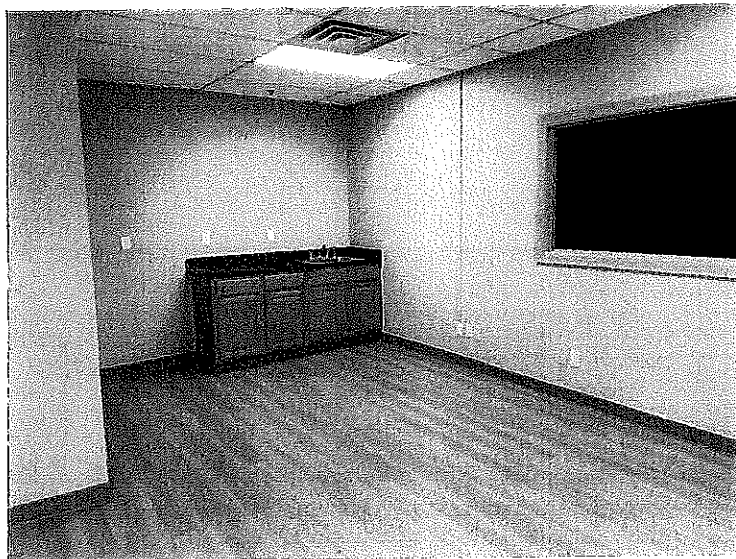
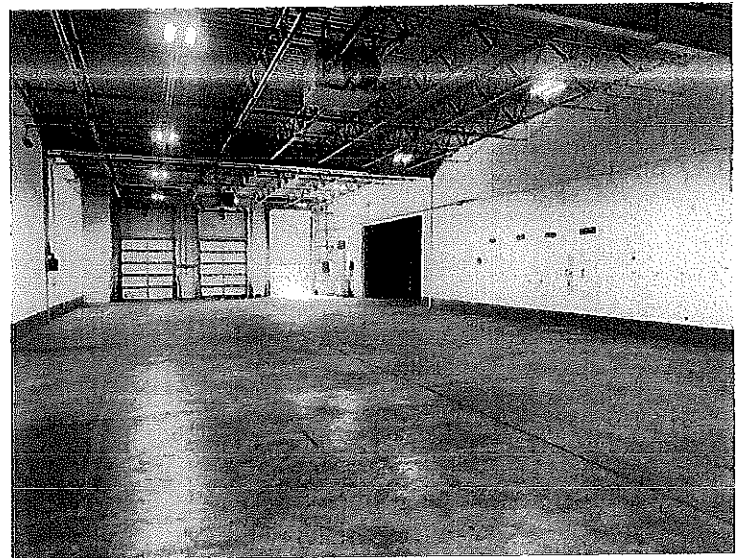
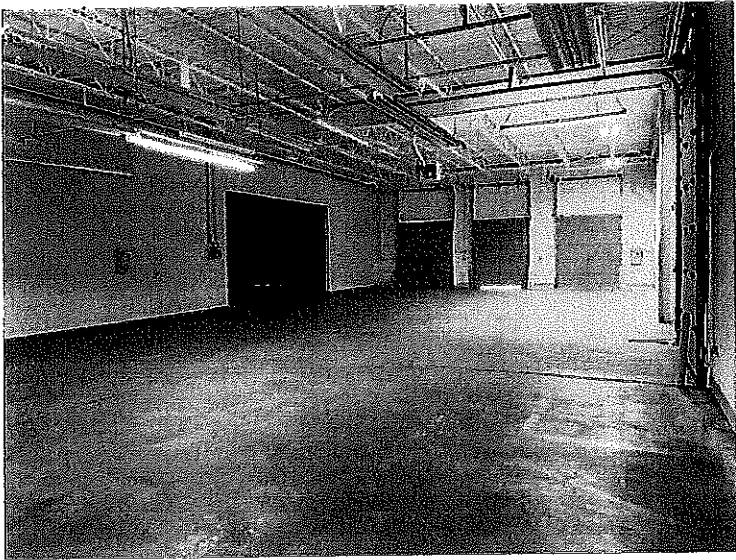
6410 Eastland Road
Brook Park, OH

- 9,912 square feet (end cap unit)
 - 8,232 square feet warehouse
 - 1,680 square feet office (newly refreshed)
 - Two private offices
 - Kitchenette
 - Two entries (vestibules)
- Six (6) docks (8'w x 10'h); four (4) with levelers
- One (1) drive in door (9.5'w x 14'h)
- 16' ceilings
- Reznor heaters
- 280v, 800amp, 3 phase, 4 wire
- LED lights throughout
- One wall (no columns)
- 15 parking spaces
- Easy access to I-480, I-71, and airport

