



CITY OF FAIRVIEW PARK CITY COUNCIL MEETING AGENDA

COMMITTEE MEETING
MONDAY, MAY 23, 2016
Council Caucus Room
7:00 p.m.

MEETING CALLED TO ORDER | ROLL CALL

City officials who will be present for committee items:

- Eileen Patton, Mayor
- Greg Cingle, Interim Finance Director
- William McGinty, Law Director
- Walt Maynard, Building Commissioner
- Michael Mackay, City Engineer

ENVIRONMENT, PUBLIC WORKS, PLANNING, ZONING AND DEVELOPMENT - Councilman Minek, Chair

- ✧ Ord. 16-04 | Approving Thomas Lane Major Subdivision
- ✧ Ord. 16-16 | Amending Chapter 1129 to Permit Mixed Use in Office Building 3 Zoning District
- ✧ Res. 16-09 | Placing Amendment to Office Building 3 Zoning District on the Ballot

LOCAL GOVERNMENT & COMMUNITY SERVICE - John Hinkel, Chair

- ✧ Res. 16-10 | Appointing Volunteer Magistrate for Community Diversion Program

FINANCE - Councilwoman Cleary, Chair

- ✧ Ord. 16-17 | Authorizing Purchase of Ford Explorer for Service Department
- ✧ Ord. 16-18 | Street Lighting Assessment for Tax Years 2016-2017
- ✧ Res. 16-11 | Alternative Tax Budget 2017
- ✧ Res. 16-12 | ODNR NatureWorks Grant Application

BOARD & COMMISSIONS REPORTS

ROUNDTABLE

Agenda and meeting documents for this meeting can be viewed online by using this code:



CITY OF FAIRVIEW PARK
ORDINANCE NO. 16-04
REQUESTED BY: MAYOR EILEEN ANN PATTON
SPONSORED BY: COUNCILMEN MCDONOUGH AND MINEK

AN ORDINANCE ACCEPTING AND APPROVING THE PRELIMINARY PLAT OF THE THOMAS LANE MAJOR SUBDIVISION PROPOSED BY GARLAND NEW HOMES, INC. AS APPROVED BY THE BOARD OF ZONING APPEALS AT ITS MEETING OF JULY 13, 2015 AND DECLARING AN EMERGENCY

WHEREAS, an application for approval for a major subdivision, Thomas Lane, was filed by Garland New Homes, Inc. ("Garland"), pursuant to Fairview Park Codified Ordinance, Chapter 1191, Section 1191.01 and 1191.02, and submitted to the Fairview Park Planning and Design Commission ("P & D"), pursuant to Section 1191.03; and

WHEREAS, the P & D, at its meeting of May 20, 2015, reviewed the application of Garland, Docket 05-15-1OP, and voted 3-4 denying approval of the application; and

WHEREAS, Garland appealed the decision of the P & D to the Board of Zoning and Building Appeals ("BZA") on June 3, 2015, and the BZA held a hearing on July 13, 2015, to hear the appeal of Garland of the denial of its application for the Thomas Lane Subdivision, located at 19020 Coffinberry Boulevard; and

WHEREAS, the Board of Zoning Appeals of the City of Fairview Park, at its meeting of July 13, 2015, overturned the decision of the P & D, and accepted and approved the preliminary subdivision proposal of Garland as submitted pursuant to Chapter 1191; and

WHEREAS, the Council of the City of Fairview Park has reviewed the Thomas Lane major subdivision and has determined that such is in compliance with and subject to the requirements of Section 1191.05 of the Zoning Code; and

WHEREAS, the Council of the City of Fairview Park desires to approve the major subdivision of Garland Homes known as Thomas Lane.

NOW. THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FAIRVIEW PARK, COUNTY OF CUYAHOGA AND STATE OF OHIO:

SECTION 1. That in accordance with the provisions of Section 1191.05, the plat of Garland New Homes, Inc. major subdivision of property located at 19020 Coffinberry Boulevard, Thomas Lane, as approved by the Board of Zoning Appeals at its meeting of July 13, 2015, be, and the same hereby is, accepted and approved, all in accordance with, and subject to, the requirements of Section 1191.05 of the Codified Ordinances of the City of Fairview Park.

SECTION 2. That the Building Commissioner shall not issue any certificate of occupancy for the dwellings to be constructed until such time as the requirements of Fairview Park Ordinances Section 1191.05 and Section 1191.06 have been satisfied.

SECTION 3. That the Council shall accept by separate ordinance the public improvements to be installed by Garland Homes only after complete installation thereof and approval of same by the City Engineer and/or Building Commissioner.

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 any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

SECTION 5. That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety and welfare and for the further reason that such approval should take effect at the earliest opportunity in order to permit construction of new single family homes in the City to commence, and provided it receives the affirmative vote of a majority plus one of the 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:
APPROVED:

1st reading: 02.01.16
2nd reading: 03.07.16
3rd reading:

Michael P. Kilbane, President of Council

Eileen Ann Patton, Mayor

Liz L. Westbrooks, Clerk of Council

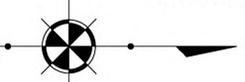
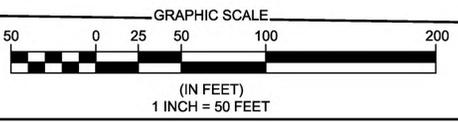
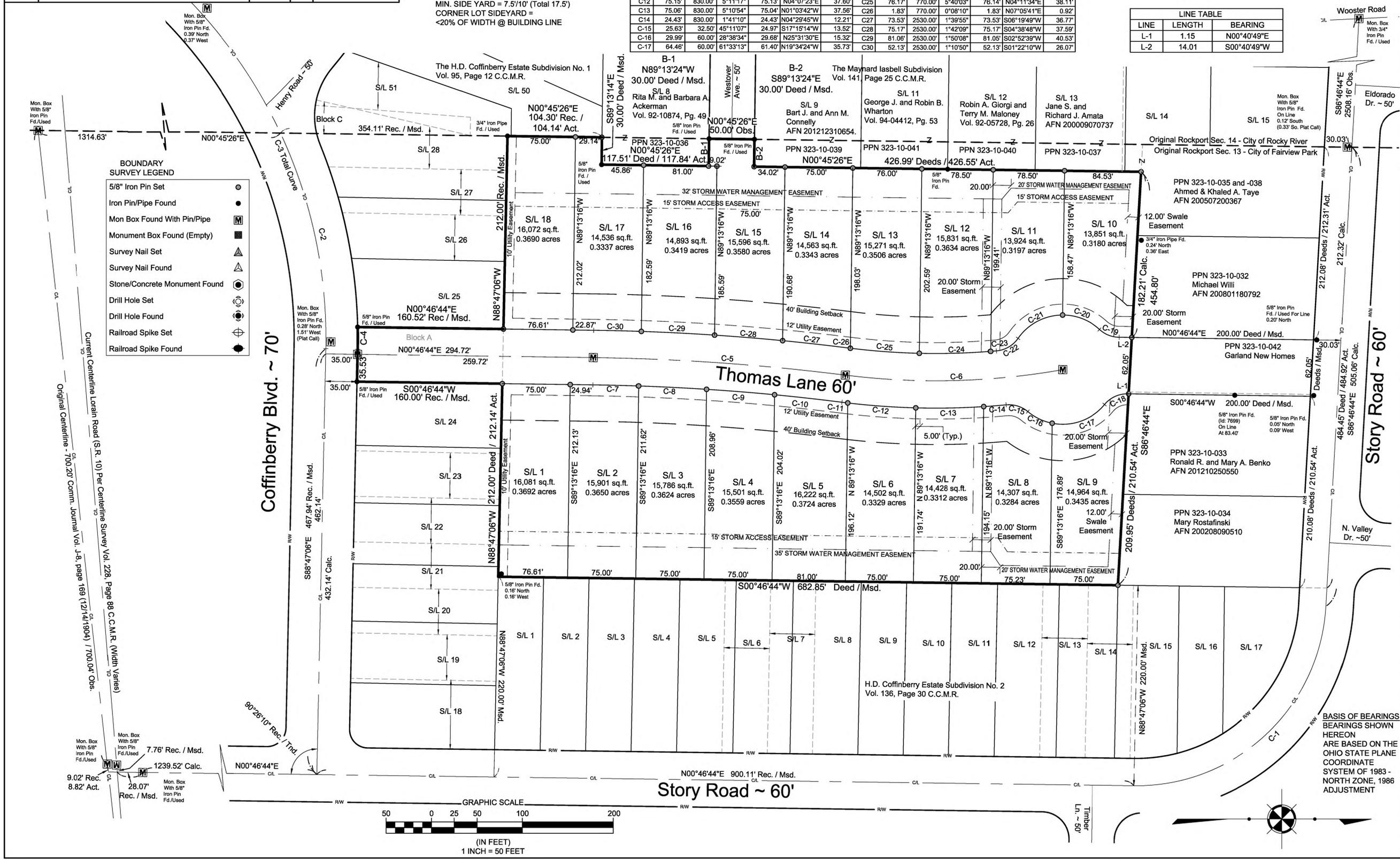
REV. No.	DATE	BY	DATE:
			1/18/16
			SCALE: HOR. 1"=50'
			VERT. 1"=100'
			FOLDER: DWG/Surveys/Plats
			FILENAME: Record Plat
			TAB: Page 02
			DRAWN: MPS

