

ORDINANCE 2020-57

INTRODUCED BY: MAYOR MICHAEL DYLAN BRENNAN

AN ORDINANCE AUTHORIZING THE CITY TO CONTINUE TO ENGAGE JEREMY IOSUE, ESQ. OF STERFANIK IOSUE & ASSOCIATES TO CONDUCT LABOR NEGOTIATIONS AND RELATED SERVICES, AND DECLARING AN EMERGENCY.

WHEREAS, the City of University Heights has engaged Jeremy Iosue, Esq. of Stefanik Iosue & Associates to conduct labor negotiations and related services in an attempt to reach collective bargaining agreements with its union employees' respective bargaining units, and wishes to continue to retain Mr. Iosue's services to complete said agreement;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF UNIVERSITY HEIGHTS, CUYAHOGA COUNTY, OHIO, THAT:

Section 1: City Council hereby authorizes the continuing engagement of Jeremy Iosue, Esq. of Stefanik Iosue & Associates, to conduct labor negotiations and related services in an attempt to reach collective bargaining agreements with its union employees' respective bargaining units, on the terms and conditions and at the rates set forth in an engagement letter, which is attached hereto as Exhibit A and incorporated herein by reference as if fully rewritten.

Section 2: The Council hereby finds and determines that all formal actions relative to the passage of this Ordinance were taken in an open meeting of this Council, that all deliberations of this Council and of its committees, if any, which results in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including Section 121.22 of the ORC.

Section 3: This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, so that the City can continue to engage Mr. Iosue and provide prompt payment for legal services hereunder; wherefore, this ordinance shall be in full force and effect from and immediately after its adoption and approval by the Mayor.

CITY OF UNIVERSITY HEIGHTS, OHIO

MICHAEL DYLAN BRENNAN, MAYOR

PASSED: _____

ATTEST:

KELLY M. THOMAS, CLERK OF COUNCIL

APPROVED AS TO FORM:

LUKE F. MCCONVILLE, LAW DIRECTOR

EXHIBIT A

[Attach copy of engagement letter]

STEFANIK IOSUE & ASSOCIATES, LLC FEE AGREEMENT

THIS AGREEMENT is entered into by and between the CITY OF UNIVERSITY HEIGHTS, Cuyahoga County, Ohio hereinafter referred to as the "City," and STEFANIK IOSUE & ASSOCIATES an Ohio firm having its place of business in Cleveland, Ohio, hereinafter referred to as the "Firm." The parties hereby agree to the following terms and conditions through July 31, 2021.

THE FIRM agrees to provide to the City, labor relations, human resources and/or other management counseling services as may be requested by the City throughout the duration of this Agreement.

THE CITY agrees to pay the Firm for all actual hours spent in providing the aforementioned services to the City at a rate of one-hundred seventy-five (\$175) per hour. Invoices setting forth all charges shall be submitted as accrued on a monthly basis and are payable upon receipt. Total charges under this Agreement shall not exceed seventy thousand dollars (\$70,000.00).

STEFANIK IOSUE & ASSOCIATES hereby certifies that neither it, nor any of its owners, employees or their immediate family members, individually or in the aggregate, has made political contributions in excess of the limits established in HB 694 and HB 119 to elected or appointed Officials of the CITY.

IN WITNESS WHEREOF, the parties hereunto set forth their hand in the City of University Heights,
County of Cuyahoga, State of Ohio this ____ day of _____, 2020.

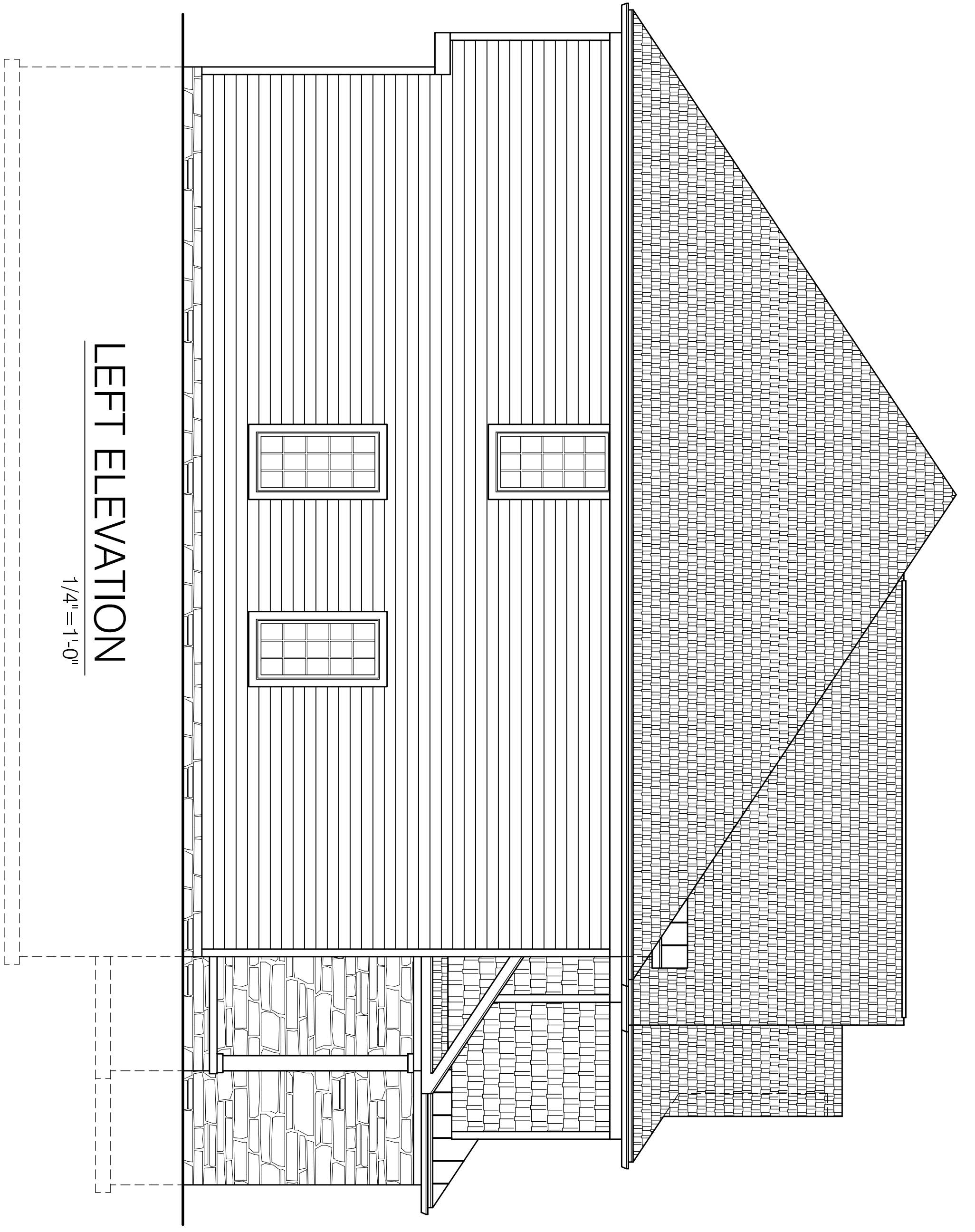
FOR STEFANIK IOSUE & ASSOCIATES, LLC:

/s/ Jeremy D Iosue

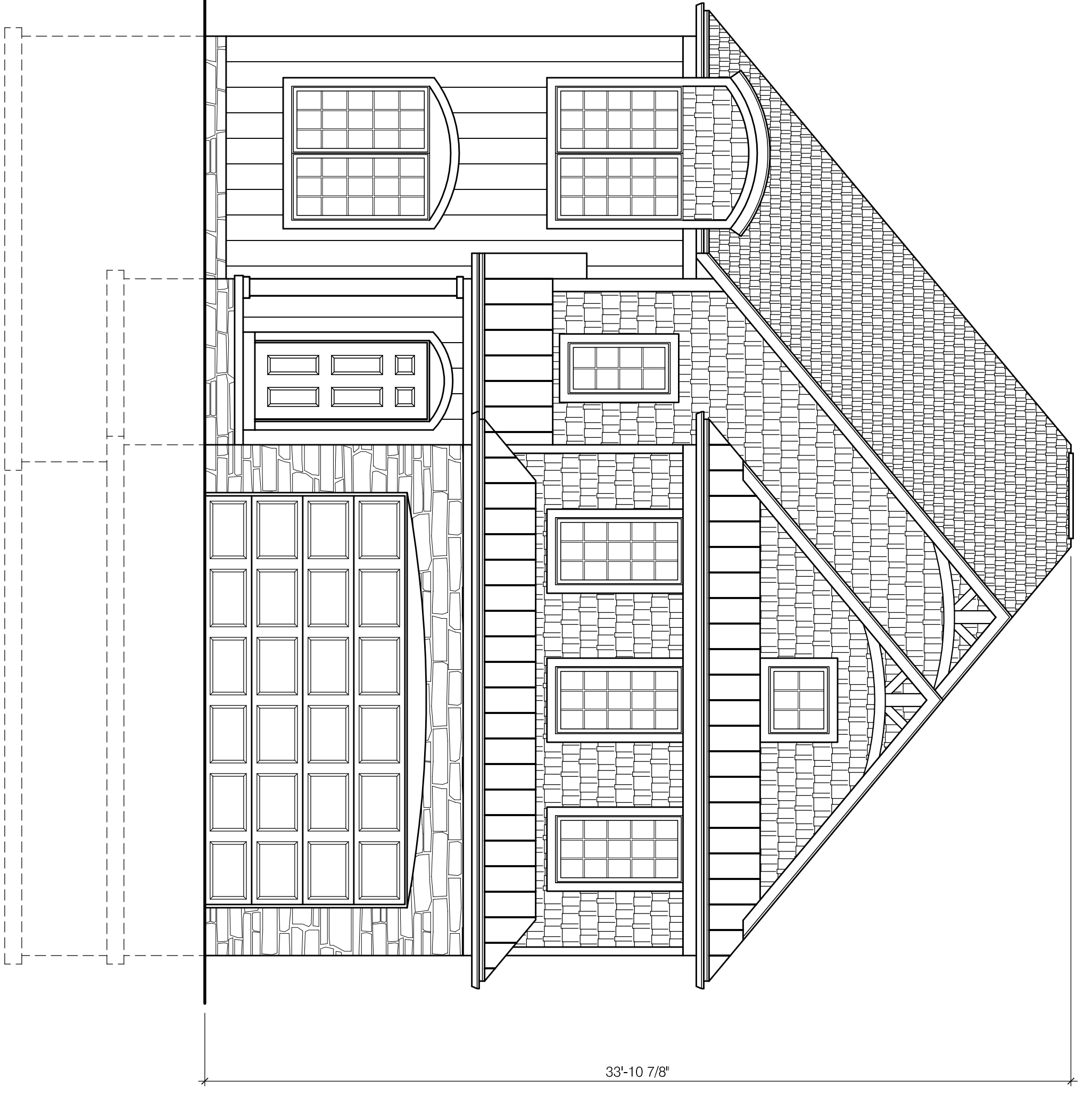
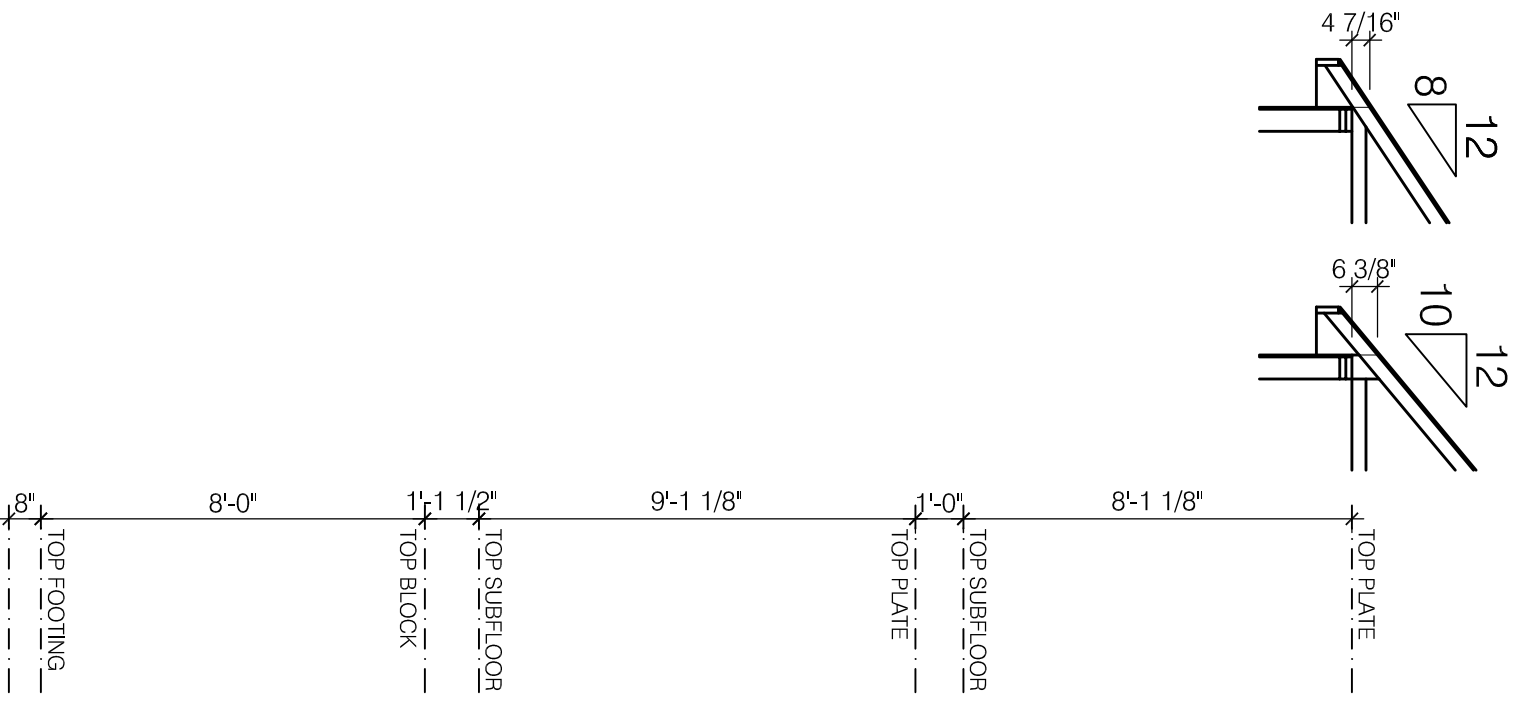
Jeremy D. Iosue, Partner