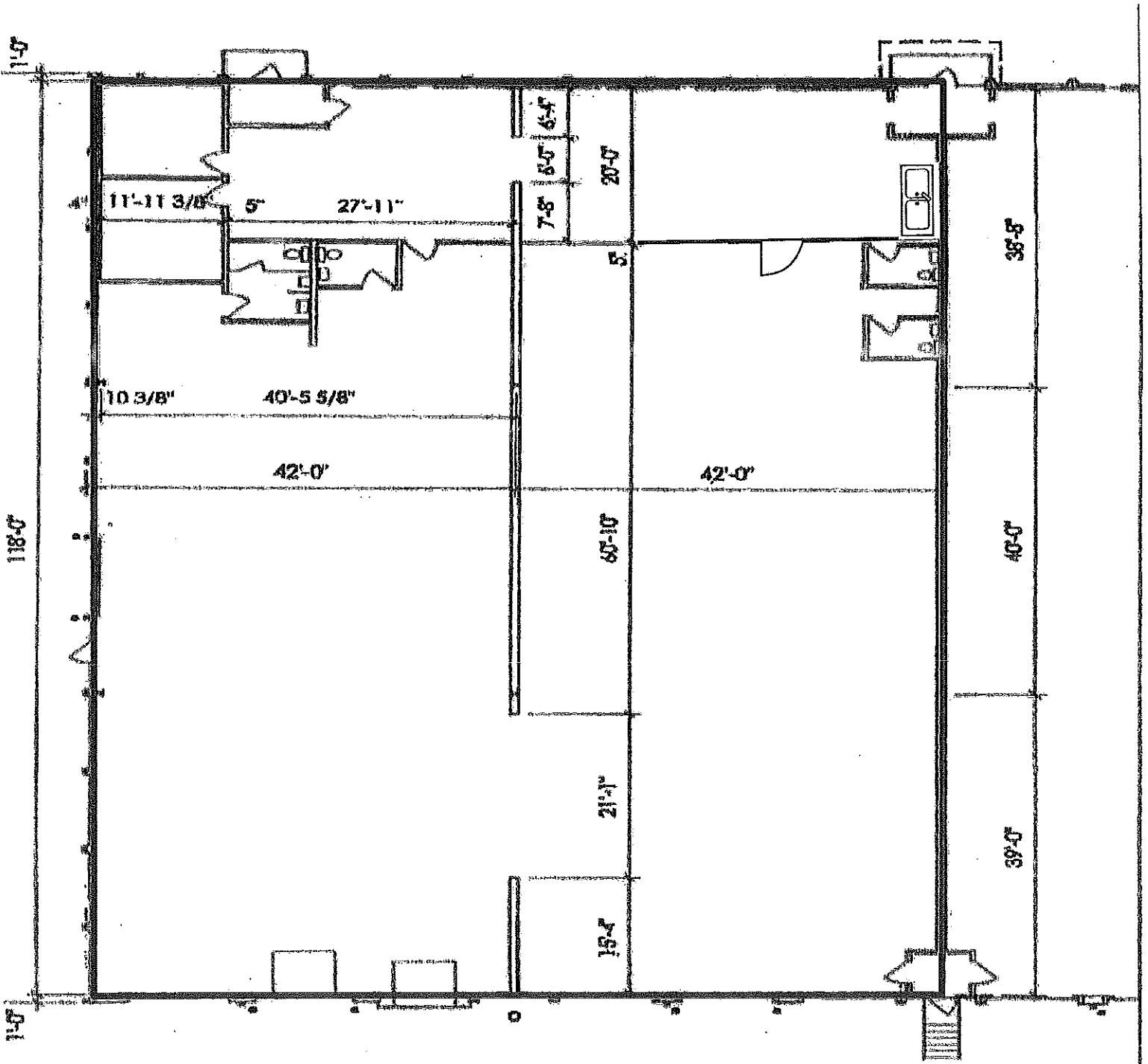
For Lease: \$7.50/ sq ft NNN
Op Ex: \$1.50/sq ft

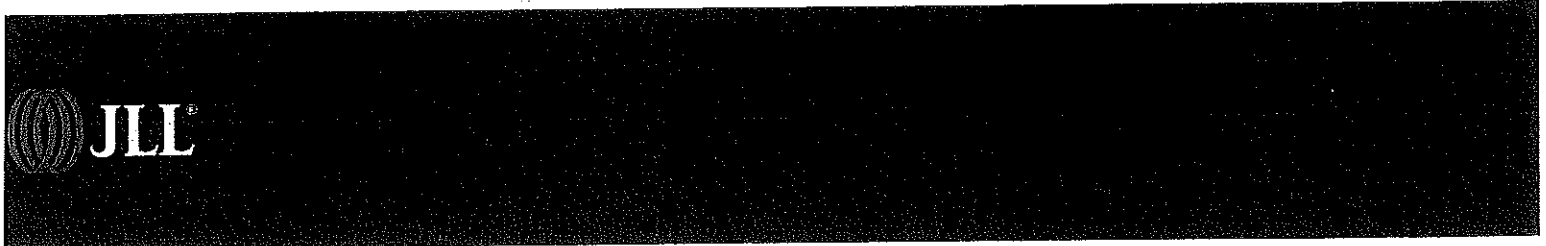