R1F 75 ZONING YARD REQUIREMENTS:
 MIN. AREA = 11,250 S.F.
 MIN. WIDTH = 75'
 MIN. FRONT SETBACK = 40'
 MIN. REAR YARD = 28'
 MIN. SIDE YARD = 7.5'/10' (Total 17.5')
 CORNER LOT SIDEYARD =
 <20% OF WIDTH @ BUILDING LINE

CURVE TABLE										CURVE TABLE									
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT						
C-5	278.55'	2500.00'	6°23'02"	278.41'	S03°58'15"W	139.42'	C-18	28.95'	32.50'	51°01'49"	28.00'	S24°50'06"E	15.51'						
C-6	240.25'	800.00'	17°12'24"	239.35'	N01°26'25"W	121.04'	C-19	23.78'	32.50'	41°55'38"	23.26'	N21°38'38"E	12.45'						
C-7	50.06'	2470.00'	1°09'41"	50.06'	S01°21'35"W	25.03'	C-20	44.82'	60.00'	42°47'43"	43.78'	S21°12'35"W	23.51'						
C-8	75.05'	2470.00'	1°44'27"	75.05'	S02°48'39"W	37.53'	C-21	57.45'	60.00'	54°51'24"	55.28'	S27°36'59"E	31.14'						
C-9	75.17'	2470.00'	1°44'37"	75.16'	S04°33'11"W	37.59'	C-22	28.41'	32.50'	50°05'21"	27.52'	N30°00'00"W	15.19'						
C-10	74.93'	2470.00'	1°44'17"	74.93'	S06°17'38"W	37.47'	C-23	6.28'	770.00'	0°27'58"	6.28'	N04°43'21"W	3.13'						
C-11	8.46'	830.00'	0°28'45"	8.46'	N06°56'24"E	3.23'	C-24	78.60'	770.00'	5°50'55"	78.57'	N01°33'55"W	39.33'						
C-12	75.15'	830.00'	5°11'17"	75.13'	N04°07'23"E	37.60'	C-25	76.17'	770.00'	5°40'03"	76.14'	N04°11'34"E	38.11'						
C-13	75.06'	830.00'	5°10'54"	75.04'	N01°03'42"W	37.56'	C-26	1.83'	770.00'	0°08'10"	1.83'	N07°05'41"E	0.92'						
C-14	24.43'	830.00'	1°41'10"	24.43'	N04°29'45"W	12.21'	C-27	73.53'	2530.00'	1°39'55"	73.53'	S06°19'49"W	36.77'						
C-15	25.63'	32.50'	45°11'07"	24.97'	S17°15'14"W	13.52'	C-28	75.17'	2530.00'	1°42'09"	75.17'	S04°38'48"W	37.58'						
C-16	29.99'	60.00'	28°38'34"	29.68'	N25°31'30"E	15.32'	C-29	81.06'	2530.00'	1°50'08"	81.05'	S02°52'39"W	40.53'						
C-17	64.46'	60.00'	61°33'13"	61.40'	N19°34'24"W	35.73'	C-30	52.13'	2530.00'	1°10'50"	52.13'	S01°22'10"W	26.07'						

LINE TABLE		
LINE	LENGTH	BEARING
L-1	1.15	N00°40'49"E
L-2	14.01	S00°40'49"W

- BOUNDARY SURVEY LEGEND**
- 5/8" Iron Pin Set
 - Iron Pin/Pipe Found
 - Mon. Box Found With Pin/Pipe
 - Monument Box Found (Empty)
 - Survey Nail Set
 - Survey Nail Found
 - Stone/Concrete Monument Found
 - Drill Hole Set
 - Drill Hole Found
 - Railroad Spike Set
 - Railroad Spike Found



Record Plat

Thomas Lane Subdivision

City of Fairview Park - Cuyahoga County - Ohio

POLARIS ENGINEERING & SURVEYING, INC.
 34600 CHARDON ROAD - SUITE D
 WILLOUGHBY HILLS, OHIO 44094
 (440) 944-4433 (440) 944-3722 (Fax)
 www.polaris-es.com

polaris
 Engineering & Surveying

CONTRACT No.
15063

SHEET	OF
2	2

BASIS OF BEARINGS
 BEARINGS SHOWN
 HEREON
 ARE BASED ON THE
 OHIO STATE PLANE
 COORDINATE
 SYSTEM OF 1983 -
 NORTH ZONE, 1986
 ADJUSTMENT

CITY OF FAIRVIEW PARK
ORDINANCE NO. 16-16
REQUESTED BY: MAYOR EILEEN ANN PATTON
SPONSORED BY: COUNCILMAN MINEK

AN ORDINANCE AMENDING PORTIONS OF CHAPTER 1129 OF THE OFFICE BUILDING DISTRICTS TO PERMIT MIXED USE DEVELOPMENTS, WITH THE REGULATIONS RELATING THERETO, IN THE OFFICE BUILDING “3” ZONING DISTRICT.

WHEREAS, the City zoning regulations concerning OFFICE BUILDING “3” Zoning District (hereafter referred to as OFFICE “3”) are not presently constituted to allow a mixed use component that would enhance the property use to the benefit of the residents;

WHEREAS, residents and developers have made inquiry as to the ability of the City to create a framework that would provide a developer with the option of planning a project that mixes office, retail and multi-family residential living in a single zoning district;

WHEREAS, the City’s master plan, the City Council and the Mayor support the vision of Mixed Use Developments in the OFFICE “3” District;

WHEREAS, the redevelopment of focus areas identified by the master plan task force as key areas for potential changes in land use, could provide the city with a significant boost in income and property tax revenue as well as providing important retail office and housing opportunities in the years to come;

WHEREAS, after consulting with zoning experts from CT Consultants, it has been determined to focus on creating a zoning district that will enhance the quality of the residents’ living, encourage further economic development and provide additional income and property taxes to the City and schools;

WHEREAS, the attached Exhibit “A” includes the proposed amendments to Office “3.” *(Note: The attached foundation and Outline would be replaced with the final text of the proposed amendments upon review and recommendation by the Planning and Design Commission.)*

WHEREAS, Article IV, Section 16(b) of the City Charter states: (b) An ordinance, resolution, or other action, whether legislative or administrative in nature, effecting change in the uses permitted in any zoning use classification or district of the City of Fairview Park, Ohio, shall not become effective after the passage thereof, until Council submits such ordinance, resolution or other action to the electorate at a regularly scheduled election in November or a primary election in May occurring more than sixty (60) days after the passage of the ordinance, resolution or other action and such ordinance, resolution or other action is approved by a majority of the electors voting thereon, in this Municipality and in each ward in which the change is applicable to property in the ward.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FAIRVIEW PARK, CUYAHOGA COUNTY, AND STATE OF OHIO:

SECTION 1. That the amendments to the OFFICE “3” are found to be consistent with the principles of the mission, charter and ordinances of the City;

SECTION 2: That Chapter 1129 relating to OFFICE “3” be amended, by incorporating the Mixed Use Development Regulations provided in Exhibit “A”, attached hereto and incorporated herein as if fully rewritten, subject to the amendments being approved by the voters pursuant to Section 16(b) of the City Charter.

SECTION 3: It is found in determined that all formal actions of this Council concerning relating to the adoption 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 all legal requirements.

SECTION 4: This Ordinance shall take effect and be enforced from and after the earliest period allowed by law.

PASSED:
APPROVED:

1st reading: 05.16.16
2nd reading:
3rd reading:

Michael P. Kilbane, President of Council

Eileen Ann Patton, Mayor

Liz L. Westbrook, Clerk of Council

EXHIBIT A

*******DRAFT*******

**Proposed Zoning Text Amendments to Permit Mixed-Use Developments, with
Related Development Standards and Criteria, in the Office Building “3”
Zoning District**

May 11, 2016

**CHAPTER 1129
Office Building Districts**

- | | | | |
|---------------------------|---|-----------------------|---|
| 1129.01 | Use regulations. | 1129.14 | Accessory parking facilities required/ |
| 1129.02 | Schedule of permitted buildings and uses. | 1129.15 | Measurement standards. |
| 1129.03 | Construction of residential buildings prohibited. | 1129.16 | Schedule |
| 1129.04 | Office buildings in General Business Districts. | 1129.17 | Access ways to parking areas. |
| 1129.05 | Schedule of area requirements. | 1129.18 | Surface improvement of parking areas. |
| 1129.06 | Yard regulations. | 1129.19 | Approval of parking facilities. |
| 1129.07 | Projections into yards. | 1129.20 | Illumination of parking facilities. |
| 1129.08 | Height regulations. | 1129.21 | Application and design of parking areas. |
| 1129.09 | Sign purpose, type and number. | 1129.22 | Required trash cans. |
| 1129.10 | Sign area. | 1129.23 | Approval of City Engineer required. |
| 1129.11 | Sign location. | | |
| 1129.12 | Sign illumination. | | |
| 1129.13 | Signs; miscellaneous. (Repealed) | <u>1129.25</u> | <u>Standards and Criteria for Mixed-Use Developments</u> |

1129.01 USE REGULATIONS.

Buildings and land shall be used, and buildings shall be erected, altered, moved or maintained only for the uses set forth in the schedules and regulations of this chapter.