ACCEPTED FOR THE CITY OF UNIVERSITY HEIGHTS:

Michael Dylan Brennan, Mayor

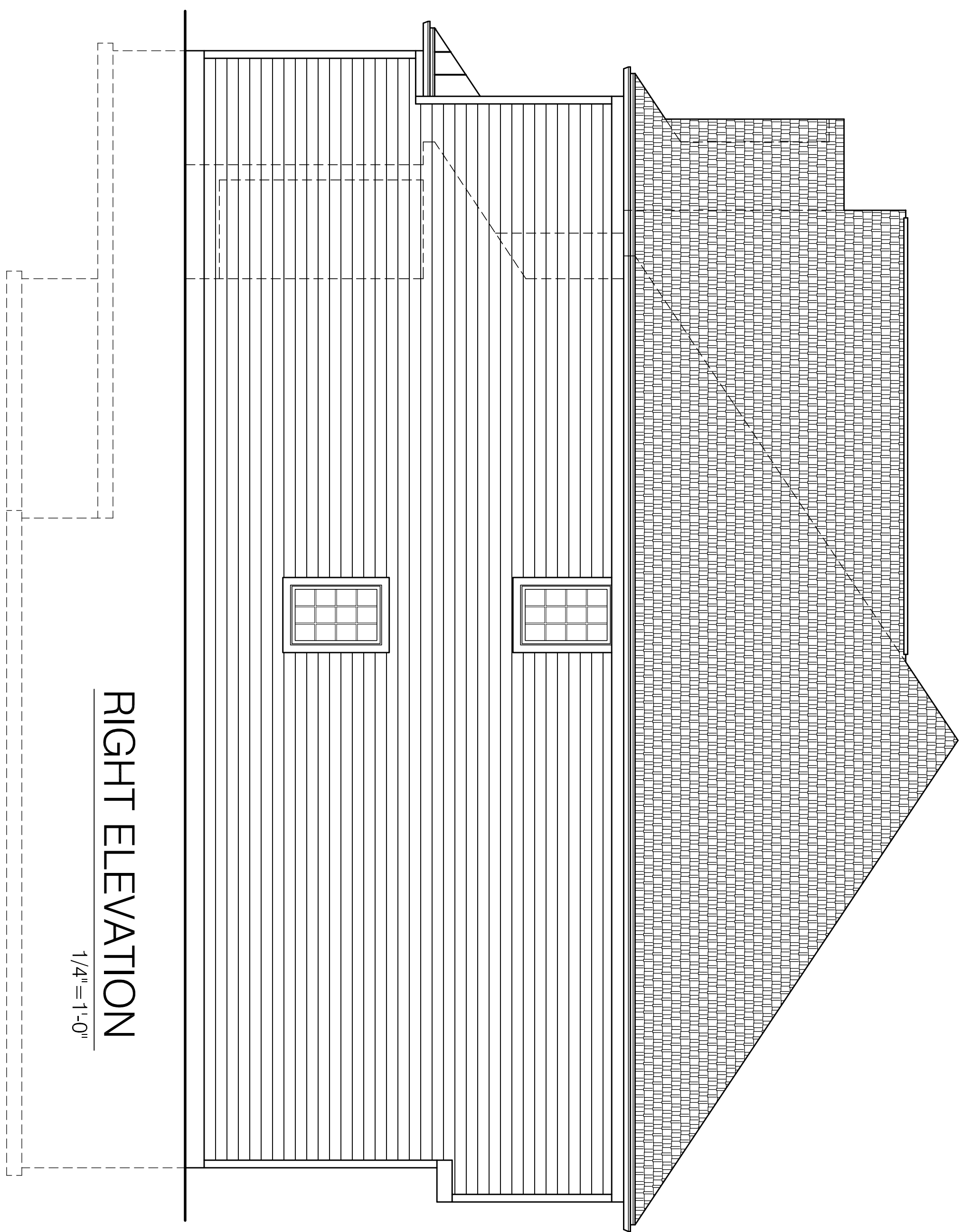


LEFT ELEVATION
1/4" = 1'-0"