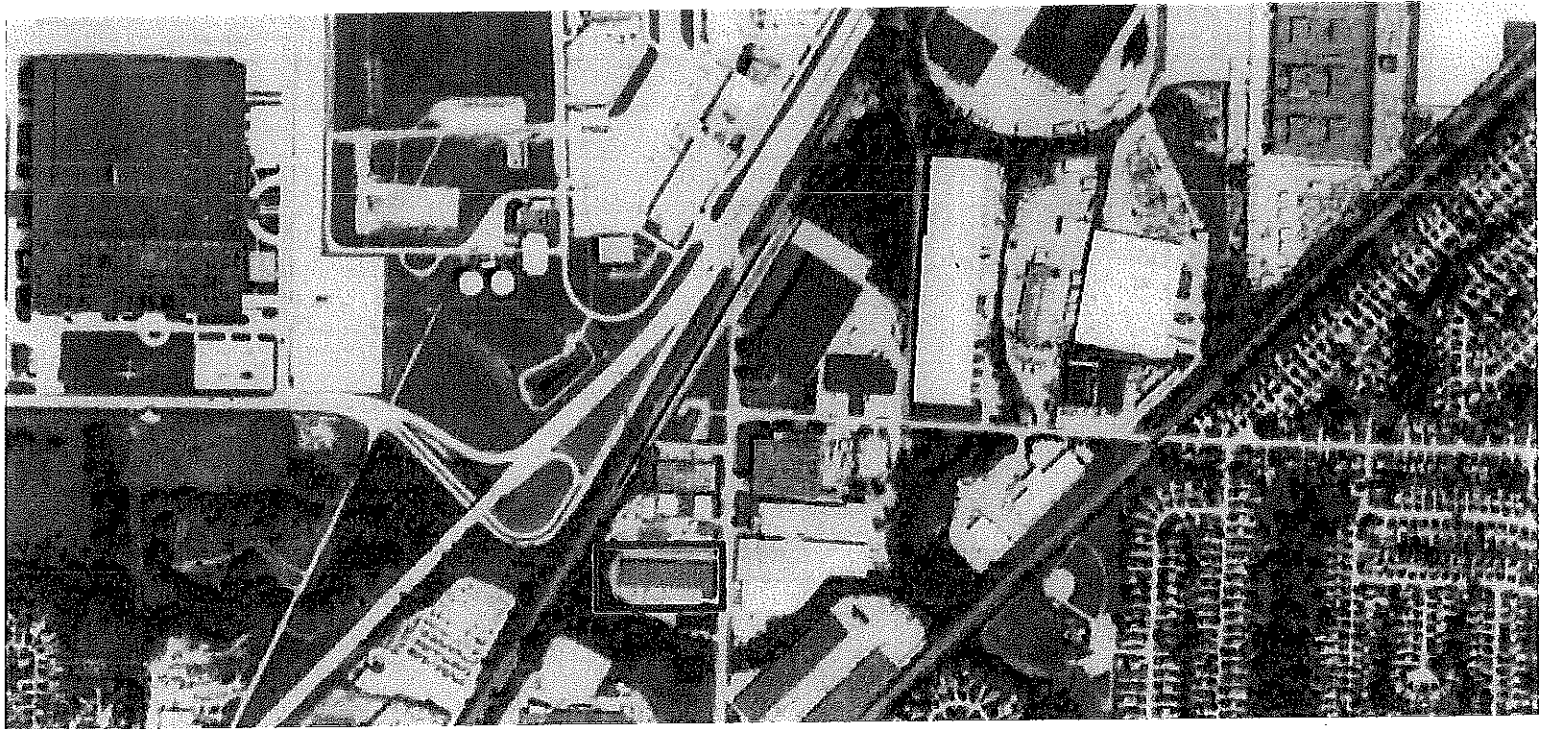
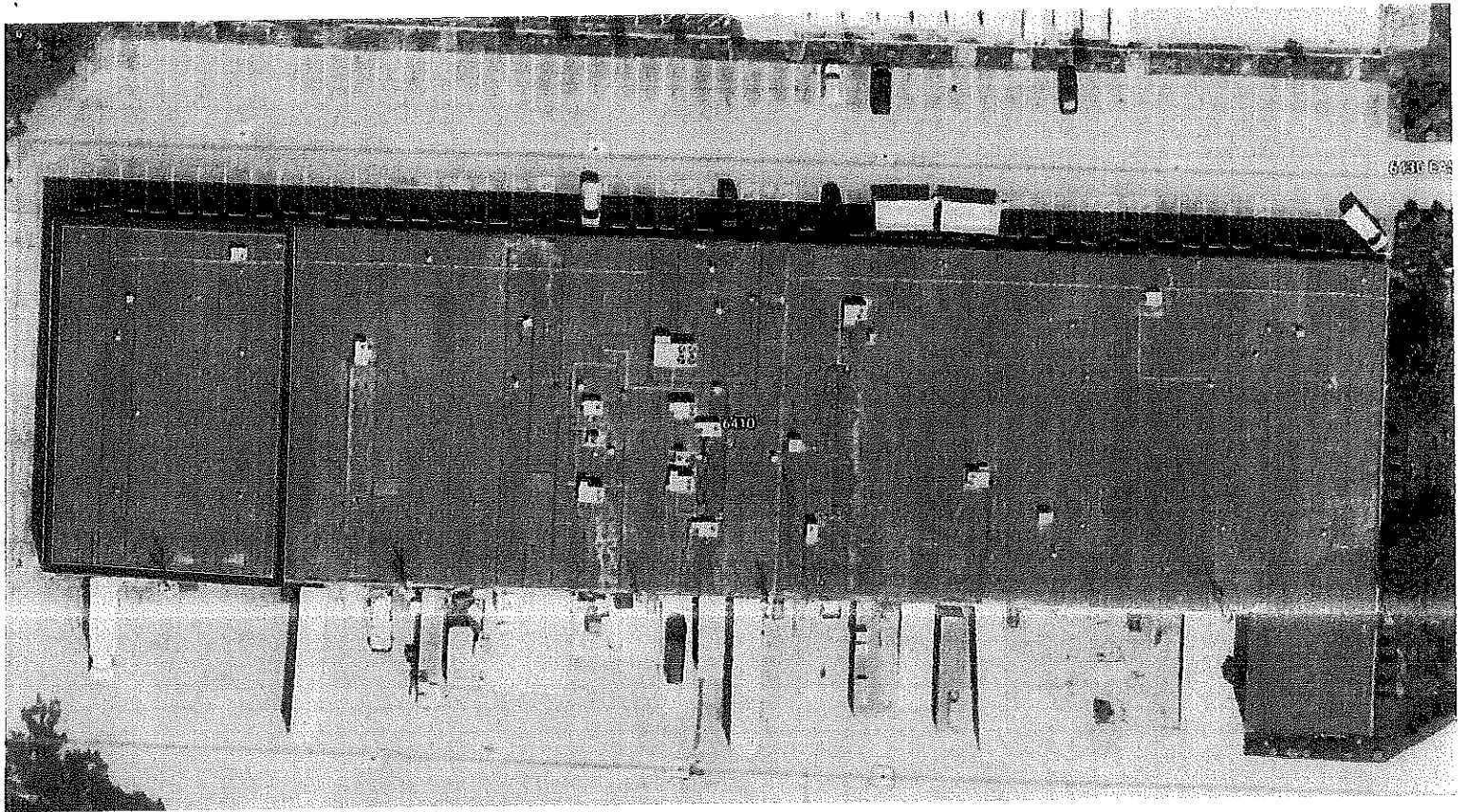
Kristy Hull
+1 216 937 4375
+1 440 226 1550 (m)
kristy.hull@jll.com