- (a) Main buildings and uses listed in Section [1129.02](#) shall be permitted as the principal buildings, use or activity of a lot zoned for office buildings.
- (b) Accessory buildings and uses listed in Section [1129.02](#) shall be permitted as a subordinate building or use which is clearly incident to, and located on, the same zoning lot as the main building or use.
(Ord. 69-39. Passed 6-2-69.)

1129.02 SCHEDULE OF PERMITTED BUILDINGS AND USES.

(a) Main Uses permitted in the Office Building “1,” “2” and “3” Districts shall be permitted as listed in Schedule 1129.02:.

- ~~(1) Office buildings for business and professional use, including administrative, scientific, research and development, training, statistical, financial and similar purposes in connection with such uses.~~
- ~~(2) Research and development laboratories.~~

1129.02 Schedule of Permitted Buildings and Uses

Permitted Uses	Office Building “1” (OB-1)	Office Building “2” (OB-2)	Office Building “3” (OB-3)
<u>Office Buildings for business and professional use</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Research and Development Laboratories</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Mixed-Use Developments pursuant to Section 1129.25</u>			<u>X</u>

Any other office or laboratory use determined to be similar by the Planning and Design Commission is also permitted.

- (b) Accessory Uses.
 - (1) Buildings and uses immediately and exclusively accessory to the main uses permitted on the site.
 - A. Accessory off-street parking facilities.
 - B. Direct broadcast satellite receiving stations, and other telecommunications structures as set forth in Section [1129.08](#)(a).
 - C. Signs
 - (2) Uses within the main building or buildings.
 - A. Central air conditioning and power plants.
 - B. Incidental storage of documents or other property.
 - C. Training facilities for employees.

- D. Living quarters for a custodian or caretaker of the office building or buildings.
- E. Clinics, cafeterias, lunch rooms, banks, post offices, recreation and meeting rooms, retail trade and service uses where necessary for the comfort, convenience and use of the tenants, employees and business visitors in the building or buildings.

~~1129.03 CONSTRUCTION OF RESIDENTIAL BUILDINGS PROHIBITED.~~

~~Nothing in this chapter shall be construed to permit erection of residential dwellings within an Office Building District. Such dwellings are specifically prohibited.~~

~~1129.04 OFFICE BUILDINGS IN GENERAL BUSINESS DISTRICTS.~~

~~Nothing in this chapter shall preclude construction and/or use of office buildings located in a General Business District. Such buildings and/or uses are, or may be, located in the district and shall be subject to the regulations established therefor in Chapter 1137. *(Note: This Section is not needed since this is a repeat of the "permission" explicitly stated in Chapter 1137.)*~~

(Note: Sections 1129.03 and 1129.04 will be "noted as deleted" in the final version of these amendments so that the remaining Sections of this Chapter do not need to be renumbered which would, most likely, affect references throughout the Code.)

1129.05 SCHEDULE OF AREA REQUIREMENTS.

Maximum area covered by main buildings	Thirty percent (30%)
Maximum area covered by all buildings and all accessory buildings and structures on or above grade	Forty percent (40%)

*The minimum outdoor livable area, which is equal to gross land area minus ground area of buildings, driveways and parking areas, including such areas which are enclosed on or above grade parking garage areas and/or structures, shall not be less than twenty-five percent (25%) of the gross land area. Outdoor livable area is land area planted with grass, ground cover, landscape material, trees, natural vegetation or land area for recreation uses, structures and facilities.

1129.06 YARD REGULATIONS.

(a) For every main or accessory building or use, the following yards shall be provided:

	Front (Feet)	Side (Feet)	Rear (Feet)
(1) For every main or accessory building in Office Building "1", "2", and Office Building "3"	30	10	10
(2) For every main or accessory building In Office Building - "1" Office Building - "2", Office Building "3" adjacent to a Residential District as enumerated in Section <u>1109.01</u>	N/A	40*	10
(3) <u>For every main or accessory building in an Office Building "3" adjacent to a public park or dedicated open space</u>	<u>NA</u>	<u>10</u>	<u>10</u>
(4) Accessory open off-street parking	20	10	10

(45)	Accessory open off-street parking adjacent to a Residential District as enumerated in Section 1109.01	N/A	15*	15*
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*Landscape buffering and/or landscape screening shall be provided as required by subsection (c) hereof.

The specific setback requirement as set forth herein as is specifically applicable to a specific wall of a main or accessory building shall be increased one foot for each one foot the highest point of the roof of such wall of the building exceeds twelve feet in height above grade.

- (b) A curb or other barrier shall be erected on the line marking required yards pertaining to off-street parking. The remaining yard shall be landscaped and attractively maintained.
- (c) The Planning and Design Commission may require landscape buffering or landscape screening in accordance with Section [1149.05](#) along a side or rear lot line provided that any wall or any fencing whether incorporated as part of a landscaped buffer or whether used as a landscape screen along the side lot of the front yard of an adjacent Residential District or any other zoning district with an existing residence thereon shall not be constructed, erected or installed closer than twenty feet from the right-of-way line. Except as otherwise specifically permitted or as specifically required by the provisions of this chapter, trees and shrubs, yard structures and other landscape features shall not be constructed, erected or installed closer than twenty feet from the right-of-way line.
- (d) Direct broadcast satellite receiving stations shall be located only in rear yards subject to the provisions and requirements of Section [1117.17](#) or on the roof of a main or accessory building subject to the provisions and requirements of Section [1129.08](#).

1129.07 PROJECTIONS INTO YARDS.

No portion of a building, such as fire escapes or balconies, may project into a required front yard except signs as permitted in Section [1129.11](#).

1129.08 HEIGHT REGULATIONS.

- (a) The height of any main or accessory building in Office Building Districts "1" shall not exceed twenty-five feet. The height of any main or accessory building in Office Building District - "2" shall not exceed fifty feet. The height of any main or accessory building in Office Building District - "3" shall not exceed seventy-five feet.

In any Office Building District stacks, water tanks, elevator penthouses, bulkheads, skylights, ventilators, air conditioning and temperature control equipment, other mechanical appurtenances relating to the operation of the main or accessory building itself and penthouse enclosures for mechanical appurtenances erected upon or constituted as an integral part of the main or accessory building itself and not used for human occupancy may be erected to a height not to exceed fifteen feet above the finished roof line of the building.

Wireless, broadcasting, receiving and transmitting towers, radio and television antennae (except as provided in subsection (b) hereof), chimneys, flag poles and other like structures may be erected above the applicable height limit specified in subsection (a) hereof, subject to the following constraints:

- (1) The height from the base of such structure, or the uppermost point at which such structure is attached to the main or accessory building, to the top of such structure shall not be greater than the horizontal distance from the base of such structure to the nearest adjoining property line.
- (2) A variance approved by the Board of Zoning and Building Appeals shall be required for any such structure over thirty-five feet in height if detached from or

not attached to the main building, or over fifteen feet in height above the uppermost point of attachment to the main building.

No wireless, broadcasting, receiving and transmitting tower and no radio or television antennae shall be erected in a front yard. Any wireless, broadcasting, receiving and transmitting tower and any radio or television antennae may be erected only in a side yard or in a rear yard in accordance with the provisions of this section.

Wireless, broadcasting, receiving and transmitting towers, radio and television antennae, chimneys, flag poles and other like structures shall be designed and constructed to withstand wind loads in accordance with ANSI (American National Standards Institute) A 58.1 Structural calculations and details for the installation shall be furnished to the Division of Building.

(b) A direct broadcast satellite receiving station may be placed on the roof of a main or accessory building provided all of the following conditions are satisfied:

- (1) The receiving station is not linked or otherwise connected to receivers which are not located within the same premises as the antenna;
- (2) The highest point of the satellite receiving dish shall not exceed three feet greater than the dimension of the dish above the plane upon which it is mounted which shall include the height of any base upon which the dish is mounted;
- (3) The satellite receiving dish shall not exceed nine feet in dimension;
- (4) The satellite receiving dish shall be constructed and anchored in such a manner as to withstand wind loads in accordance with ANSI (American National Standards Institute) A 58.1. Structural calculations, including calculations certifying to the capability of the roof to support the dish and the base, and details for the installation shall be furnished to the Division of Building;
- (5) The satellite receiving dish shall be affixed in a permanent fashion such that it would only be removable for repair or replacement;
- (6) The dish shall not be placed closer than twenty feet from any roof edge;
- (7) Only one such station shall be permitted at any one time on the same building;
- (8) No lettering, numerals, symbols, pictorial signs or designs exceeding one-half inch in any dimension shall be permitted on any surface.

1129.09 SIGN PURPOSE, TYPE AND NUMBER.

The signs permitted in Office Building Districts as to purpose, type and number shall be as regulated in Chapter [1145](#).

1129.10 SIGN AREA.

The area of signs shall be as regulated in Chapter [1145](#).

1129.11 SIGN LOCATION.

The location of signs shall be as regulated in Chapter [1145](#).

1129.12 SIGN ILLUMINATION.

Signs in Office Building Districts may be illuminated subject to the regulations of Chapter [1145](#).