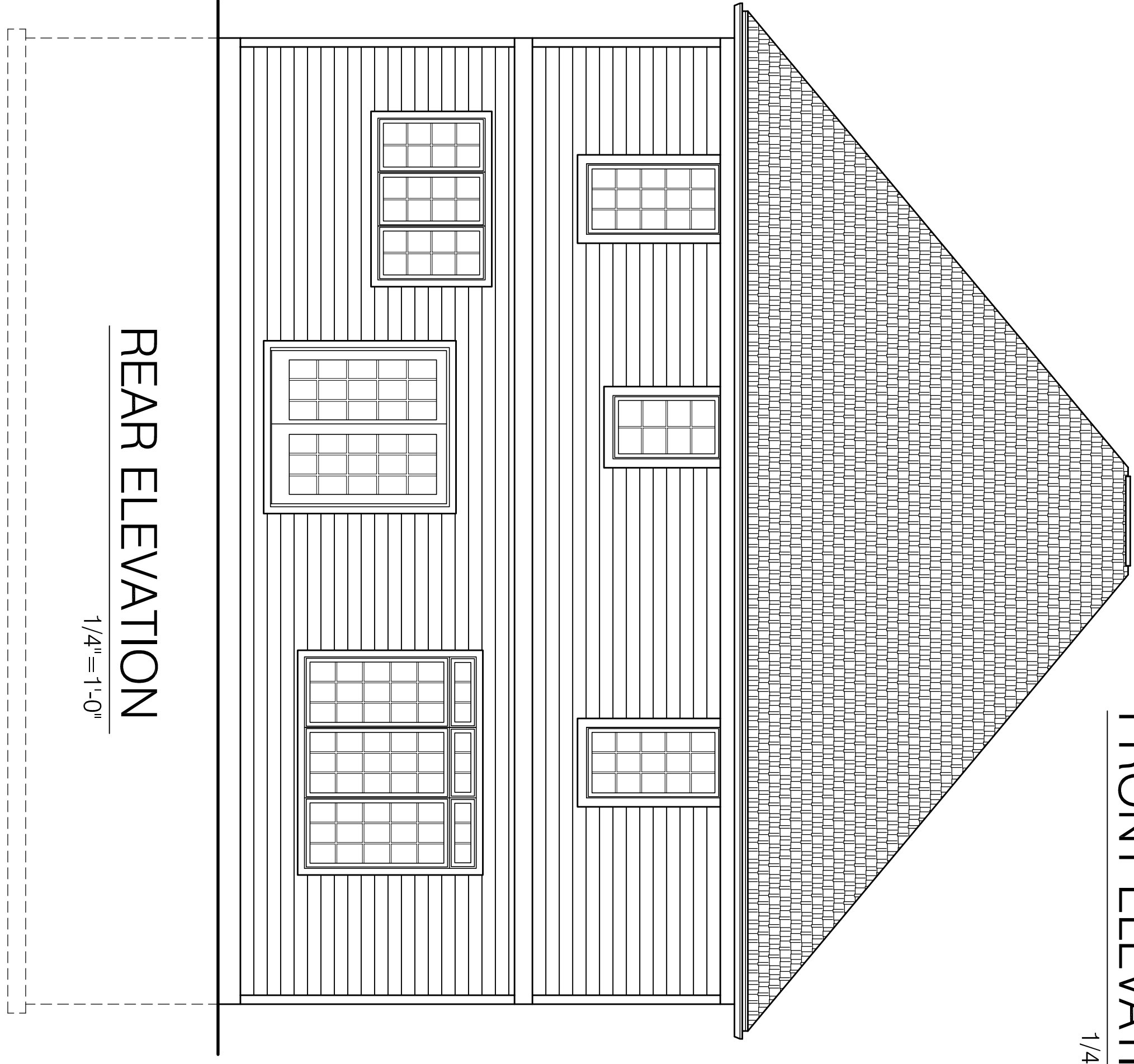
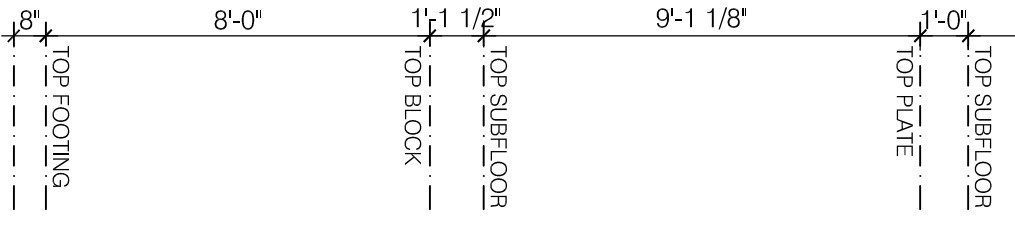
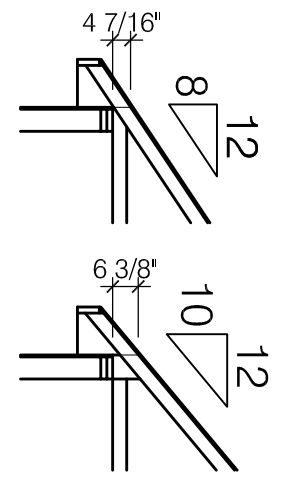


FRONT ELEVATION
1/4" = 1'-0"


33'-10 7/8"