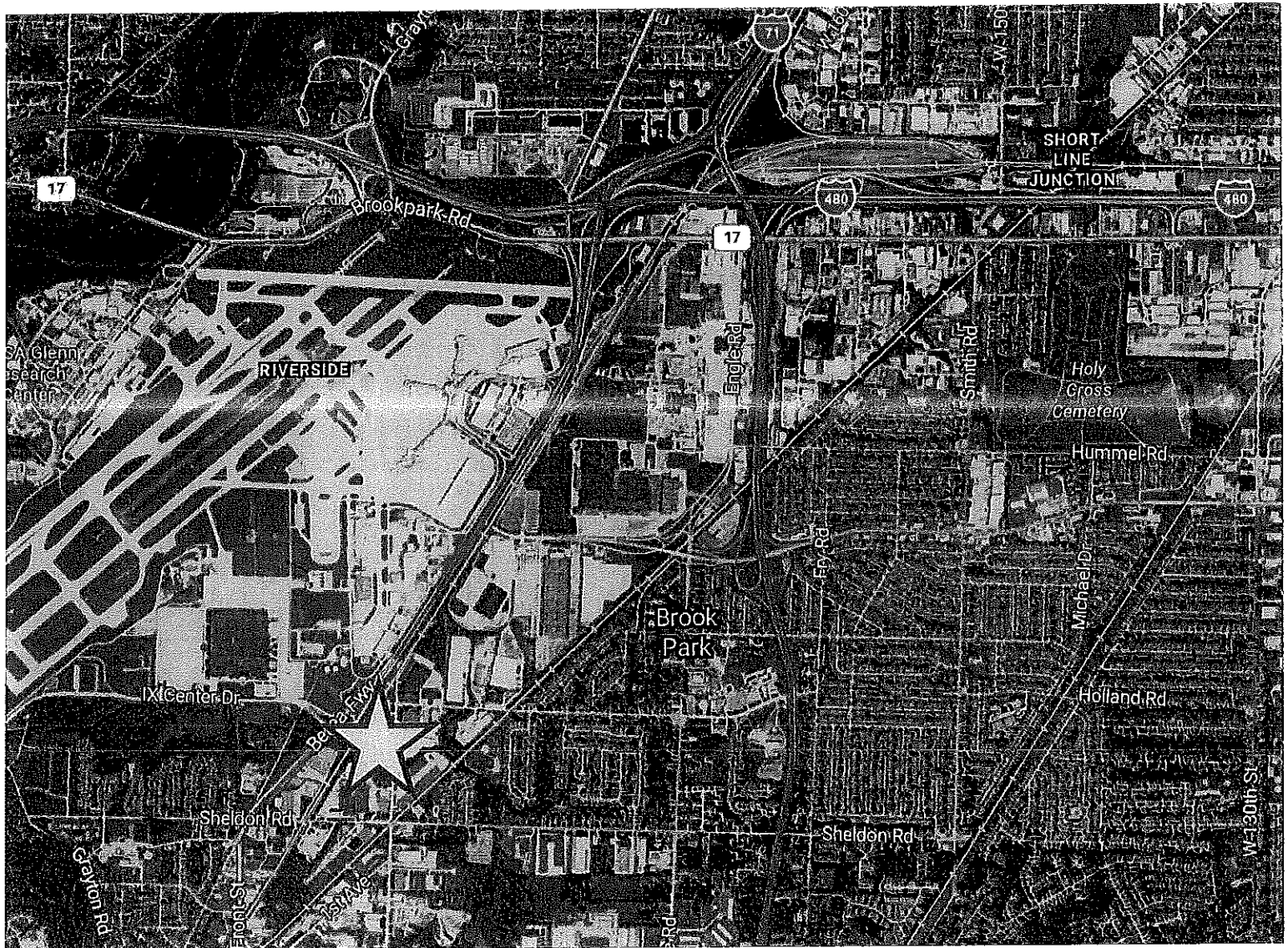


Unit J: 9,912 sq ft total
1,680 sq ft office
8,232 sq ft warehouse





Location



For more information, contact:

Kristy Hull
Senior Vice President
Cleveland, OH
+1 216 937 4375
+1 440 226 1550
kristy.hull@jll.com

JLL, a licensed real estate broker across the US | RE license #01856260 |
127 Public Square, STE 1430, Cleveland, OH

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Wingman Garage - DIY Auto Repair



Wingman Garage
wingmangarage.com
330-336-7564

Dear Brook Park Board of Zoning,

Since 2021 Wingman Garage has been delivering 5-Star experiences to customers all over the northeast Ohio area. Our business provides automotive enthusiasts the opportunity to rent a professional garage bay to perform maintenance or modifications on their vehicles. We have worked extremely hard to create an environment that's safe, clean and welcoming. The Wingman brand is flourishing and we have outgrown our current Wadsworth, OH building. In our search for another location, we have identified Brook Park as an extremely desirable area.

I am very much looking forward to answering any questions you may have about the business and its operations. Thank you again for your consideration for a Conditional Use Permit for my business's expansion into Brook Park.

Sincerely,

Aaron "Wingman" Woloszyn
Founder

Wingman Garage - DIY Auto Repair



1. Executive Summary

- **Business Name:** Wingman Garage - DIY Auto Repair
- **Industry:** Automotive Repair & Maintenance
- **Website:** wingmangarage.com

2. Business Description

- **Initial Services Offered:**
 - Do It Yourself professional bay rentals
 - Automotive classes
 - Tire Changing Services
 - Help from Staff
- **Location:** Northeast Ohio (with potential future locations in major US cities)
- **Target Market:**
 - Ages 25 to 65+
 - Primarily male (98% of current customers)
 - Income of \$55,000 or more.
 - Without access to tools or a personal garage.

3. Market Analysis

- **Industry Overview:** Automotive DIY repair and modification services.
- **Market Trends:** Growing demand for DIY automotive services due to rising interest in car culture and customization. Additionally rising costs for car repairs at both private and dealership (traditional) mechanics have pushed the DIY mentality to a new level. With sources like YouTube, forums and general online searches, one can easily find the information they need to learn and perform automotive repairs.

4. Marketing & Sales Strategy

- **Branding:** Build a strong brand image around safety, cleanliness, and a fun DIY experience.
- **Define Your Target Audience:** Automotive enthusiasts aged 25 -65+, primarily male, with an income of \$55,000 or more, who don't have access to tools or their own garage.
- **Unique Selling Proposition (USP):** Wingman will be unique in the way it delivers the customer experience. From a physical standpoint, it will be a clean, safe, organized, and fun DIY environment. The bays will be set up in a professional organized manner to ensure each appointment goes smoothly.
- **Online Presence:**
 - **Website:** It will be user-friendly, mobile-responsive, and optimized for a fast and easy experience.
 - **Social Media:** Engagement with our target customers with platforms like Instagram, Facebook, and YouTube. Additionally, we will share tutorials, customer testimonials, and behind-the-scenes content through those mediums.
 - **Email Marketing:** We send monthly newsletters with updates, promotions, and valuable content.

5. Local Advertising:

- **Google My Business:** Optimize business listings to appear in local searches.
- **Local SEO:** Target local keywords in your website content.
- **Local Partnerships:** Collaborate with auto parts stores, dealerships, and local car clubs for cross-promotion.
- **Word of Mouth:** Build the brand organically with word-of-mouth advertising from our customers.

6. Operations

- **Facility Management:** Employees will ensure the space is clean, well-maintained, and equipped with necessary tools and equipment.
- **Staffing:** We will hire experienced automotive enthusiasts, mechanics and technicians to assist customers as needed.
- **Training:** Hands on training at Wingman for employees on the equipment and an evaluation of how the employee interacts with customers to deliver that Wingman experience. Each employee will undergo 30 and 90 day evaluations.

7. Growth & Expansion

- **Expansion Goals:**
 - Expand to multiple locations across the USA.
- **Strategies:**
 - Identify potential cities for expansion based on market research and demand.
 - Secure funding or investment for new locations.
 - Develop a standardized operational model for scalability.

MEMO

TO: Jason Monaco – Building Commissioner

FROM: Edward R. Piatak, P.E., Consulting City Engineer

DATE: March 21, 2024

SUBJECT: 6410 Eastland Road (Conditional Use) – PC

CC:

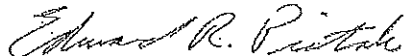
Mr. Monaco:

I have reviewed the Planning Commission Application (April Meeting) for the above referenced project located at 6410 Eastland Road and offer the following comments:

1. No comments regarding the Conditional Use.

Please advise me if you have any questions or require additional information.

EUTHENICS, INC.



