

P/C 4-18-23
CA 5-9-23
1st R 5-16-23
2nd R
3rd R
B/C

CITY OF BROOK PARK, OHIO

ORDINANCE NO: 11331-2023

INTRODUCED BY: MAYOR ORCUTT

AN ORDINANCE AUTHORIZING
THE MAYOR TO PARTICIPATE IN THE OHIO DEPARTMENT OF NATURAL
RESOURCES, DIVISION OF OIL AND GAS RESOURCES MANAGEMENT'S
(DIVISION) ORPHAN WELL PROGRAM, TO PLUG AN ORPHAN WELL LOCATED IN
THE RIGHT-OF-WAY AT 5841 RUPLE ROAD, AND DECLARING AN EMERGENCY

WHEREAS, it has come to the attention of the administration
that there is an orphan well that needs to be plugged located in
the right-of-way at 5841 Ruple Road in the City of Brook Park,
Ohio; and

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 notify the ODNR,
Division of Oil and Gas Resources Management's Division Orphan Well
Program about said orphan well, and the Mayor is further authorized
to enter into any necessary agreements to plug the well, through
Ronald A. Gibson & Associates, Inc., further described in Exhibit
"A".

SECTION 2: It is found and determined that all formal actions
of this Council concerning and relating to the adoption of this
Ordinance were adopted in an open meeting of this Council, and that
all deliberations of this Council and of any of its committees that
resulted in such formal action were in meetings open to the public
in compliance with all legal requirements, including Section 121.22
of the Ohio Revised Code.

SECTION 3: 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 to authorize the Mayor to notify and seek approval
for plugging the orphan gas well in the right-of-way at 5841 Ruple
Road; 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

RECEIVED

APR 18 2023

BROOK PARK CITY COUNCIL

approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED:

May 14, 2023

Mike H. Keuhio
PRESIDENT OF COUNCIL

ATTEST:

Carol Johnson
Clerk of Council

APPROVED:

Edward A. Smith
MAYOR

5-16-23

DATE

CERTIFICATE

Carol Johnson, 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. 11331-2023
passed on the 14 day of MAY
20 23 by said council.

Carol Johnson
Clerk of Council

I, Carol Johnson, 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 five 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, #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

6-17-23

Carol Johnson
CAROL JOHNSON
Clerk of Council

	Yea	Nay
Troyer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mencini	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Scott	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Coyne	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Poindexter	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Salvatore	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

[Signature]
DIRECTOR OF LAW

Ronald A Gibson & Associates, Inc.
Gibson Energy Services

32254 Country Club Drive
Avon Lake, Ohio 44012
Telephone: (440) 396-6157
Email: ragibsonpe@gmail.com



January 23, 2023

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

Re: Professional Services Agreement
ODNR Landowner Passthrough Project

Dear Mr. Edward Orcutt:

The ODNR's orphan well plugging program's Landowner Pass Through Payment ("LOPT") Program requires that the landowner of an approved well present three (3) qualified well plugging bids to the ODNR. The bids are subject to the ODNR form plugging contract made specific to the landowner's well and which includes a well plugging design and contractor scope of work.

The ODNR allows the landowner to seek assistance in the LOPT program process from industry experts. The ODNR will pay professional service fees to a plugging project manager, who prepares the necessary paperwork and conducts the necessary well inspections.

This agreement is intended to establish the relationship between the City of Brook Park, as landowner, and Gibson Energy Services ("Gibson") as your LOPT well plugging project manager. Under this agreement, Gibson will perform the following:

1. Conduct a well inspection and prepare and inspection report;
2. Prepare applications for the ODNR Orphan plugging program and the LOPT program;
3. Prepare a Gas Well Plugging Bid Request for 3 qualified plugging contractors;
4. Prepare a LOPT Payment Plugging Application with Well Plugging and Restoration Agreement;
5. Assist in the submission of a final invoice to the ODNR (if necessary).

The City of Brook Park, as landowner, agrees to require the plugging contractor with the successful plugging bid pay Gibson a Professional Services Fee of \$3,500 and Well Inspection Fee of \$750. These fees will be line items on the Scope of Work Offer Sheet and will be described in the plugging agreement exhibits. The plugging contractor will submit the Offer Sheet as part of its final invoice and will be reimbursed by the ODNR for Gibson's professional services fee. The landowner is not responsible for this fee or any other plugging cost.