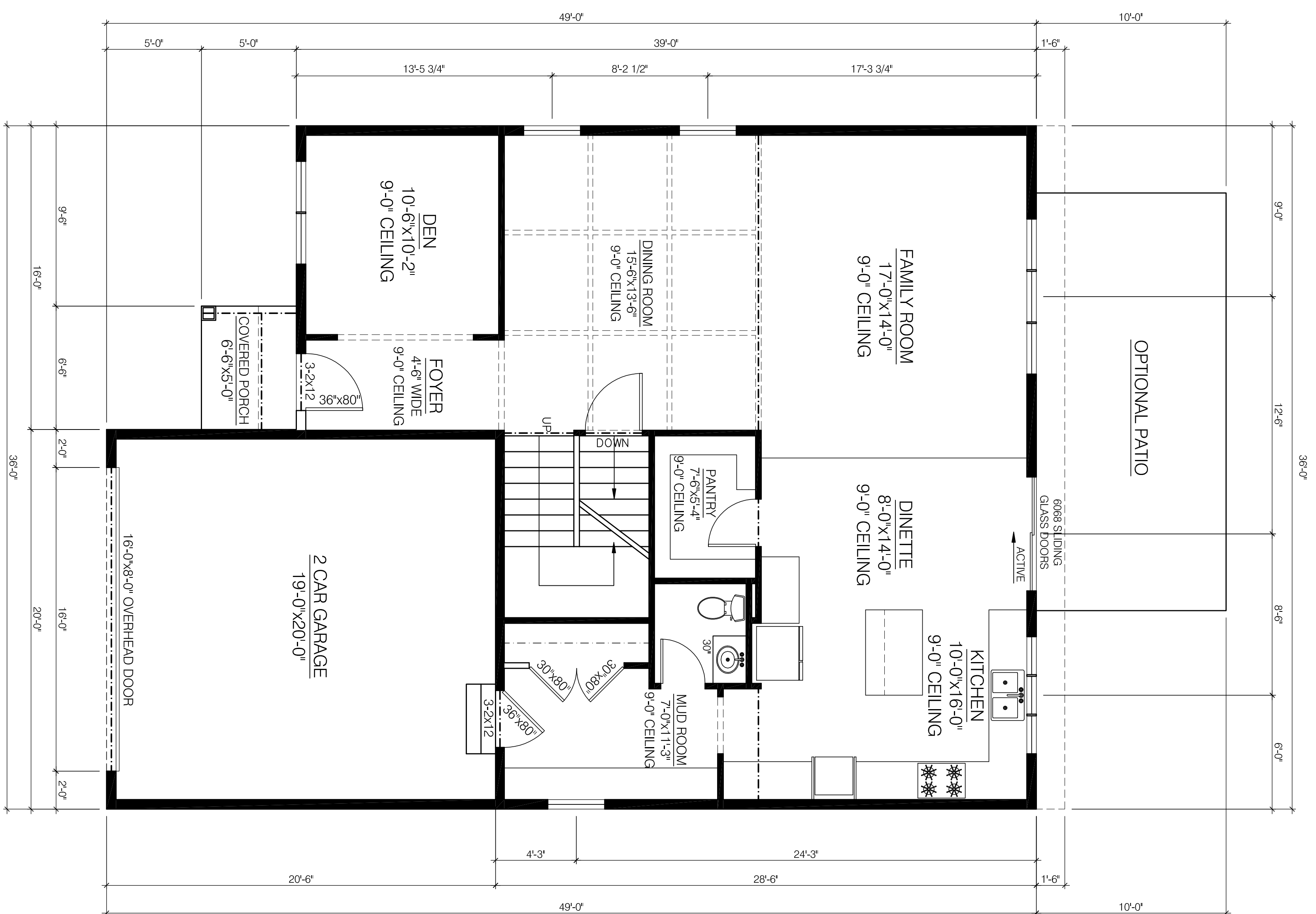


RIGHT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

DRAWING NUMBER A-2 OF 2	ELEVATIONS	SCALE 1/4" = 1'-0"	PROJECT # 20-66	PROJECT DATES 11/23/2020 PRELIMINARY PLAN	PROPOSED SINGLE FAMILY HOUSE: MODEL RESIDENCE 4499 GROVELAND ROAD - A UNIVERSITY HEIGHTS, OHIO 44118 CUYAHOGA COUNTY PPN 721-14-007	GENERAL CONTRACTOR: DOMMUS CONSTRUCTION	KIRALY & ASSOCIATES ARCHITECTURE, LLC  P.O. Box 9191 Boardman, Ohio 44513 330-629-2773 jkarchitect@zoominternet.net
		PROJECT FILE 4499 GROVELAND	DRAWING CONTENTS				



**KIRALY & ASSOCIATES
ARCHITECTURE, LLC**

JOSEPH
KIRALY

P.O. Box 9191
Boardman, Ohio 44513
330-629-2773
jkarchitect@zoominternet.net

GENERAL CONTRACTOR:
**DOMMUS
CONSTRUCTION**

PROPOSED SINGLE FAMILY HOUSE:
MODEL RESIDENCE
4499 GROVELAND ROAD - A
UNIVERSITY HEIGHTS, OHIO 44118
CUYAHOGA COUNTY
PPN 721-14-007

PROJECT DATES
11/23/2020 PRELIMINARY PLAN

SCALE
1/4" = 1'-0"

PROJECT #
20-66

PROJECT FILE
4499 GROVELAND

DRAWINGS CONTENTS

FIRST FLOOR PLAN
SECOND FLOOR PLAN

DRAWING NUMBER
A-1
OF
3

SITE PLAN OF PARCEL "A"

T.B.M. ELEVATION 1076.64 - TOP NUT OF HYDRANT FRONTING H.N. 4499
 FIN. FIRST FLOOR EL. * FIN. BSMT. FLOOR EL. *
 TOP OF FOOTER EL. * FIN. GARAGE FLOOR EL. *
 SAN. CONN. EL. STM. CONN. EL.
 DATE 10-10-2020 SCALE 1" = 20'