Edward R. Piatak, P.E.
Consulting City Engineer

F:\Jobs\187\Misc-Plans\2024 Plan Reviews\01 Planning Commission\04 April\6410 Eastland Rd - Conditional Use\Memo - 6410 Eastland - Cond Use.docx

Building Department Notes

Planning Commission meeting April 1, 2024

6410 Eastland Rd. – Summary of request – The applicant is requesting a conditional use permit to operate an auto repair facility in the U5-A district. Ord. 1121.321 does not include auto repair under permitted uses.

1121.321 U-5A INDUSTRIAL DISTRICT.

(c) Permitted Uses. Buildings and land shall be used, and buildings shall be designed, erected, altered or maintained, in whole or in part, in a U-5A Industrial District only for the uses set forth in the following schedule and regulations:

- (1) Main buildings and uses permitted.
 - A. Veterinary hospitals.
 - B. Any industrial or manufacturing uses.

CITY OF BROOK PARK, OHIO

P/C 4/2/24 Service
CA _____
1st R _____
2nd R _____
3rd R _____
B/C _____

ORDINANCE NO. _____

INTRODUCED BY: MAYOR ORCUTT

**AN ORDINANCE
AUTHORIZING THE CONSULTING ENGINEER TO COMPLETE
THE FINAL DESIGN AND PREPARE CONSTRUCTION
DOCUMENTS AND THE MAYOR TO ADVERTISE FOR BIDS FOR
THE WENGLER DRIVE DETENTION BASIN PROJECT
AND DECLARING AN EMERGENCY**

WHEREAS, the Wengler Drive Detention Basin has been identified as a Project to help manage storm water runoff within the City of Brook Park;

WHEREAS, the City desires to have the final design and construction documents prepared for the Wengler Drive Detention Basin.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: The Consulting Engineer is hereby authorized to prepare plans and specifications and the Mayor is authorized to advertise for bids for the Wengler Drive Detention Basin Project.

SECTION 2: The Mayor on behalf of the City of Brook Park is hereby authorized to contract for professional services for the Wengler Drive Detention Basin Project. Payment for the aforementioned services shall be in accordance with the Exhibit "A" attached hereto.

SECTION 3: The money needed to complete the aforesaid transaction shall be paid from the Sewer Improvements Fund No. 459, theretofore appropriated or to be appropriated for said purpose.

SECTION 4: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 5: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety of said City, and for the further reason that City Council deems it necessary to proceed with the final design and preparation of construction documents for the Wengler Drive Detention Basin Project as soon as possible, therefore, provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately from and after its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
CLERK OF COUNCIL

APPROVED: _____
MAYOR

DATE

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS.



DIRECTOR OF LAW

March 29, 2024

Edward Orcutt, Mayor
City of Brook Park
6161 Engle Road
Brook Park, Ohio 44142



Re: City of Brook Park
Wengler Drive Detention Basin
Final Design and Construction Documents
Project Description and Scope of Work

Dear Mayor Orcutt,

Included below is Euthenics, Inc.'s project description and scope of work for the necessary engineering design services for the above referenced project. This letter provides information in regard to the following:

- Project Background and Purpose
- Project Description
- Scope of Services
- Detailed Fee Proposal (Attachment 1)

Project Background: Several areas within the City of Brook Park experience flooding on regular basis. Prior studies and inventory of actual flooding events have identified these areas. Preliminary analysis from prior studies indicates that creating a storm water detention basin in the former Wengler Park will help to alleviate flooding. A detention basin will also benefit property owners downstream (to the north) by reducing peak stormwater runoff from the area tributary to the basin.

Purpose: The purpose of the project is to construct a stormwater detention basin to reduce peak flow during rain events and reduce flooding.

Project Description: The project will construct a detention basin in the area that is formerly known as Wengler Park and is situated on two vacant parcels of land (Cuyahoga County PPN 343-14-190 and 343-14-151) owned by the City of Brook Park.

To maximize the flooding reduction effectiveness and benefits of the project, the detention basin will be as large as possible and will therefore encompass most of the two parcels. Additional flooding reduction benefit may be realized by out letting a portion of the Wengler Drive storm sewer system directly into the basin, however this design will be evaluated/completed in the future and is *not* part of this Project. The existing structures (homes and garages) along the westerly side of Wengler Drive are closely spaced and an adequate corridor to install the relief sewer does not currently exist. In all likelihood, a parcel

along the westerly side of Wengler Drive will need to be acquired and the structures demolished to allow for the installation of this sewer. This work could be completed at a later date.

There are no site amenities anticipated at this basin except for a limited number of landscaping/ornamental trees.

Scope of Services: The following is a list of anticipated scope items:

- 1) *Survey* - Topographic and boundary survey of both parcels. Offsite survey will include obtaining the location and inverts of the existing storm sewers along I-71 and Wengler Drive (sewer within the street and rear yards). The detention basin will outlet to the existing conduit draining to Wengler Drive.
- 2) *Base Mapping* - Survey data will be reduced to create a Civil 3D basemap. Existing topographic features will be shown and identified. A digital terrain model suitable to generate 1' contours will be created. Property lines will be depicted from records deeds, subdivision plats and I-71 Right-of-Way Plats/Plans. Research of County Records will be performed to obtain existing easement documents. Locations of exiting easements will be shown, and the Grantee identified on the drawings. Existing utilities will be plotted based on field observable features and record plan information.
- 3) *Geotechnical Exploration* - Soil borings will be obtained to determine the existing subsurface material. This information will be used to both facilitate the design of the retention basin and provide the contractor with the anticipated material through which the excavation will occur.
- 4) *Title Reports* - Preparation of Title Reports for PPNs 343-14-151 and 343-14-190.
- 5) *Review of Existing Information* - Existing plans and prior studies will be obtained and reviewed.
- 6) *Hydrologic and Hydraulic Analysis and Calculations* - The existing drainage area to the detention basin will be verified based on the field survey. Time of concentrations and runoff curve numbers will also be verified. Flood routing for various storms will be routed through the basin based on the proposed grading plan prepared as part of the construction drawings.
- 7) *Construction Plans and Documents* - The following is a list of anticipated drawings and documents:
 - a) Title Sheet (1 Sheet)
 - b) General Notes (2 Sheets)
 - c) Existing Conditions Plan (1 Sheet)
 - d) Overall Layout Plan (1 Sheet)
 - e) Storm Water Pollution Prevention Plan (SWPPP) (1 Sheet)
 - f) SWPPP Notes and Details (7 Sheets)
 - g) Grading Plan (2 Sheets)
 - h) Geometric Plan with Coordinate Layout of Detention Basin and Inlet/Outlet Structures
 - i) Detention Basin Details (Outlet Control Structure, etc.)
 - j) Storm Sewer Profiles (Detention Basin Inlet and Outlet Sewers)
 - k) Miscellaneous Details (3 Sheets)
 - l) Estimated Quantities
 - m) Bid Book and Specifications Manual