1129.13 SIGNS; MISCELLANEOUS.

(EDITOR'S NOTE: This section was repealed by Ordinance 80-117, passed June 1, 1981. See Chapter [1145](#) for relevant provisions.)

1129.14 ACCESSORY PARKING FACILITIES REQUIRED.

Accessory off-street parking facilities, including access driveways, shall be determined in conformance with the standards set forth in this chapter.

- (a) Such facilities shall be provided on the same lot or on an adjoining lot under the same ownership whenever:
 - (1) A building is constructed;
 - (2) An existing building is altered, resulting in an increase in measurement capacity.
- (b) Required off-street parking facilities, including access driveways, accessory to an existing use, and those required as accessory to a use created or a building constructed or altered hereafter, shall be continued and maintained in operation and shall not be reduced below the requirements during the period that the main use is maintained. Failure by the owner or owners to supply such off-street parking shall cause the Building Commissioner to revoke the occupancy of a sufficient number of the units in order to bring the facility into conformity with parking requirements. Accessory off-street parking facilities shall not be used for the rebuilding, overhauling or dismantling of any vehicle as defined in Section [301.51](#) or for the storage of motor or body parts or for minor repair services on any vehicle.
- (c) Required parking spaces may be either enclosed, underground or open.

1129.15 MEASUREMENT STANDARDS.

- (a) "Accessory parking space" means an open or enclosed area (garage) directly accessible from a public street for parking of motor vehicles of owners, occupants, employees, customers or tenants of the main building or use. Each space shall be directly accessible from a drive or aisle, and shall have a minimum rectangular dimension of not less than nine feet in width and eighteen feet in length for ninety degree parking; nine feet in width and twenty-two feet in length for parallel parking; ten feet in width and eighteen feet in length for sixty degree parking and twelve feet in width and eighteen feet in length for forty-five degree parking, exclusive of all drives, aisles, ramps and other circulation areas, and determined from an accurate plan of the area.
- (b) "Floor area" means the total area of all the floors of the building measured from the exterior faces of the building. Basement areas or other floors or parts thereof designed, arranged or used exclusively for storage or similar uses may be excluded from the floor area if the areas or floors or parts thereof are not open to the public.
Such areas as stairs, hallways, restrooms, equipment or furnace rooms, elevator shafts, etc. shall be excluded.
- (c) When the computation results in a fractional unit, one additional space shall be provided.

1129.16 SCHEDULE.

For other than medical and dental offices and clinics, one off-street parking space per each 150 square feet of floor area of 6,000 square feet or less; forty off-street parking spaces plus one space per each 200 square feet of floor area over 6,000 square feet. For medical and dental offices and clinics, one off-street parking space shall be provided per each 100 square feet of floor area to 10,000 square feet and one space per each 200 square feet of floor area over 10,000 square feet.

1129.17 ACCESSWAYS TO PARKING AREAS.

The location and width of entrance and exit driveways to parking facilities shall be planned so as to interfere as little as possible with the use of nearby property and with pedestrian and vehicular traffic on the adjacent streets.

- (a) Whenever possible, the center line of the access driveways on the frontage streets shall be at least forty feet from the right-of-way line of the nearest intersecting street and be spaced at not less than 120-foot intervals, measured from the center line of the driveways.
- (b) Parking areas shall be designed so that vehicles can be driven forward into the street. Those of fifteen spaces or less shall have at least one single-lane or one two-lane driveway; those of sixteen spaces or more shall have at least two single-lane, or one two-lane driveway. Each entrance to, or exit from, a parking area of sixteen spaces or more shall be limited to two lanes.
- (c) The widths of driveways, measured at the setback line, shall conform to the following schedule. At no point where adjoining a public sidewalk shall the maximum widths be exceeded.

Lanes	Minimum feet	Maximum feet
One	10	12
Two	18	24

- (d) The angle of intersection between the driveway and the street shall be between sixty degrees and ninety degrees. The radius at the edge from the apron shall be at least twelve feet, twenty feet recommended, so that a motor vehicle entering or leaving may not obstruct vehicles in other traffic lanes in the driveway or in the curb lane of the street.

1129.18 SURFACE IMPROVEMENTS OF PARKING AREAS.

- (a) Proposed and existing parking areas and access driveways shall be improved with asphalt concrete or Portland cement concrete or other impervious surface and shall be so graded and drained into proper inlets so that all water is drained within the lot on which the parking area or driveway is located in such manner that water shall not drain across other public or private property.
- (b) Parking areas shall be so arranged and marked as to provide for orderly and safe parking and storage of vehicles in accordance with the design standards in this chapter, and shall be improved, except at entrances and exits with guardrails, curbs or other devices to define parking spaces or limits of paved areas, so as to prevent encroachment of vehicles into adjacent areas or public ways, yards or setbacks required by the Zoning Code, and so as to regulate the flow of traffic within the lot.
- (c) The Planning and Design Commission may require landscape buffering or landscape screening to be provided on the parking area property to insulate the parking areas and driveways from a side or rear lot line of other property in Residential Districts or any other Zoning District with an existing residence thereon. Landscape buffering may include, but shall not be limited to, evergreen trees and bushes, compact hedges, shrubs, earth berms or a combination thereof. Landscape screening shall include plant material or other nonliving durable material, including, but not limited to, walls, berms or substantially solid decorative wood fencing. Where trees and shrubs are used to provide a landscape buffer, such shall provide a year-round state of being substantially impervious to rays of light. It shall be acceptable to incorporate fencing as part of the landscape buffer where noise and lights create a need that such landscape buffer include fencing. Fencing may also be used to provide landscape screening. Whenever used, fences shall be of a decorative style and type. Walls and berms shall be used only in the most unusual cases.
The desired buffering or screening effect shall be achieved not later than twelve months after the initial installation. The Planning and Design Commission may extend this twelve month period of time when a hardship would be created because of expected growth or material shortages, but such extension shall not be for more than two years from the time the initial installation was to have been or has been installed. All buffering and screening

requirements imposed under the provisions of this subsection shall be installed and constructed before a certificate of occupancy is issued for a new building or structure. No existing building, structure or vehicular use area adjoining a Residential District or any other zoning district with an existing residence thereon shall be expanded, altered or modified until the plans are submitted by the opener or developer to the Planning and Design Commission for its determination as to whether the change adversely affects any properties in a Residential District or any other zoning district with an existing residence thereon. The Commission, after its review, shall require, where necessary, the establishment of a landscape buffering area or the installation of landscape screening, or a revision of a previously established buffered area or screening. The width and height of the landscape buffer or landscape screening shall be determined by the Planning and Design Commission provided, however, that the maximum height of fencing, whether incorporated as part of the landscape buffer or whether used as a landscape screen, which may be permitted shall be seven feet above finished grade. The owner, tenant and developer shall be responsible for the maintenance and replacement, if necessary, of the landscape buffer or landscape screening.

Owners or developers of off-street parking areas shall be required to include a plan for buffering or screening the parking areas and driveways, including a detailed description and sketch of the landscape buffer or landscape screening which visually and verbally outlines the nature and the effect of the proposed landscape buffer or landscape screening. A certificate of occupancy shall not be granted until the buffering or screening requirements have been completed. If completion, in the case of living materials, is delayed because of the growing season, a temporary permit to occupy may be granted by the Building Commissioner. Such delay shall not extend beyond the next growing season following the date upon which the certificate of occupancy is requested.

(Ord. 95-69. Passed 10-16-95.)

- (d) In order to carry out the objectives of this Zoning Code and to preserve the use and enjoyment of adjoining property not less than five percent (5%) of an off-street parking area of a lot with twenty or more off-street accessory parking spaces shall have landscaping islands to break up the expanse of pavement. Each landscaping island shall not be less in size than the required area of one off-street parking space, shall be interspersed throughout the entire off-street parking area and shall have trees and such other landscaping as may be required by the Planning and Design Commission. Areas of landscaping surrounded by at least three sides by accessory off-street parking areas or accessories to parking areas may be considered a landscaped island.

1129.19 APPROVAL OF PARKING FACILITIES.

Detailed drawings of off-street parking facilities shall be submitted to the Planning and Design Commission for review and approval in accordance with all the provisions of this chapter before a building permit or certificate of occupancy may be issued. Such drawings shall show the number of spaces and locations, dimensions and descriptions of all features as set forth in this chapter.

1129.20 ILLUMINATION OF PARKING FACILITIES.

Areas used to provide required off-street parking, and accessways thereto shall be illuminated whenever deemed necessary by the Planning and Design Commission to protect the public safety. The illumination of parking areas in office building districts shall be reduced in intensity after the close of business of the main use or uses. Lighting fixtures shall be so designed and located so as not to reflect direct rays of light upon adjoining residential properties and streets or cause a glare hazardous to pedestrians or drivers of motor vehicles on adjacent public streets, and shall be subject to the approval of the Commission.