Sincerely,
Ronald A Gibson
Ronald A. Gibson, P.E

Agreed To and Accepted this

_____ Day of _____ 2023.

Signed: _____

Printed: _____

Well Name: 5841 Ruple Parkway #1
Location: 5841 Ruple Road
Brook Park, OH 44142
API: 34-035-61299

January 23, 2023

Mr. Jason A. Simmerman, P.E.
Natural Resource Engineer
Ohio Department of Natural Resources
Div of Oil & Gas Resources Management

Re: 5841 Ruple Parkway #1
Olmsted Township, Cuyahoga County, Ohio
API #34-035-61299

Dear Mr. Simmerman:

Attached is my Landowner Pass-Through Payment Program ("LOPT") Commitment form. Also attached is a well inspection report conducted by Gibson Energy Services. This report describes the approximate well casing and depth of the orphan well on my property.

Please begin the LOPT process as it pertains to the well on my property.

Please call my phone number of (216) 385-1010 if you have any questions regarding this matter.

Sincerely,

Paul F. Marnecheck
Commissioner of Economic Development
City of Brook Park, Ohio

Attachments: LOPT Commitment Form
Well Inspection Report
ROE for Plugging & Restoration
Wellbore Photo
ODNR Well Summary
Auditor Report



OHIO DEPARTMENT OF NATURAL RESOURCES
DIVISION OF OIL & GAS RESOURCES MANAGEMENT
2045 Morse Road, F-2 • Columbus, OH 43229-6693

Orphan Well Program

Commitment to Landowner Pass-through Payment Program Rev. 01/23

To plug orphaned wells.

Surface Landowner Name:	City of Brook Park			Date:	01/23/2023
Mailing Address:	6161 Engle Road				
	Brook Park	Oh	44142		
Phone:	(216) 385-1010	Surface Property Purchase Date:		City Right-of-Way	
Email:	PMarnecheck@cityofbrookpark.com				
Well API Number:	34 -035-61299		County:	Cuyahoga	
Well Name:	5841 Ruple Parkway #1		Township:	Olmsted	
Last Known Well Owner:	Unknown				

I attest I am the surface landowner of the land on which the above-mentioned well is located. I attest that I have never operated nor produced oil or gas from the above-mentioned well. I attest that upon the completion of a Division public notice and search of county records, if no other person plugs the above-mentioned well within sixty (60) days after receiving written notice pursuant to R.C. 1509.071(D), I will apply to plug the above-mentioned well using the Landowner Pass-through Payment process. However, I understand that a Division search of county records may locate a person with rights to the above-mentioned well.

SIGNATURE OF SURFACE LANDOWNER

DATE SIGNED

SIGNATURE OF SURFACE LANDOWNER

DATE SIGNED

Return to:

ODNR Division of Oil and Gas Resources Management
c/o Orphan Well Program
2045 Morse Road, Building F-1
Columbus, Ohio 43229



OHIO DEPARTMENT OF NATURAL RESOURCES
DIVISION OF OIL & GAS RESOURCES MANAGEMENT
2045 Morse Road, F-3, Columbus, OH 43229
(614) 265-6866 • Fax (330) 308-0011

Orphan Well Program

Right of Entry for Plugging and Restoration Rev. 01/21

Landowner Information

Name(s):	City Of Brook Park			Date:	1/23/2023	M/D/YYYY
Address:	6161 Engle Road			Phone:	(216) 385-1010	
	Brook Park	OH	44142	Email:	pmarnecheck@cityofbrookpark.com	

Well Information

County:	Cuyahoga			Lease Name:	5841 Ruple Parkway #1	
Township:	Olmsted			Permit Number:	34-035-61299	
Section/ Lot Number:	Lot 36			Last Known Well Owner:	Unknown	
Address:	5841 Ruple Road			Last Production:	Unknown	
	Brook Park	OH	44142	Date Property Purchased:	City R-O-W	M/D/YYYY
Parcel IDs:	341-32-017					

Well History Please include any information you know about this well. Attach separate sheet if necessary.

Orphan Well is located on a city Right-of-Way in front of 5841 Ruple Road, Brook Park, OH 44142.

Landowner agrees to allow agents or employees of persons contracting with the Division to enter onto Landowner's property for the purpose of plugging abandoned oil and gas wells and restoring any property disturbed by the plugging of the oil and gas wells.