- n) Preliminary and final cost estimate
- 8) *Update NEORSD Hydraulic Model* - Update portion of NEORSD SWMM model to account for new retention basin. NOT IN SCOPE (update by NEORSD)
- 9) *Environmental Permits* - Prepare Ohio EPA Notice of Intent (NOI) Permit. Environmental studies and permitting beyond the NOI are not anticipated and therefore not included in this scope of this proposal.
- 10) *Project Management/Coordination for Design and Permitting* - Coordinate with local stakeholders including utilities, City of Brook Park, NEORSD, Ohio EPA, etc.
- 11) *Bidding Services* - Prepare bid documents and legal notice, respond to pre-bid questions, issue addendum, contract award recommendation letter.
- 12) *Construction Inspection and Administration* - NOT IN SCOPE
- 13) *As-Built Survey* - NOT IN SCOPE
- 14) *As-Built Analysis of the Retention Basin* - NOT IN SCOPE

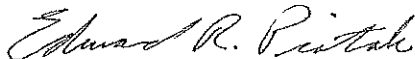
Written authorization to proceed with any additional services will be obtained prior to commencing with any work that is not included in the Items as described herein. The fees shown in the Proposal (Attachment 1) will be held for work in progress through the end of 2024.

Geotechnical and Title Reports will be submitted to the City for approval prior to commencement of any other work tasks. Written authorization from the City will be requested to proceed with services beyond the Geotechnical Report and Title Report.

If additional work or work of significantly increased complexity, clearly not contemplated in the original scope of services, is required, or if Euthenics, Inc. is required to abandon or perform or re-perform approved work, supplemental or modification agreements shall be negotiated providing for the cost and suitable profit for such work. If this Agreement is terminated during performance of the work, Euthenics, Inc. shall be paid for services rendered to the date of termination.

We appreciate the opportunity to provide this proposal and look forward to working with you on this project. Please call if you have any questions or need additional information.

Very Truly Yours,
EUTHENICS, INC.



Edward R. Piatak, P.E.
Consulting City Engineer

Encls.

F:\Jobs\187\202402 - Wengler Basin\Admin\Design - Scope and Fee\Wengler Basin Letter - 03 29 2024.docx

Project: Wengler Drive Detention Basin

Location: Brook Park, Ohio

From: Euthenics, Inc.

Date: March 29, 2024

"Attachment 1"

Engineering and Surveying Proposal

Item		Direct Exp.	Total MH/CH	Total Fees
1.00	Topographic, Boundary, and Utility Survey			
1.01	Research existing utility data / OUPS call and documentation		4	\$488.00
1.02	Set Project Control		6	\$980.00
1.03	Set Benchmarks and Secondary Control		4	\$660.00
1.04	Locate Existing Road R/W Monuments (Shelby Dr. & Wengler Dr.)		6	\$980.00
1.05	Field Locate Existing Utilities		4	\$660.00
1.06	Boundary Survey-Field Locate Property Pins		8	\$1,310.00
1.07	Survey inverts of ex. storm sewers (Wengler, Shelby, Robert)		10	\$1,640.00
1.08	Topographic Survey (3.3 Ac.)		22	\$3,610.00
1.09	Supervision		4	\$660.00
1.10	Direct Project Expenses	\$50.00		\$50.00
	Total = \$11,038.00	\$50.00	68	\$11,038.00
2.00	AutoCAD Civil 3D Basemap			
2.01	Review existing deeds & plats (from Title Report, by others)		2	\$320.00
2.02	Reduce Survey Data and Create 3D Basemap		4	\$488.00
2.03	Plot Ex. Underground Utilities on Basemap based on Record Plans		2	\$244.00
2.04	Plot Property Lines and adjacent Subdivision Sublots in Basemap		8	\$1,128.00
2.05	Supervision		2	\$330.00
2.06	Direct Project Expenses	\$0.00		\$0.00
	Total = \$2,510.00	\$0.00	18	\$2,510.00
3.00	Review of Existing Plans and Prior Studies			
3.01	Review of Existing Plans and Prior Studies		4	\$660.00
	Total = \$660.00	\$0.00	4	\$660.00
4.00	Preliminary & Final Civil/Site Improvement Plans & Cost Estimate			
4.01	Title Sheet with Location Map		12	\$1,576.00
4.02	General Notes (Estimate 2 Sheets)		24	\$3,124.00
4.03	Existing Conditions Plan (1 Sheet @ 1"= 30')		18	\$2,364.00
4.04	Site Demolition Plan (1 Sheet @ 1"= 30')		0	\$0.00
4.05	Overall Layout Plan (1 Sheet @ 1"= 40')		24	\$3,210.00
4.06	Storm Water Pollution Prevention Plan (SWPPP) (1 Sheet @ 1"= 30')		24	\$3,152.00
4.07	SWPPP Notes and Details		32	\$4,214.00
4.08	Grading Plan (2 Sheets @ 1"= 20')		40	\$5,276.00
4.09	Geometric Plan with Coordinate Layout of Detention Basin and Inlet/Outlet Structures (1 Sheet @ 1"= 30')		26	\$3,424.00
4.10	Site Utilities Plan including relocations		0	\$0.00
4.11	Detention Basin Details		32	\$4,156.00
4.12	Storm Sewer Profiles/Details (Detention Basin Inlet and Outlet Sewers)		36	\$4,672.00
4.13	Miscellaneous Details (Utilities, Pavement/Drive, Fence, etc...)		16	\$2,092.00
4.14	Estimated Quantities & Cost Estimates		16	\$2,292.00
4.15	Bid Book and Specifications Manual		46	\$6,488.00
4.16	Supervision		10	\$1,650.00
4.17	Direct Project Expenses - Printing, Mileage, etc.	\$100.00		\$100.00
	Total = \$47,790.00	\$100.00	356	\$47,790.00

Project: Wengler Drive Detention Basin

Location: Brook Park, Ohio

From: Euthenics, Inc.