1129.21 APPLICATION AND DESIGN OF PARKING AREAS.

- (a) Application for Providing Facilities. An application for a building permit pertaining to constructing a building or parking facility or for a certificate of occupancy for a change in use of land or a building shall include a site plan drawn to scale and fully dimensioned, showing the proposed design of the parking area to be provided in accordance with the space requirement schedules that are a part of this Zoning Code.
- (b) Determination of Required Parking Facilities. The minimum number of spaces required for accessory off-street parking shall be determined by applying the measurement standards in Section [1129.15](#), the standards for designing parking areas in subsection (c) hereof, the schedule of accessory parking requirements for the various uses in Section [1129.16](#) and any other applicable provisions of this Zoning Code.
The Planning and Design Commission may modify the parking requirements of Section [1129.16](#) under such terms and conditions as it determines will protect the public interest where it finds based upon the factual evidence presented that due to the nature of the particular use such requirements will not be adequate to provide sufficient parking or where the strict application of the requirements will result in an excessive amount of parking related to the particular use.
- (c) Design Standards. The plan of the parking spaces of a parking area included with an application to construct a building or parking area, or change in use, shall be designed, dimensioned and the number of spaces determined in accordance with the standards for designing parking areas as may be adopted by the Commission and which is part of this Zoning Code. Design standards for enclosed parking areas and garages, shall be in accordance with other provisions of this Zoning Code.
- (d) Handicapped parking spaces shall be provided in accordance with the provisions of the Ohio Basic Building Code.

1129.22 REQUIRED TRASH AREAS.

All office building uses that provide trash and/or garbage collection areas shall be enclosed on at least three sides by a solid wall or fence of at least four feet in height if such area is not within an enclosed building or structure. Provisions for adequate vehicular access to and from such area or areas for collection of trash and/or garbage as determined by the Planning and Design Commission shall be required.

1129.23 APPROVAL OF CITY ENGINEER REQUIRED.

The City Engineer shall make a survey of the public sanitary and storm sewers to be affected by the proposed building or use set forth in the application for a building permit and shall forward his approval to the Building Commissioner prior to the issuance of a building permit.

1129.25 DEVELOPMENT STANDARDS AND CRITERIA FOR MIXED-USE DEVELOPMENTS

(a) Purposes: The purposes of Mixed-Use Development are to:

- (1) Encourage skillful planning by allowing flexibility in the type and placement of buildings while promoting coordinated architectural design within a unified development area.

- (2) Encourage a mixture of complementary land uses that includes housing, retail, offices and commercial recreation to create economic vitality all in the same location.
- (3) Provide flexibility in the siting and design of the development and subsequent redevelopment to anticipate changes in the marketplace.
- (4) Utilize design criteria for the new developments that are aesthetically pleasing and foster pedestrian movement among the facilities in the development and to and from the adjacent areas.

(b) Use Parameters:

- (1) In a **Mixed-Use Development** the following uses are permitted in addition to the permitted Office Uses (Schedule 1129.02):

A. Retail Uses in completely enclosed buildings, including but not limited to... *(To be completed)*. Permitted retail does not include automotive services such as, but not limited to... *(To be completed)*.

***B. Hotels/lodging**

C. Restaurants

D. Residential including: Multiple Family development, Senior Housing, Assisted Living, and Nursing Care.

E. Indoor Commercial Recreation including Places of Assembly.

- (2) Retail and commercial recreation, combined, shall not comprise more than (%) percent of the total floor area – including both existing and new floor area. *(To be determined.)*

- (3) Residential shall not comprise more than (%) of the total floor area. The size of dwelling units shall comply with the requirements of Section 1121.21. *(These current requirements are: 1-bedroom 700 sq. ft.; 2-bedroom 850 sq. ft.; and 3-bedroom 1,000 sq. ft.)*

- (c) **The Project Size** shall be a minimum of eight (8) acres to be eligible for a Mixed-Use Development.

- (d) **Setbacks, Coverage, Height, etc.** shall comply with Sections 1129.05 through 1129.08.

- (e) **Off-Street Parking** shall be developed in compliance with Sections 1129.14 through 1129.21 except as modified herein:

- (1) The number of parking spaces required in a Mixed-Use Development shall be as a minimum:

- A. Offices – 1 space per 300 square feet of floor area (*Note: The current standard 1/150 sq. ft. for small buildings and varies as the building gets larger*).
- B. Retail – 1 space per 250 square feet of floor area (*Note: current standard is 1/150 sq. ft. or 1/200 sq. ft. with some variations*).
- C. Residential – Attached Single Family Homes – 2 enclosed spaces per dwelling unit; Apartments - one and one-half (1.5) spaces per dwelling unit; Senior Apartments – one and one-quarter (1.25) spaces per dwelling unit
- (2) The minimum width of a parking space shall be nine (9) feet for angled parking and eight (8) feet for parallel parking when permitted on a designated public or private street or driveway.
- (3) Shared Parking: Notwithstanding the requirements set forth in this Section, in a Mixed-Use Development, the Planning and Design Commission may approve a lesser amount of parking than the total spaces required taking into consideration: the hours of operation of uses; the overlap in parking demand by different adjacent uses; and the operating characteristics of the specific uses proposed.
- (4) For any off-street parking located on adjacent land in the City of Cleveland and which is needed to satisfy the parking requirements of Fairview Park, the applicant shall provide the City of Fairview Park, with the development plan application, sufficient binding documentation and legal instruments, acceptable to the Law Director, that the parking is sufficiently secured to meet the parking requirements for the proposed mixed-use development.
- (f) **Signs:** Signs in a Mixed-Use Development shall comply with the requirements of Chapter 1145 except as modified herein... (*Note: To be completed*).
- (g) **Review Procedures for Mixed-Use Developments:** Development plan review is required for a Mixed-Use Development in accordance with the procedures in Section 1149.05. When reviewing the development plan the P&DC shall consider, in addition to the criteria in Sections 1149.05 and 1149.10, and the specific intent of a Mixed-Use Development as set forth in Sub-section 1129.25 (a), above.

CITY OF FAIRVIEW PARK
RESOLUTION NO. 16-09
REQUESTED BY: MAYOR EILEEN ANN PATTON
SPONSORED BY: COUNCILMAN MINEK

A RESOLUTION DECLARING THE NECESSITY OF SUBMITTING TO THE ELECTORATE OF THE CITY OF FAIRVIEW PARK AT THE GENERAL ELECTION TO BE HELD ON NOVEMBER 8, 2016 THE QUESTION OF APPROVING THE PASSAGE OF AN ORDINANCE AMENDING PORTIONS OF CHAPTER 1129 OF THE CODIFIED ORDINANCES OF THE CITY AS IT RELATES TO PERMITTING MIXED USE DEVELOPMENTS IN THE OFFICE BUILDING “3” ZONING DISTRICT AND DECLARING AN EMERGENCY

WHEREAS, the amendments to OFFICE BUILDING “3” and the regulations thereto create a framework and would provide a developer with the option of office, retail and multi-family residential living the single zoning sector;

WHEREAS, the City’s master plan, the Council’s and Mayor’s vision all project a reality to this goal with an amendment to the OFFICE BUILDING “3” BUSINESS DISTRICT zoning regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FAIRVIEW PARK, COUNTY OF CUYAHOGA AND STATE OF OHIO:

SECTION 1. This counsel hereby authorizes and directs the submission to the electors of the city of Fairview Park, Ohio election to be held at the usual place of voting in the city on Tuesday, November 8, 2016 between the hours of 6:30 AM and 7:30 PM of that day on the question of approving the passage of an ordinance to amend portions of Chapter 1129 of the codified ordinances of the city of Fairview Park.

SECTION 2. It is the desire of this Council that the ballots presented to the electorate of the City of Fairview Park should be essentially in the following terms:

“Shall the Ordinance providing for the amendments to Chapter 1129 of the Codified Ordinances of the City of Fairview Park be amended to permit mixed use developments in OFFICE BUILDING “3” be adopted?”

YES _____

NO _____

A majority vote of electors voting in the municipality and also a majority vote of electors of Ward 5 are necessary for adoption.

SECTION 3. That the Clerk of Council is directed to certify a copy of this resolution to the board of elections of Cuyahoga County. The Clerk is further directed to take all other required by law relative to the submission of the ordinance of the voters on November 8, 2016.

SECTION 4. It is found and determined that all formal actions of this count concerning and relating to the adoption of this resolution were adopted in an open meeting of this Council and any committees that resulted formal action or in meetings open the in compliance with all legal requirements.

SECTION 5. That this resolution is hereby declared to be an emergency measure necessary for the immediate preservation of public peace, health, safety and welfare; and for the further reason that it must meet an election filing deadline, and provided it receives the affirmative vote of a majority plus one of the members of Council, it shall take effect and be enforced immediately upon its passage and approval by the Mayor, otherwise from and after the earliest period allowed by law.