PERMANENT PARCEL NUMBER 721-14-007
 STREET ADDRESS 4499 GROVELAND ROAD
 IN THE HEISTER CENTER GREEN CO'S CENTER GREER ALLOT., VOL. 85, PG. 6
 IN THE CITY OF UNIVERSITY HEIGHTS, COUNTY OF CUYAHOGA, STATE OF OHIO
 PREPARED FOR DOMMUS CONSTRUCTION CORP

CONTRACTOR TO VERIFY BEFORE STARTING CONSTRUCTION:

1. FIN. FLOOR ELEVATION & HOUSE SIZES
2. LOCATION & ELEVATIONS OF EXISTING UTILITY CONNECTIONS



OHIO UTILITIES PROTECTION SERVICE

UTILITY PROVIDER SOURCE INFORMATION FROM PLANS PROVIDED BY THE CLIENT, THE TITLE COMPANY AND THE UTILITY PROVIDER AND ON GROUND UTILITY MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

SIDEWALKS TO BE 4" THICK CONCRETE EXCEPT AT DRIVE APRON WHICH IS TO BE 6" THICK CONCRETE.

EXISTING SEWER CONNECTIONS CAN ONLY BE USED IF THEY ARE IN GOOD WORKING CONDITION. THE CITY SHALL DECIDE ON THE CONDITION OF EXISTING CONNECTIONS.

② REUSE WATER CONNECTION, CONTRACTOR TO COORDINATE WITH CLEVELAND WATER DEPARTMENT.

③ CONTRACTOR SHALL VERIFY SANITARY AND STORM SEWER CONNECTIONS PRIOR TO CONNECTING NEW SERVICE TO EXISTING SLANTS. NO CROSS CONNECTIONS ARE ALLOWED.

DIMENSIONS SHOWN ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH I DECLARE TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

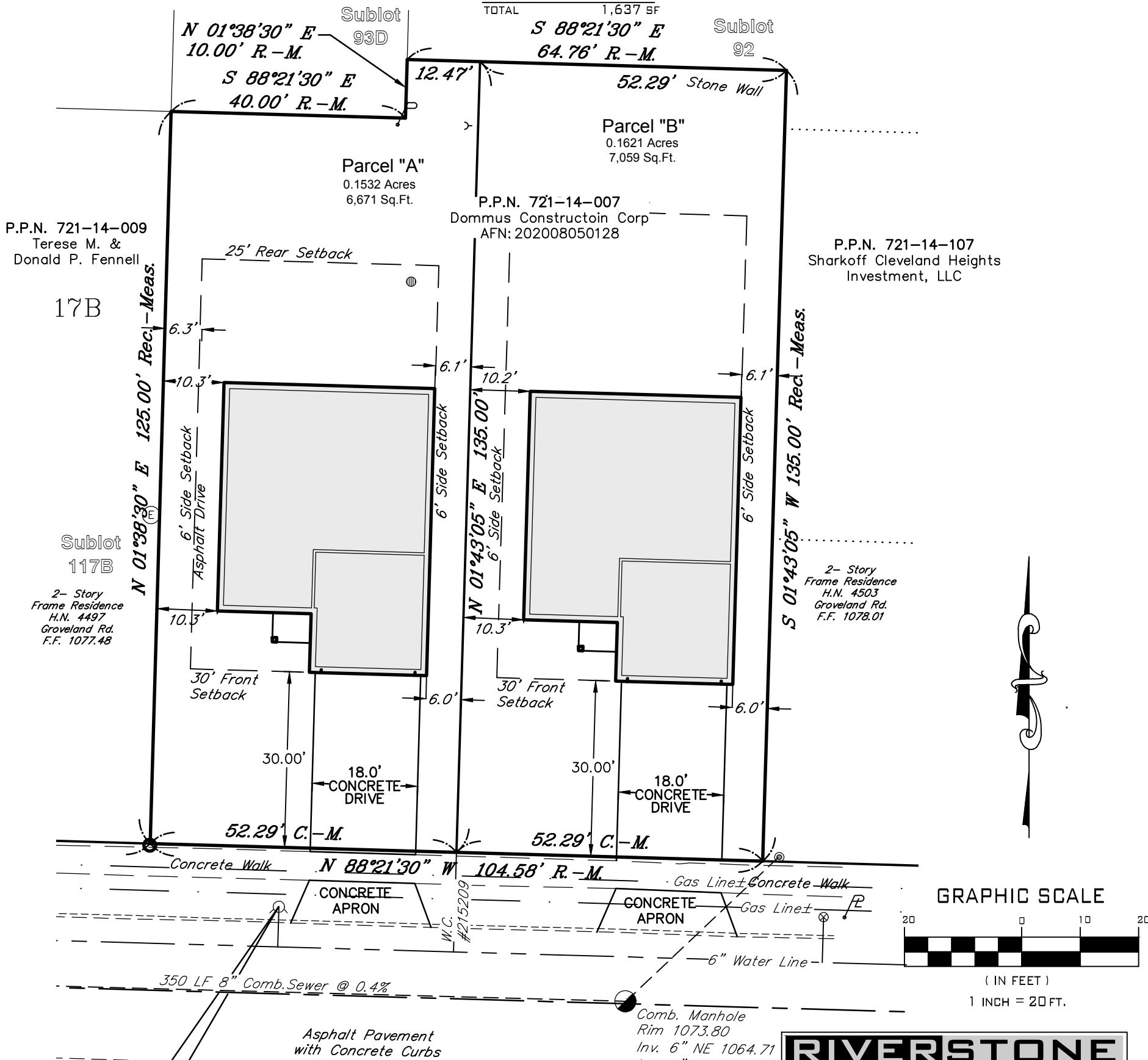
- ① DURING DEMOLITION CONTRACTOR SHALL LOCATE, EXPOSE, AND SHALL HAVE EXISTING STORM AND SANITARY CONNECTION TO GROVELAND ROAD. INSPECTED FOR REUSE. IF CONNECTION IS VIABLE CONTRACTOR SHALL NOTIFY THE ENGINEER OF EXACT LOCATION AND ELEVATION TO DETERMINE SLOPE OF PROPOSED CONNECTION. IF CONNECTION HAS EXCEEDED ITS SERVICE LIFE A NEW CONNECTION TO GROVELAND ROAD. SHALL BE INSTALLED AS PER CITY AND COUNTY STANDARDS.