Date: March 29, 2024

"Attachment 1"

Engineering and Surveying Proposal

		Direct Exp.	Total MH/CH	Total Fees
5.00	Hydrologic and Hydraulic Analysis and Calculations			
5.01	Verify Existing Drainage Area Tributary to Detention Basin based on results of Field Survey		6	\$816.00
5.02	Calculate Time of Concentration and Runoff Curve Numbers		6	\$816.00
5.03	Calculate Elevation versus Storage Capacity of Retention Basin		4	\$544.00
5.04	HydroCAD Analysis for Q1 through Q100 Storm Events		14	\$1,904.00
5.05	Hydraulic Calculations to Determine Outlet Control Structure Geometry		6	\$816.00
5.06	Hydraulic Calculations to Size New Storm Sewers Into/Out of Retention Basin		0	\$0.00
5.07	Retention Basin Design Report		22	\$3,108.00
5.08	Supervision		4	\$660.00
5.09	Direct Project Expenses - Printing, Mileage, etc.	\$50.00		\$50.00
	Total = \$8,714.00	\$50.00	62	\$8,714.00
6.00	Environmental Permits			
6.01	Prepare and Submit Ohio EPA Notice of Intent (NOI) Permit Environmental Studies and permitting beyond the NOI are not anticipated and not in scope		8	\$1,088.00
6.02	Direct Project Expenses - Printing, Mileage, etc.	\$0.00		\$0.00
	Total = \$1,088.00	\$0.00	8	\$1,088.00
7.00	Project Management/Coordination for Design and Permitting			
7.01	Project Management/Coordination for Design and Permitting		4	\$660.00
7.02	NEORS - Updates/Coordination/Approvals		4	\$660.00
7.03	Direct Project Expenses	\$0.00		\$0.00
	Total = \$1,320.00	\$0.00	8	\$1,320.00
8.00	Bidding Phase Services			
8.01	Bidding - Contractor Questions and Issue Addendum		36	\$5,360.00
8.02	Bid Opening, Tally, Analysis and Recommendation		14	\$2,078.00
8.03	Direct Project Expenses	\$50.00		\$50.00
	Total = \$7,488.00	\$50.00	50	\$7,488.00
9.00	Title Research (TBD)			
9.01	Title Report and Project Management (PPN 343-14-151 & 343-14-190)	\$3,120.00		\$3,120.00
	Total = \$3,120.00	\$3,120.00		\$3,120.00
10.00	Geotechnical Report (TBD)			
10.01	Soil Borings and Environmental Field Screening	\$9,350.00		\$9,350.00
	Total = \$9,350.00	\$9,350.00		\$9,350.00
11.00	Wetland Determination (TBD)			
11.01	Wetland Screening/Report	\$4,200.00		\$4,200.00
	Total = \$4,200.00	\$4,200.00		\$4,200.00

Project: Wengler Drive Detention Basin

Location: Brook Park, Ohio

From: Euthenics, Inc.

Date: March 29, 2024

"Attachment 1"

Engineering and Surveying Proposal

		Direct Exp.	Total MH/CH	Total Fees
SUMMARY				
Task	Description	Fee	MH/CH	
1.00	Topographic, Boundary, and Utility Survey	\$11,038.00	68	
2.00	AutoCAD Civil 3D Basemap	\$2,510.00	18	
3.00	Review of Existing Plans and Prior Studies	\$660.00	4	
4.00	Preliminary & Final Civil/Site Improvement Plans & Cost Estimate	\$47,790.00	356	
5.00	Hydrologic and Hydraulic Analysis and Calculations	\$8,714.00	62	
6.00	Environmental Permits	\$1,088.00	8	
7.00	Project Management/Coordination for Design and Permitting	\$1,320.00	8	
8.00	Bidding Phase Services	\$7,488.00	50	
Sub-Total (Euthenics) =		\$80,608.00	574	
9.00	Title Research (TBD)	\$3,120.00		
10.00	Geotechnical Report (TBD)	\$9,350.00		
11.00	Wetland Determination (TBD)	\$4,200.00		
	NOI Permit (Ohio EPA)	\$200.00		
	Advertising (Plain Dealer)	\$1,500.00		
Grand Total =		\$98,978.00		

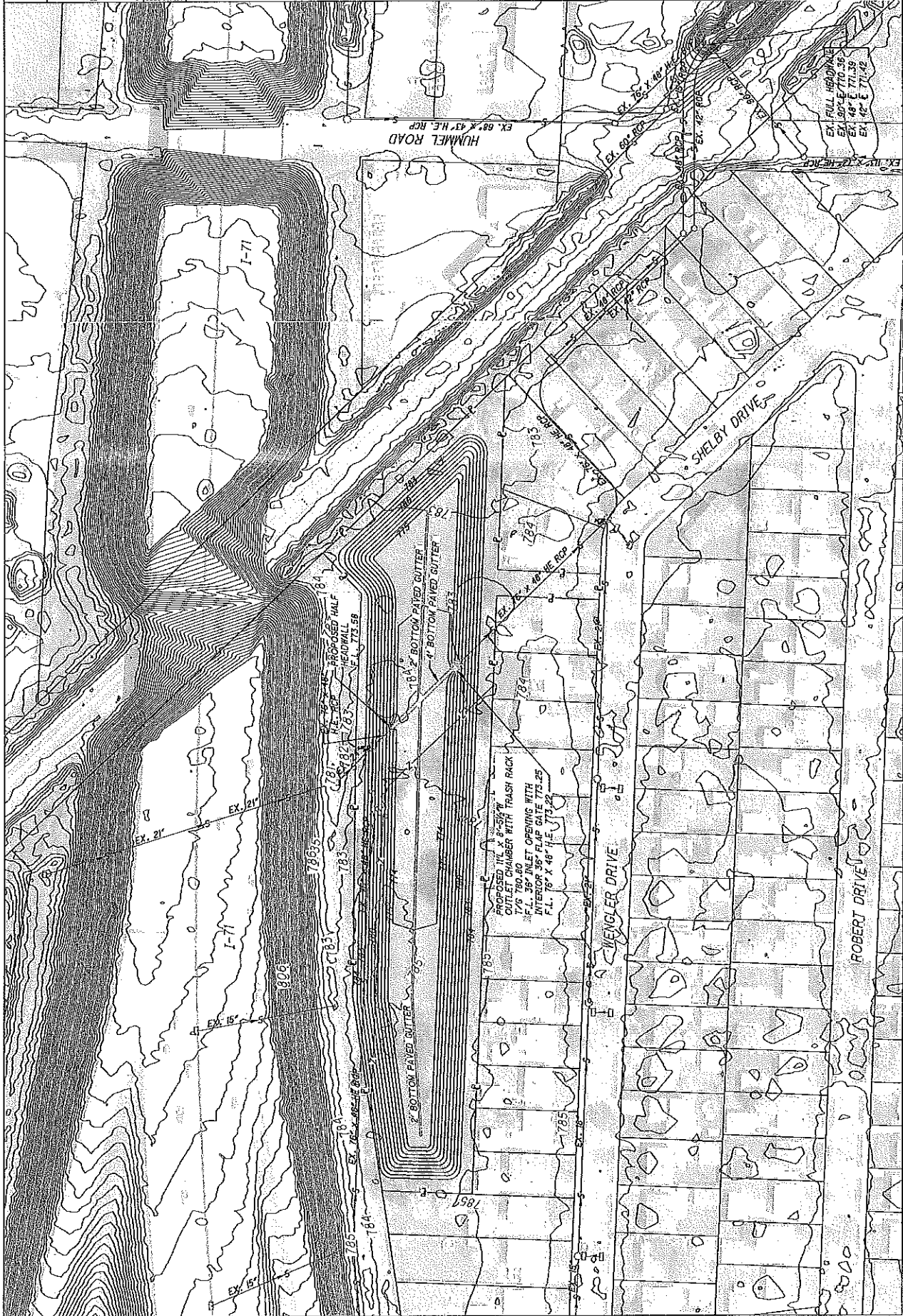
NOTE: Construction Phase Services are not included in this Scope of Work