PASSED:
APPROVED:

1st reading: 05.16.16
2nd reading:
3rd reading:

Michael P. Kilbane, President of Council

Eileen Ann Patton, Mayor

Liz L. Westbrooks, Clerk of Council

CITY OF FAIRVIEW PARK
RESOLUTION NO. 16-10
REQUESTED AND SPONSORED BY: COUNCIL AS A WHOLE

A RESOLUTION TO EXPRESS THE NEED AND DESIRE OF THE CITY OF FAIRVIEW PARK, OHIO FOR THE APPOINTMENT OF A VOLUNTEER MAGISTRATE TO PRESIDE AT COMMUNITY DIVERSION PROGRAM HEARINGS

WHEREAS, the City of Fairview Park, Ohio is within the jurisdiction of the Cuyahoga County Court of Common Pleas: Juvenile Division (Court), which pursuant to ORC. 2151.23(A)(1) has exclusive original jurisdiction concerning any child who charged in a complaint to be a delinquent or unruly child; and

WHEREAS, the City of Fairview Park filed 44 delinquency and unruly complaints with the Court in 2014, and 40 complaints filed in 2013; and

WHEREAS, many of the diverted complaints were not satisfactorily resolved and involve Fairview Park City youths who were charged with committing first time misdemeanor and status offenses for which diversion may be appropriate; and

WHEREAS, the Community Diversion Program (CDP) is a program sponsored by the Court in cooperation with the City of Fairview Park featuring Volunteer Magistrates selected by the City of Fairview Park and trained by the Court;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FAIRVIEW PARK, COUNTY OF CUYAHOGA AND STATE OF OHIO:

SECTION 1. That the City of Fairview Park, Ohio has a need for and desire for participation in the Community Diversion Program (CDP) sponsored by the Cuyahoga Comity Juvenile Court.

SECTION 2. That the City of Fairview Park, Ohio has a need for and desire for a Volunteer Juvenile Court Magistrate to be appointed by the Cuyahoga County Juvenile Court.

SECTION 3. That this Volunteer Magistrate shall hear and pronounce disposition on all complaints involving minor first time delinquency and unruly offenses committed by minor Fairview Park City youth which are referred by the Fairview Park City Police Department.

SECTION 4. That the City of Fairview Park, Ohio requests that attorney _____ whose resume is hereto attached, to be appointed by the Cuyahoga County Juvenile Court to serve as a Volunteer Magistrate for the City of Fairview Park.

SECTION 5: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution 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 all legal requirements.

SECTION 6: That this Resolution shall take effect and be in force from and after the earliest period allowed by law.

PASSED:
APPROVED:

1st reading: 05.16.16
2nd reading:
3rd reading:

Michael P. Kilbane, President of Council

Eileen Ann Patton, Mayor

Liz L. Westbrooks, Clerk of Council

CITY OF FAIRVIEW PARK
ORDINANCE NO. 16-17
REQUESTED BY: MAYOR EILEEN ANN PATTON
SPONSORED BY: COUNCILWOMAN CLEARY

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH LEBANON FORD FOR THE PURCHASE OF ONE (1) 2016 FORD EXPLORER 4WD, 4-DOOR AUTOMOBILE AND DECLARING AN EMERGENCY

WHEREAS, the Service Department is in need of one (1) new 2016 FORD EXPLORER 4WD, 4-DOOR AUTOMOBILE in order to safely and properly maintain services to the City.

WHEREAS, the automobile can be purchased from Lebanon Ford authorized vendor who offers such vehicles at a price determined by the General Services Administration for the State of Ohio.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FAIRVIEW PARK, COUNTY OF CUYAHOGA AND STATE OF OHIO:

SECTION 1. The Mayor is here authorized to enter into a contract with Lebanon Ford, an authorized vendor who offers such vehicles to the City at a price determined by the General Services Administration for the State of Ohio, for the purchase of one (1) new 2016 FORD EXPLORER 4WD, 4-DOOR AUTOMOBILE.

SECTION 2. That the cost of the purchase of the automobile is as follows: five (5) payments of \$6,781.50 payable annually in lump sum payments, to be paid from the Water Reimbursement Fund (500-7750). At the end of the term, the City will pay Lebanon Ford \$1.00 as full and final payment for the automobile.

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 any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

SECTION 4. That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety and welfare and so that the order for the vehicle may be placed as soon as possible to provide for timely delivery, and provided it receives the affirmative vote of a majority plus one of the 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:
APPROVED:

1st reading:
2nd reading:
3rd reading:

Michael P. Kilbane, President of Council

Eileen Ann Patton, Mayor

Liz L. Westbrooks, Clerk of Council



Municipal Finance Department
1 American Road, MD 7500
Dearborn, Michigan 48126

May 10, 2016

Frank Beaver X113
Lebanon Ford
frankbeaver@roadrunner.com

RE: Fairview Park, OH, Quote #85177

Ford Credit Municipal Finance is pleased to present the following financing options for your review and consideration.

Option	Quantity	Description				Price
A	1	2016 Ford Explorer				\$29,495.00
	Total Amount Financed*	Number of Payments	Payment Timing	APR	Payment Factor	Payment Amount
	\$30,040.00	4	Annual in Advance	6.45%	0.273904	\$8,228.08

Option	Quantity	Description				Price
B	1	2016 Ford Explorer				\$29,495.00
	Total Amount Financed*	Number of Payments	Payment Timing	APR	Payment Factor	Payment Amount
	\$30,040.00	5	Annual in Advance	6.45%	0.225749	\$6,781.50

*\$545.00 underwriting fee included

EXPIRATION DATE: 08/31/2016

This quotation, until credit approved, is not a commitment by Ford Credit Municipal Finance. It has been prepared assuming that the lease qualifies for Federal Income Tax Exempt Status for Ford Credit Company LLC under Section 103 of the IRS Code. Financing is subject to credit review and approval of acceptable documentation by Ford Credit Municipal Finance.

Ford Credit Municipal Finance Program

- There is no security deposit, no prepayment penalty, and no mileage penalty.
- At inception, the new equipment title/registration indicates the municipality as Registered Owner, with Ford Motor Credit Company LLC as first lien holder.
- At term end, the municipality buys the equipment for \$1.

Thank you for allowing Ford Credit Municipal Finance the opportunity to provide this quotation. If you have any questions regarding the option presented, need additional options, or would like to proceed with the approval process, please contact me at (800) 241-4199, option 1.

Sincerely,

Mark Samhat

Mark Samhat
Marketing Coordinator
msamhat2@ford.com

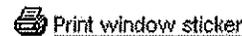


Ford Motor Credit Company ("FMCC") is providing the information contained in this document for discussion purposes only in connection with a proposed arm's length commercial leasing transaction between you and FMCC. FMCC is acting for its own interest and has financial and other interests that differ from yours. FMCC is not acting as a municipal advisor or financial advisor to you, and has no fiduciary duty to you. The information provided in this document is not intended to be and should not be construed as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 and the municipal advisor rules of the SEC. FMCC is not recommending that you take an action and you should discuss any actions with your own advisors as you deem appropriate.

We look forward to assisting you as we have other customers.

"I purchase Fords through Ford Credit as an easy alternative to conventional financing. Good product, good rate, easy process, great support staff." J.J. Randall – Frankfort Park District, IL 02/15/2016

Ford Motor Credit Company ("FMCC") is providing the information contained in this document for discussion purposes only in connection with a proposed arm's length commercial leasing transaction between you and FMCC. FMCC is acting for its own interest and has financial and other interests that differ from yours. FMCC is not acting as a municipal advisor or financial advisor to you, and has no fiduciary duty to you. The information provided in this document is not intended to be and should not be construed as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 and the municipal advisor rules of the SEC. FMCC is not recommending that you take an action and you should discuss any actions with your own advisors as you deem appropriate.



Disclaimer: This window sticker is only representative of the information contained on an actual window sticker, and may or may not match the actual window sticker on the vehicle itself. Please see your retailer for further information.

Vehicle Description

EXPLORER 4-DOOR 2016 4DR 4WD BASE
3.5L V6 TIVCT ENGINE
6-SPEED AUTO TRANSMISSION

VIN 1FM5K8B8XGG D11787

Exterior
OXFORD WHITE
Interior
MEDIUM LIGHT CAMEL
INTERIORCLOTH BUCKET

Standard Equipment INCLUDED AT NO EXTRA CHARGE

EXTERIOR

- . DOOR HANDLES - BLACK
- . EXHAUST TIPS - CHROME
- . LED TAILLAMPS
- . MINI SPARE TIRE/WHEEL
- . REAR SPOILER, BODY COLOR

INTERIOR

- . 2ND ROW 60/40 FOLD FLAT
- . 4.2" LCD CTR STACK SCREEN
- . CARPETED FLOOR MATS
- . CLOTH SEATING SURFACES
- . DUAL ILLUM VANITY MIRRORS
- . OVERHEAD CONSOLE
- . STR WHEEL W/SPEED & AUDIO

FUNCTIONAL

- AUXILIARY REAR CONTROLS
- . BRAKES, 4-WHEEL DISC/ABS
- . HILL START ASSIST
- . MYKEY
- . POWER STEERING W/EPAS
- . REAR INT WIPER/WASH/DEFRST
- . SYNC

SAFETY/SECURITY

- . AIRBAGS - DUAL STAGE FRONT MOUNTED SIDE IMPACT
- . FRONT PASS. KNEE AIRBAG
- . LATCH CHILD SAFETY SYSTEM
- . SOS POST CRASH ALERT SYS