Landowner relinquishes all rights and interest in equipment appurtenant to the well, and Landowner certifies that the above information is true and correct to the best of their knowledge.

X

Signature of Landowner

Date

X

Signature of Landowner

Date

RETURN TO:

OrphanWellProgram@dnr.ohio.gov

or

ODNR Division of Oil and Gas Resources Management
Orphan Well Program
2207 Reiser Avenue SE
New Philadelphia, OH 44663

WELL SUMMARY**ODNR DIVISION OF OIL & GAS RESOURCES MANAGEMENT**

API Well Number	34035612990000			Permit Issued	
Well Name	5841 RUPLE PARKWAY	Acres		Well No.	1
Owner				Well No.	
Logging Co.		Core No.		Sample No.	
County	CUYAHOGA	Township	OLMSTED	Quadrangle	NORTH OLMSTED
Section	Lot 36	Tract		Twp. Qtr.	
Measured	950' SL & 1350' EL OF TRACT 6 LOT 36 (SCALED)			Surface X	2169874 Y 634363
				Surface Lon	-81.880756 Lat 41.406230
				Surface X	2138408 Y 634391
				Prop TD	
GL	757	DF	KB	LTD	DTD
					PB Depth
TD Form.				Prod. Form.	
IP Natural			IP AT	Initial Rock Pressure	
Perforations					
Stimulations					
Casing Record					
Log Types					

Formations

Formation	Top	Bottom	Source	Prod.	Non-Standard	Remarks
-----------	-----	--------	--------	-------	--------------	---------

Annual Production

Year	Quarter	Source	Oil (Barrels)	Gas (MCF)	Water (Barrels)	Remarks
------	---------	--------	---------------	-----------	-----------------	---------



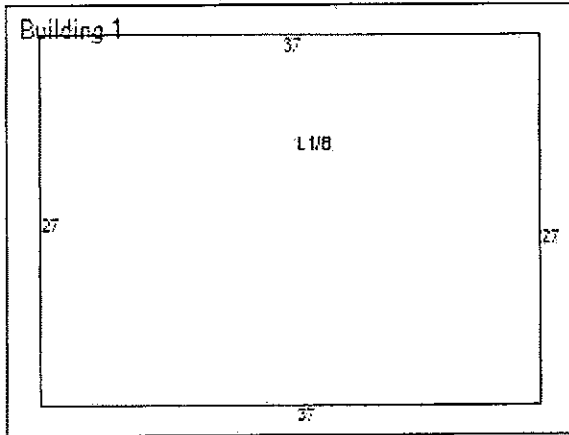
Cuyahoga County, Ohio - Property Summary Report

Parcel: 341-32-017

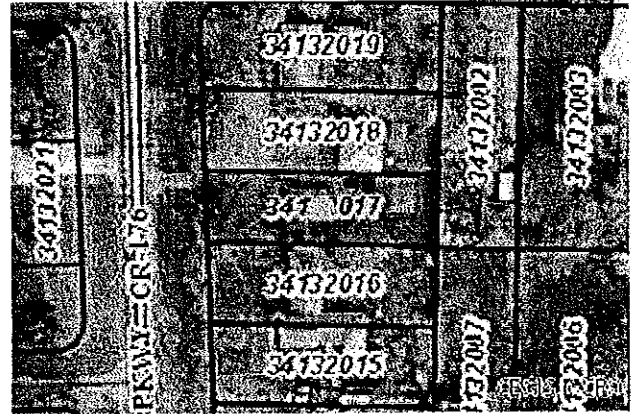


Owner MARTIN, STANLEY PAUL
Address 5841 RUPLE RD
BROOK PARK, OH, 44142
Land Use (5100) R - 1-FAMILY PLATTED LOT
Legal Description TR#6-36 VALLVEST#2 0065 ALL
Neighborhood Code 06101

SKETCH



MAP VIEW



BUILDING INFORMATION

Building Record Number	1	Occupancy	1-FAMILY	Story Height	1
Style	RANCH	Year Built	1966	Exterior Walls	BRICK
Condition	AVERAGE	Construction Quality	C+ / AVERAGE+	Roof Type	HIP
Roof Material	ASPH-SHINGLE	Heat Type	FORCED-AIR	Air Conditioning	CENTRAL
Attic Type	NONE	Basement Type	BASEMENT	Basement Square Feet	999
Basement Finished	No	Rooms	5	Bedrooms	3
Bathrooms (Full/Half)	1/0	Garage Type	DETACHED	Garage Capacity	2
Year Garage Built	1970	Garage Size	520	Living Area Basement	
Living Area 1	999	Living Area 2		Living Area Upper	
Living Area Total	999	Floor Location		Party Wall	

LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	50	156	0.18	7,800

VALUATION

2021 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$27,600	\$0	\$0	\$9,660
Building Value	\$113,900	\$0	\$0	\$39,870
Total Value	\$141,500	\$0	\$0	\$49,530
Land Use	5100			SINGLE FAMILY DWELLING

PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
----------	--------	------------	---------------	------------------	-----------	-------

IMPROVEMENTS

Type	Description	Size	Height	Depth
------	-------------	------	--------	-------

SALES

Date	Buyer	Seller	Price
11/29/2021	MARTIN, STANLEY PAUL	GREENE, STACEY ANN	\$142,500
2/9/2010	GREENE, STACEY ANN	Nachman Sigmund W & Janet M	\$119,000
1/1/1975	Nachman Sigmund W & Janet M		\$0

Taxes

2021 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$2,978.12	\$1,489.06	\$1,489.06

THE VALLEY VIEW LAND COMPANY'S VALLEY VIEW ESTATES SUBDIVISION N°2

[LINE PART OF ORIGINAL ONSTEAD TOWNSHIP LOT 11836 TRNG CRAWFORD COUNTY, OHIO
SOME MEASUREMENTS WERE FOUND OBJECT BY ALL PORTS INDICATED ON THIS MAP DISTANCES ARE
GIVEN IN FEET AND DECIMAL PARTS THEREOF ALL OF WHICH I CERTIFY TO BE CORRECT.
SCALE 1"=50' AUGUST, 1924
F.D. 101 P4 ETC. CROCK No 5545
- CHARLES W. ROOT
CIVIL ENGINEER

DEDICATION

We the undersigned owners of the land embraced in this subdivision hereby accept this map of the same and dedicate
to public use Switzer Road, Valley View Drive, Lucille Ave and those parts of Maple Road and Cedar Point Road as shown
herein in the red shade.

Margaret L. Hitch



The Valley View Land Co.
Robert F. Clark Pres
Julius Literally Secy

On this 11th day of August, 1924, before me, a Notary Public in and for said County personally appeared the above named The Valley View
Land Co. by Robert F. Clark and Julius Literally Secy who acknowledged that they did sign the foregoing instrument
and that the same is their free act and deed and the free act and deed of the said The Valley View Land Co.
In testimony whereof I have hereunto set my hand and official seal at Cleveland Ohio this 4th day of Aug. 1924.



J.F. Baird
Notary Public

On this 11th day of August, 1924, before me, a Notary Public in and for said County personally appeared the above named Margaret L. Hitch
who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed.
In testimony whereof I have hereunto set my hand and official seal at Cleveland Ohio this 21st day of Dec. 1927.



Notary Public
J.P. Crompton

Plat approved and accepted by the Board of County Commissioners this 16th day of Febr. 1927.

Louis Simon
Clerk

J.R. Zant
County Commissioners
G.H. Hame

There are no legal objections to the acceptance of this plat and the same is hereby approved.

Edwin C. Stentz
County Prosecutor
By E.J. Thoburn
Asst. Pros. Atty.

Plat approved this 16th day of Feb. 1927.

Frank R. Lander
County Engineer

Approved by The City Plan Commission Dec. 20th 1927.

W.J. Robinson
Executive Secretary

HOUSING RELEASE

The undersigned, Harry Switzer hereby consents to the dedication of the Roads, Avenue and Drive as shown herein
in the red shade, and the land embraced within the said street lines is hereby released from the mortgage of the mort-
gage held by him.

Harry Switzer

On this 5th day of October, 1925, before me, a Notary Public in and for said County personally appeared the above named Harry Switzer
who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.
In testimony whereof I have hereunto set my hand and official seal at Cleveland Ohio this 5th day of October 1925.



J.W. Kunka
Notary Public

Recommended for Approval

Robert Hoffmann
Planning Commissioner

Entered for Transf. Dec. 23, 1927

John A. Zanzeris
Auditor

Received for Record Dec. 23, 1927 at 11:22 P.M. No. 2075043. Fee for Record \$ 0.40

Lyman O. Newell
Recorder

Recorded Dec. 30, 1927

Lyman O. Newell
Recorder