CALCULATED 0
 20 40 60
 HORIZONTAL
 SCALE IN FEET
 NORTH
 NORTH

PRELIMINARY BASIN LAYOUT
 CONCEPT PLAN

WENGLER BASIN

(2)



CITY OF BROOK PARK, OHIO

PIC 4/2/24 Service
CA _____
1st R _____
2nd R _____
3rd R _____
SIC _____

ORDINANCE NO: _____

INTRODUCED BY: MAYOR ORCUTT

AN ORDINANCE AUTHORIZING THE MAYOR TO TRADE-IN THE CITY'S 2013 MACK LABRIE AUTOMATED SIDE LOADER, AND TO PURCHASE A NEW 37 CUBIC YARD LABRIE AUTOMATED SIDE LOADER, WITH HEAVY DUTY ARM; MOUNTED ON A NEW 2024 MACK-MR (LOW ENTRY) DUAL STEERING CAB AND CHASSIS, AND DECLARING AN EMERGENCY

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: The Mayor is hereby authorized to trade-in a 2013 Mack Labrie Automated Side Loader, Serial #1M2AU04C9DM007424.

SECTION 2: Best Equipment Company did a professional survey/evaluation of the 2013 Mack Labrie Automated Side Loader and they are offering \$50,000.00 towards the purchase of a new 37 Cubic Yard Labrie Automated Side Loader, with heavy duty arm; mounted on a new 2024 Mack-MR (low entry) dual steering cab and chassis.

SECTION 3: The Mayor is hereby authorized to purchase a new 37 Cubic Yard Labrie Automated Side Loader, with heavy duty arm; mounted on a new 2024 Mack-MR (low entry) dual steering cab and chassis for a total price of \$407,192.00, less the trade-in of the 2013 Mack Labrie Automated Side Loader for \$50,000.00 for a total of \$353,650.00, the contract for this transaction is attached hereto as Exhibit "A".

SECTION 4: The money needed for this aforesaid transaction shall be paid from Fund 401, and shall not exceed \$353,650.00. The amount of \$200,000.00 from the Ohio Environmental Protection Agency 2024 Recycle Ohio Grant will be used as a reimbursement to Fund 401 after purchase. This purchase will be made under Sourcwell Contract #060920-NAF.

SECTION 5: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Sections 121.22 of the Ohio Revised Code.

SECTION 6: This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of public peace, health, safety and welfare of said City, and authorizing the Mayor to purchase a 37 Cubic Yard Labrie Automated Side Loader, with heavy duty arm; mounted on a new 2024 Mack-MR (low entry) dual steering cab and chassis and trade-in our 2013 Mack Labrie Automated Side Loader, therefore, provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

DATE

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS.



DIRECTOR OF LAW



BEST

EQUIPMENT CO.

SALES | SERVICE | PARTS

Sales Proposal

for Brook Park, OH

PREPARED ESPECIALLY FOR

John Pensis
Brook Park, OH

PREPARED BY

Joe Aquilino
Northeastern Ohio Sales
Best Equipment Company, Inc.

Equipment and Pricing

PREPARED ESPECIALLY FOR:

John Pensis
 jpensis@cityofbrookpark.com
 Brook Park, OH

PREPARED BY:

Joe Aquilino
 joeaquilino@bestequipmentco.com
 Best Equipment Company, Inc.

PROCUREMENT:

Sourcewell Contract # 060920-NAF

PAYMENT TERMS

Invoice

PRODUCT	PRICE	QTY	SUBTOTAL
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New 37 Cubic Yard Labrie Automated Side Loader, with Heavy Duty Arm; Mounted on New 2024 Mack-	\$407,192.00	1	\$407,192.00
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MR (low entry) Dual Steering Cab & Chassis
Specifications Attached Including:
Extended Warranty Engine Plan #2-5 Years
Extended Warranty Engine Emission 5 Years
Extended Warranty Allison Transmission 5 Years

Unit Includes All Standard & Previous Selected Body Options

Including:

- Full Width Crusher panel with in-cab switch
- Non moveable single arm joystick
- Multiplex System
- Dual Chelsea PTO continuous drive pump off transmission
- Body control valve-electric over hydraulic
- Hopper Hardox Liner
- Work lights in hopper and curb side post
- Heated Triple Clarion cameras, mounted in hopper, on curbside and on
- Tailgate with color monitor in cab-Monitor center mounted near windshield
- Extra-large decal on tailgate
- Grab pack with multi-cycle packing ram
- LED lights: stop, turn, tail, back-up and rear amber alternating flashing,

located above tailgate
 Beacon style strobe
 Multi-cycle for packing blade
 Sliding hopper access step
 Broom & Shovel including Hoe, body mounted
 Spill shield installed behind grabber
 Hydraulic pressure gauge on main valve, with quick coupler
 Wear strips in hopper floor railings 1/4" Hardox 450
 Anti-sails and rear mud flaps
 4 feet 1/8" Hardox 450 liner at front of body
 White body paint to match cab and chassis

Groeneveld Auto Lube	\$8,942.00	1	\$8,942.00
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Installation of a Groeneveld Automated Greasing System
 60cc pump
 Auto low grease lever shutoff with light
 Labrie Body and Right Arm
 Installation of system
 EPO Pail of Grease-35. Lb. 5 gal.
 Groeneveld Beka Fuel Surcharge

	Subtotal	\$416,134.00
	Sourcewell Discount	-\$12,484.00
	#A1 Trade-In Discount	-\$50,000.00
	Total	\$353,650.00

NOTES

Pricing Includes All Sourcewell (previously NJPA), Discounts
 Sourcewell (previously NJPA), Contract Number #: 060920-NAF
 City of Brookpark, Ohio is Tax Exempt