WARRANTY

- . 5YR/60,000 POWERTRAIN

- . AUTO HEADLAMPS
- . EASY FUEL CAPLESS FILLER
- . INTEGRATED BLIND SPOT MIRR
- . MANUAL FOLD POWER MIRRORS
- . PRIVACY GLASS 2ND/3RD ROW
- . ROOF RACK SIDE RAILS
- . 1TOUCH UP/DOWN DR/PASS WIN
- . 3RD ROW - 50/50 FOLD FLAT
- . CARGO HOOKS
- . CENTER CONSOLE W/ARMREST
- . CRUISE CONTROL
- . LEATHER SHIFT KNOB
- . POWER DRIV SEAT - 8-WAY
- . TILT/TELESCOPE STR COLUMN
- . AIR CONDITIONING WITH
- . AM/FM SINGLE CD/MP3, 6SPKR
- . CURVE CONTROL
- . INTERMITTENT SPEED WIPERS
- . POWER LOCKS AND WINDOWS
- . POWERPOINTS (4)
- . REAR VIEW CAMERA
- . TRAILER SWAY CONTROL
- . ADVANCETRAC WITH RSC
- . AIRBAGS - FRONT SEAT
- . AIRBAGS - SAFETY CANOPY
- . INDIV TIRE PRESS MONIT SYS
- . SECURILOCK PASS ANTI THEFT
- . 3YR/36,000 BUMPER / BUMPER
- . 5YR/60,000 ROADSIDE ASSIST

Price Information
STANDARD VEHICLE
PRICE

MSRP
\$33,050

Included on this Vehicle
EQUIPMENT GROUP 100A

Optional Equipment

- 2016 MODEL YEAR
- OXFORD WHITE
- MEDIUM LIGHT CAMEL CLOTH
- .18" PAINTED ALUMINUM WHEELS
- .3.5L V6 TIVCT ENGINE
- .6-SPEED AUTO TRANSMISSION
- .P245/60R18 A/S BSW TIRES
- SELECT SHIFT TRANSMISSION
- FLEXIBLE FUEL
- FRONT LICENSE PLATE BRACKET

TOTAL VEHICLE & OPTIONS 33,050
DESTINATION & DELIVERY 945

TOTAL MSRP \$33,995

Disclaimer: Option pricing will be blank for any item that is priced as 0 or "No Charge".

Vehicle Engine Information

Actual mileage will vary with options, driving conditions, driving habits and vehicle's condition. Results reported to EPA indicate that the majority of vehicles with these estimates will achieve between _ and _ mpg in the city and between _ and _ mpg on the highway. For Comparison Shopping all vehicles classified as _ have been issued mileage ratings from _ to _ mpg city and _ to _ mpg highway.



CITY MPG
16
HIGHWAY
MPG
23

Estimated Annual Fuel Cost: \$



Ford Extended Service Plan is the ONLY service contract backed by Ford and honored by the Ford and Lincoln dealers. Ask your dealer for prices and additional details or see our website at www.Ford-ESP.com.

YOUR BID PRICE IS \$29,495.00
INCLUDES 45 DAY, AND DELIVERY

CITY OF FAIRVIEW PARK
ORDINANCE NO. 16-18
ORIGINATED BY: THE FINANCE DEPARTMENT
REQUESTED BY: MAYOR EILEEN ANN PATTON
SPONSORED BY: COUNCILWOMAN CLEARY

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE IMPROVEMENT OF ALL OF THE STREETS OF FAIRVIEW PARK, OHIO PROVIDING AND SUPPLYING SAID STREETS WITH ELECTRIC STREET LIGHTING FOR THE TAX YEARS 2016 AND 2017, AND DECLARING AN EMERGENCY

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FAIRVIEW PARK, COUNTY OF CUYAHOGA AND STATE OF OHIO:

SECTION 1. That the assessment of the cost and expense of improving all of the streets in the City of Fairview Park, Ohio, by providing and supplying said streets with electric lighting for the tax years of 2016 and 2017, in the approximate aggregate amount of \$300,000 for each said tax year, as reported to the Finance Director and now on file in the office of the Finance Director; be and the same is hereby adopted and confirmed, and that for the tax years 2016 and 2017, there be and are hereby levied and assessed upon the lots, lands and property bounding and abutting on said streets, or parts thereof, and served by said street lighting, the several amounts reported as aforesaid, which assessments are in proportion to the tax value thereof, and are not in excess of any statutory limitation; and said lots, lands and property are hereby determined to be specially benefited by said improvement.

SECTION 2. That the remainder of the entire cost of said improvement shall be paid out of the Street Lighting Fund of the City of Fairview Park, Ohio.

SECTION 3. That this Council hereby finds and determines that the assessments now on file in the office of said Director are in the same proportion to the estimated assessments as originally filed as the actual cost of the above described improvement is to the estimated cost of the improvement as originally filed.

SECTION 4. That the assessment against each lot or parcel of land shall be payable in cash within thirty (30) days after the passage of this Ordinance, or at the option of the owner, in two (2) annual installments. All cash payments shall be made to the Director of Finance of the City. All assessments remaining unpaid at the expiration of said thirty (30) days shall be certified by the Clerk of Council to the County Fiscal Officer as provided by law, to be placed by him on the tax duplicate and collected as other taxed are collected.

SECTION 5. That the Clerk of this Council shall cause a notice of the passage of this Ordinance to be published once in a newspaper of general circulation in this City, and to continue on file in this office said assessments.

SECTION 6. That the Clerk of this Council is hereby directed to deliver a certified copy of this Ordinance to the County Fiscal Officer within twenty (20) days after its passage.

SECTION 7. 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 any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

SECTION 8. That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety and welfare; and for the further reason that it is necessary to provide funds for street lighting installation and maintenance lighting of the aforesaid streets to protect the health, convenience, and welfare of the inhabitants of the City of Fairview Park, and provided it receives the affirmative vote of a majority plus one of the 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:

APPROVED:

1st reading: 05.16.16

2nd reading:

3rd reading:

Michael P. Kilbane, President of Council

Eileen Ann Patton, Mayor

Liz L. Westbrooks, Clerk of Council

CITY OF FAIRVIEW PARK
RESOLUTION NO. 16-11
ORIGINATED BY: THE FINANCE DEPARTMENT
REQUESTED BY: MAYOR EILEEN ANN PATTON
SPONSORED BY: COUNCILWOMAN CLEARY

A RESOLUTION ADOPTING THE ALTERNATIVE TAX BUDGET OF THE CITY OF FAIRVIEW PARK, STATE OF OHIO, FOR FISCAL YEAR BEGINNING JANUARY 1, 2017, AND SUBMITTING THE SAME TO THE CUYAHOGA COUNTY FISCAL OFFICER AND DECLARING AN EMERGENCY

WHEREAS, the Mayor has heretofore prepared a tentative budget for the City of Fairview Park, State of Ohio, for the fiscal year beginning January 1, 2017 showing estimates of all balances that will be available at the beginning of the year 2017 for the purpose of such year, and all revenues to be received for such fiscal year, including all general and special taxes, fees, costs, percentages, penalties, allowances, prerequisites and all other types of classes of revenue; also estimates of all expenditures of changes in or for the purpose of such fiscal year to be paid or met from said revenues or balances; and otherwise conforming with the requirements of law; and

WHEREAS, said budget has been made conveniently available to public inspection for at least ten (10) days by having at least two (2) copies thereof on file in the Office of the Director of Finance.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FAIRVIEW PARK, COUNTY OF CUYAHOGA AND STATE OF OHIO:

SECTION 1. That the budget of the City of Fairview Park, Ohio, for the fiscal year beginning January 1, 2017, heretofore prepared by the Mayor, and submitted to this Council, copies of which have been and are on file in the office of the Director of Finance be and it is hereby adopted as the official budget of the City of Fairview Park, Ohio for the fiscal year beginning January 1, 2017.

SECTION 2. That the Clerk be, and is hereby authorized and directed to certify a copy of said budget, and a copy of this resolution, and to submit the same to the Cuyahoga County Fiscal Officer.

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 any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

SECTION 4. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the further reason that it may be certified to the Cuyahoga County Fiscal Officer by date prescribed by law; and provided it receives the affirmative vote of a majority plus one of the members elected to Council, it shall take effect and be in force from immediately upon its passage and approval by the Mayor, otherwise from and after the earliest period allowed by law.

PASSED:
APPROVED:

1st reading: 05.16.16
2nd reading:
3rd reading:

Michael P. Kilbane, President of Council

Eileen Ann Patton, Mayor

Liz L. Westbrooks, Clerk of Council

ALTERNATIVE TAX BUDGET INFORMATION

Political Subdivision/Taxing Unit FAIRVIEW PARK CITY

For the Fiscal Year Commencing JANUARY 1, 2017

Fiscal Officer Signature _____ Date _____

COUNTY OF CUYAHOGA

Background

Substitute House Bill No. 129 (HB129) effective June 3, 2002, was enacted by the 124th General Assembly in part to allow a county budget commission to waive the requirement that a taxing authority adopt a tax budget for a political subdivision or other taxing unit, pursuant to Ohio Revised Code (ORC) Section 5705.281.

Ohio Revised Code Section 5705.281

Under the amended version of this section pursuant to HB 129, a county budget commission, by an affirmative vote of a majority of the commission, including an affirmative vote by the county auditor, may waive the tax budget for any subdivision or other taxing unit. However, the commission may require the taxing authority to provide any information needed by the commission to perform its duties, including the division of the tax rates as provided under ORC Section 5705.04.

County Budget Commission Duties

The county budget commission must still certify tax rates to each subdivision or other taxing unit, by March 1 for school districts and by September 1 for all other taxing authorities under ORC Section 5705.35, even when a tax budget is waived. Also, the commission is still required to issue an official certificate of estimated resources under ORC Section 5705.35 and amended official certificates of estimated resources under ORC Section 5705.36.

Therefore, when a budget commission is setting tax rates based on a taxing unit's need, for purposes of ORC Sections 5705.32, 5705.34, and 5705.341, its determination must be based on that other information the commission asked the taxing authority to provide under ORC Section 5705.281, when the tax budget was waived. Also, an official certificate must be based on that other information the commission asked the taxing authority to provide.

County Budget Commission Action

On October 11, 2002, during the Cuyahoga County Budget Commission meeting, the commission with an affirmative vote of all members waived the requirement for taxing authorities of subdivisions or other taxing units (Including Schools) to adopt a tax budget as provided under ORC Section 5705.281, but shall require the filing of this Alternative Tax Budget Information document on an annual basis.

Alternative Tax Budget Information Filing Deadline

For all political subdivisions excluding school districts, the fiscal officer must file one copy of this document with the County Fiscal Officer on or before July 20th. For school districts the fiscal officer must file one copy of this document with the County Fiscal Officer on or before January 20th.

STATEMENT OF FUND ACTIVITY

(List All Funds Individually)

SCHEDULE 2

Fund BY Type	II			III		IV		V		VI		VII
	Beginning Estimated Unencumbered Fund Balance	Property Taxes and Local Government Revenue	Other Sources Receipts	Total Resources Available for Expenditures	Total Estimated Expenditures & Encumbrances	Ending Estimated Unencumbered Balance						
100 GENERAL	\$1,000,000.00	\$3,939,092.00	\$5,950,000.00	\$10,889,092.00	\$10,400,000.00	\$489,092.00						
101 Contingent Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						
210 S.C.M.&R.	\$40,000.00	\$0.00	\$700,000.00	\$740,000.00	\$690,000.00	\$50,000.00						
220 STATE HIGHWAY	\$30,000.00	\$0.00	\$55,000.00	\$85,000.00	\$75,000.00	\$10,000.00						
230 RECREATION	\$1,100,000.00	\$430,983.00	\$3,470,000.00	\$5,000,983.00	\$4,050,000.00	\$950,983.00						
231 RECREATION CAPITAL	\$723,817.45	\$0.00	\$0.00	\$723,817.45	\$0.00	\$723,817.45						
232 RECREATION COMM. CENTER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						
240 POLICE/FIRE PENSION	\$20,000.00	\$258,590.00	\$750,000.00	\$1,028,590.00	\$1,010,000.00	\$18,590.00						
250 STREET LIGHTING	\$12,000.00	\$0.00	\$231,000.00	\$243,000.00	\$243,000.00	\$0.00						
255 SOLID WASTE	\$17,230.00	\$0.00	\$723,935.00	\$741,165.00	\$741,165.00	\$0.00						
260 PERMANENT IMPROVEMENT	\$2,100.00	\$374,956.00	\$0.00	\$377,056.00	\$375,000.00	\$2,056.00						
270 FIRE OPERATING	\$202,000.00	\$347,258.00	\$0.00	\$549,258.00	\$300,000.00	\$249,258.00						
275 SAFE ROUTES TO SCHOOL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						
280 FEDERAL GRANTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						
295 STATE GRANTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00						
300 BOND RETIREMENT	\$176.29	\$0.00	\$0.00	\$176.29	\$0.00	\$176.29						
500 WATER REIMBURSEMENT	\$10,000.00	\$0.00	\$25,000.00	\$35,000.00	\$30,000.00	\$5,000.00						
510 F.P. SANITARY SEWER	\$2,200,000.00	\$0.00	\$2,125,000.00	\$4,325,000.00	\$2,500,000.00	\$1,825,000.00						
550 WATER LINE RECONDITIONING	\$1,050,000.00	\$0.00	\$0.00	\$1,050,000.00	\$1,050,000.00	\$0.00						
611 SPECIAL HOLDING ACCOUNT	\$270,000.00	\$0.00	\$55,000.00	\$325,000.00	\$85,000.00	\$260,000.00						
708 REDEVELOPMENT FUND	\$62,000.00	\$0.00	\$0.00	\$62,000.00	\$0.00	\$62,000.00						
710 SENIOR CENTER CONSTRUCTION	\$10,857.07	\$0.00	\$0.00	\$10,857.07	\$0.00	\$10,857.07						
711 BAIN PARK RESTORATION	\$21,000.00	\$0.00	\$17,000.00	\$38,000.00	\$20,000.00	\$18,000.00						
713 STATE BLDG 3% ASSESSMENT	\$1,000.00	\$0.00	\$2,000.00	\$3,000.00	\$2,500.00	\$500.00						
714 LAW ENFORCEMENT TRUST	\$2,500.00	\$0.00	\$800.00	\$3,300.00	\$2,000.00	\$1,300.00						
715 D.U.I. EDUCATION	\$9,500.00	\$0.00	\$4,000.00	\$13,500.00	\$7,000.00	\$6,500.00						
716 P.O.P.A.S.	\$70,000.00	\$0.00	\$90,000.00	\$160,000.00	\$90,000.00	\$70,000.00						
731 HEALTH INSURANCE	\$192,740.00	\$0.00	\$1,450,000.00	\$1,642,740.00	\$1,484,500.00	\$158,240.00						
732 EMPLOYEE SECTION 125	\$1,000.00	\$0.00	\$8,000.00	\$9,000.00	\$8,000.00	\$1,000.00						
741 CABLE FRANCHISE FEE	\$744,906.00	\$0.00	\$340,000.00	\$1,084,906.00	\$0.00	\$1,084,906.00						
751 DARE	\$100.00	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00						
752-759 BLDG. DEPT. DEPOSITS	\$3,000.00	\$0.00	\$10,000.00	\$13,000.00	\$11,000.00	\$2,000.00						
761 SENIOR LIFE DONATIONS	\$30,000.00	\$0.00	\$10,000.00	\$40,000.00	\$20,000.00	\$20,000.00						
772 CEMETERY RESTORATION	\$1,225.00	\$0.00	\$0.00	\$1,225.00	\$0.00	\$1,225.00						
781 EMS COLLECTIONS	\$85,000.00	\$0.00	\$375,000.00	\$460,000.00	\$400,000.00	\$60,000.00						
790 SURVEY SANITARY/STORM SEWER	\$4,898.91	\$0.00	\$0.00	\$4,898.91	\$0.00	\$4,898.91						
811 CAPITAL PROJECTS	\$150,000.00	\$0.00	\$1,070,000.00	\$1,220,000.00	\$1,150,000.00	\$70,000.00						
Total	\$8,067,050.72	\$5,350,879.00	\$17,461,735.00	\$30,879,664.72	\$24,724,165.00	\$6,155,499.72						

2017 BUDGET TRANSFERS

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
GF	POLICE & FIRE PENSION	\$750,000.00

CITY OF FAIRVIEW PARK
RESOLUTION NO. 16-12
REQUESTED BY: MAYOR EILEEN ANN PATTON
SPONSORED BY: COUNCILWOMAN CLEARY

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FINANCIAL ASSISTANCE UNDER THE STATE OF OHIO, DEPARTMENT OF NATURAL RESOURCES NATUREWORKS GRANT PROGRAM, AND DECLARING AN EMERGENCY.

WHEREAS, the State of Ohio, through the NatureWorks grant program, administered by the Ohio Department of Natural Resources, administers financial assistance for public recreation purposes; and,

WHEREAS, the City of Fairview Park desires financial assistance under the NatureWorks grant program to make site improvements to Grannis Park; and

WHEREAS, the most competitive of NatureWorks grant applications include a local match by the applicant equal to or exceeding twenty-five percent (25%) of the total project cost.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FAIRVIEW PARK, COUNTY OF CUYAHOGA AND STATE OF OHIO:

SECTION 1. That the Council of the City of Fairview Park hereby approves the filing of an application for financial assistance under the NatureWorks grant program in order to make site improvements to Grannis Park.

SECTION 2. That the Mayor of the City of Fairview Park is authorized and directed to execute and file an application with the Ohio Department of Natural Resources and to provide all information and documentation required to become eligible for possible funding assistance.

SECTION 3. That this Council does agree to obligate the funds, to be taken from the Recreation Fund (230), required to satisfactorily complete the proposed project, including as part of the application a local match equaling twenty-five percent (25%) of the project cost, and becoming eligible for reimbursement under the terms of the NatureWorks grant program.

SECTION 4. That the Clerk of Council is hereby authorized to attach a certified copy of this Resolution to the City of Fairview Park's NatureWorks grant application prior to its filing.

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 any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

SECTION 6. That this Resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety and welfare; and for the further reason that the application must be submitted by the June 1, 2016 deadline and provided it receives the affirmative vote of a majority plus one of the 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:
APPROVED:

1st reading: 05.16.16
2nd reading:
3rd reading:

Michael P. Kilbane, President of Council

Eileen Ann Patton, Mayor

Liz L. Westbrooks, Clerk of Council