LOT INFORMATION
 LOT AREA 6,671 SF
 MAXIMUM BUILDING AREA ALLOWED IS 25% THE TOTAL LOT AREA = (6,671 * 0.25) = 1,668 SF

HOUSE INFORMATION
 FIRST FLOOR 1,194 SF
 GARAGE 410 SF
 PORCH 33 SF
 TOTAL 1,637 SF

DAVID A. PIETRANTONE P.E.

No. 61756



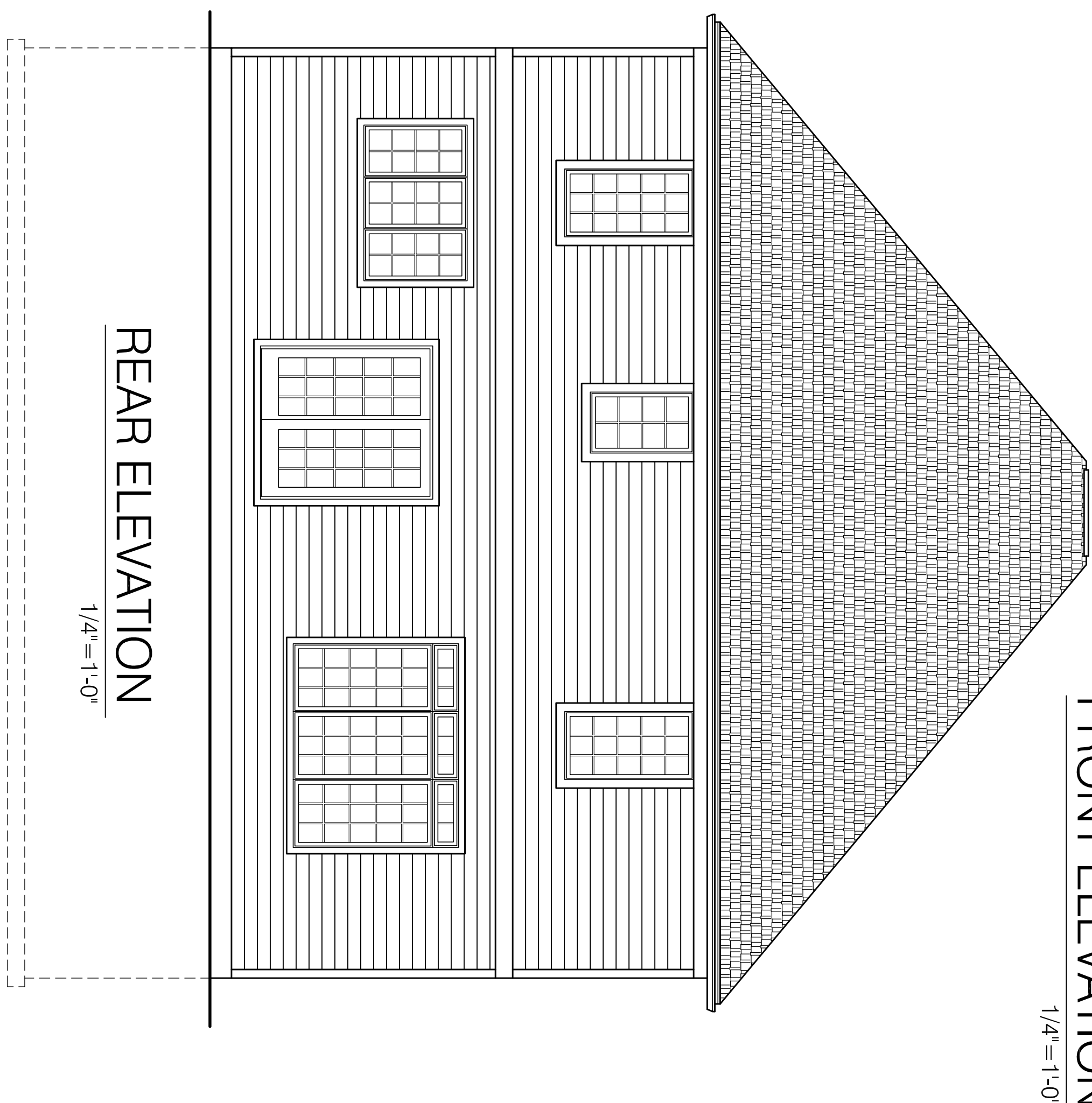
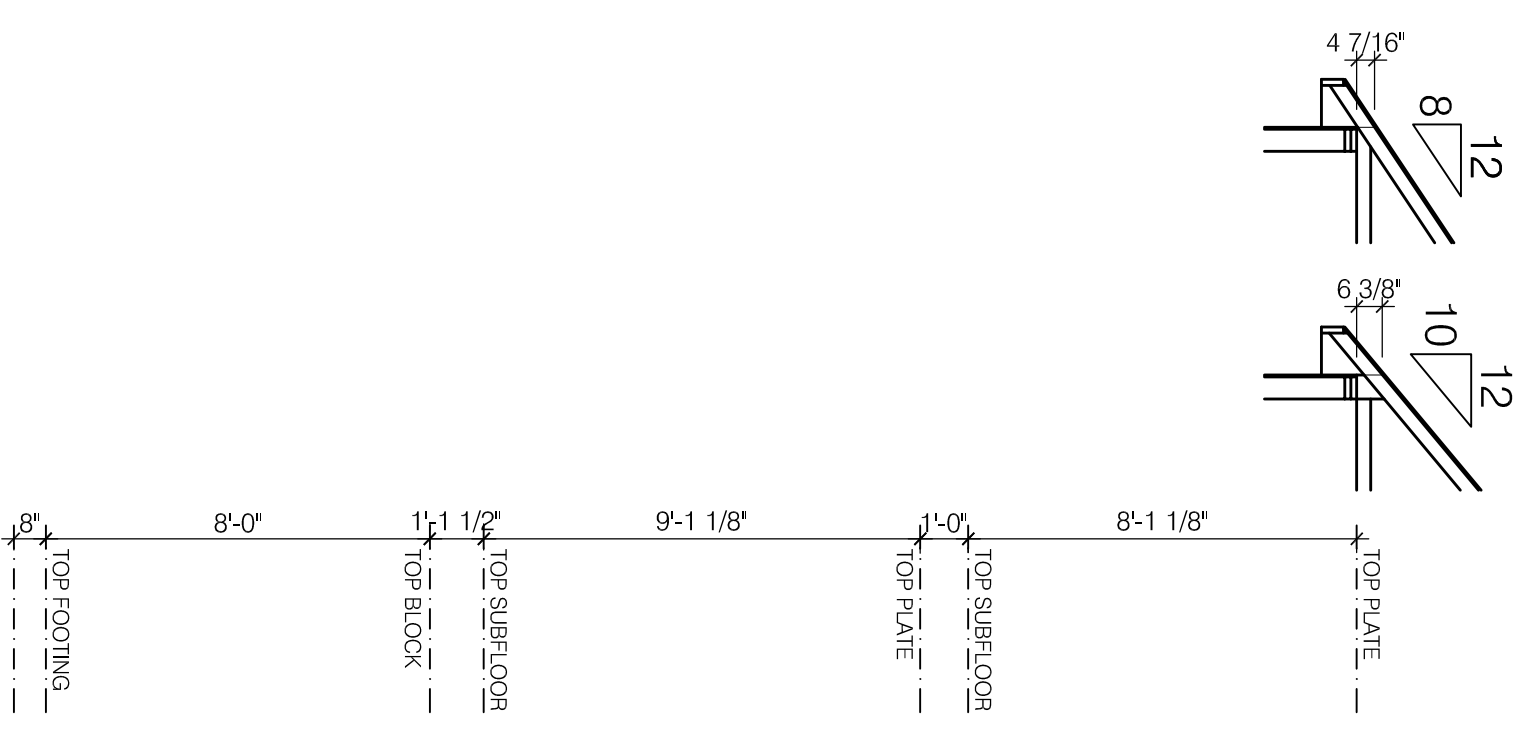
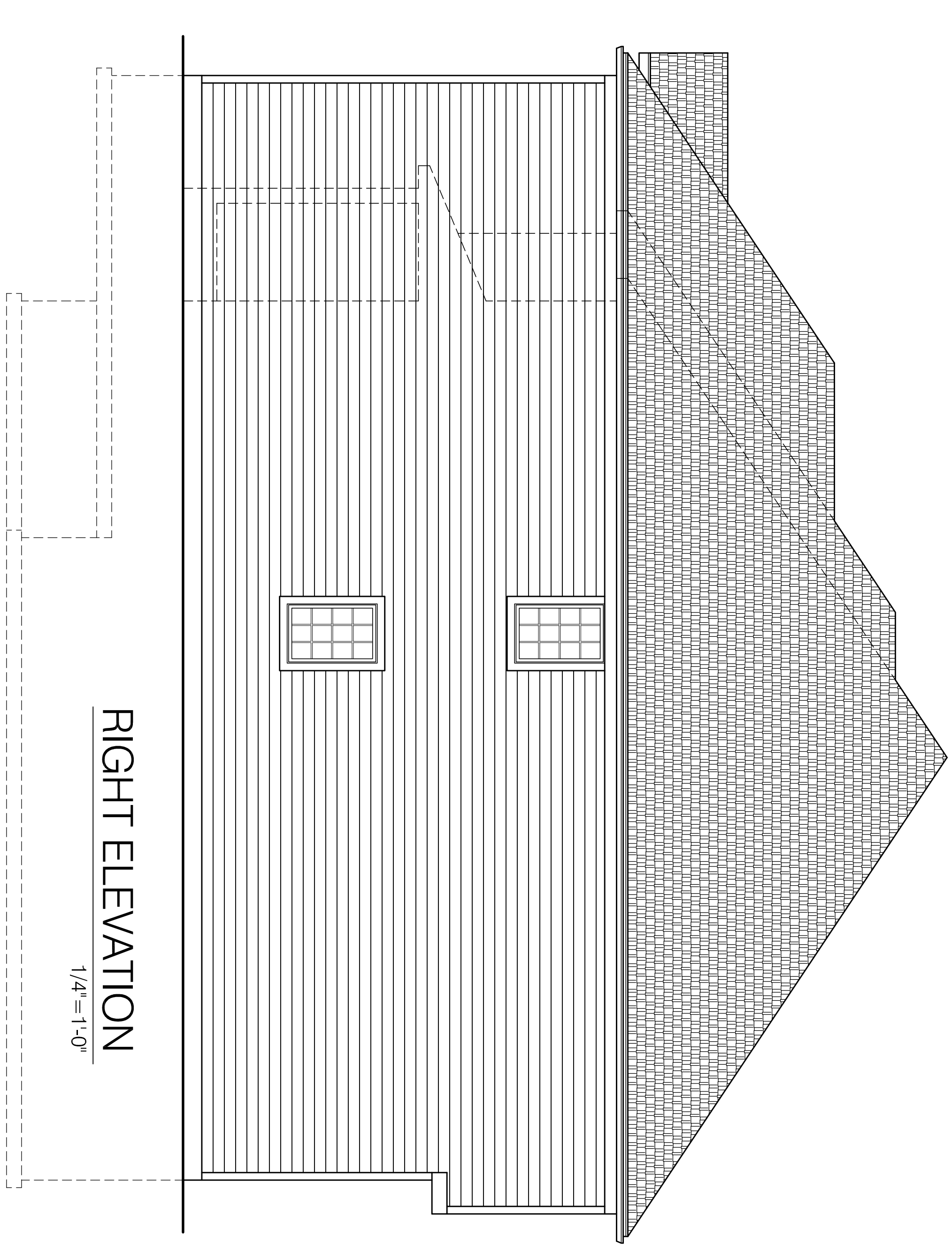
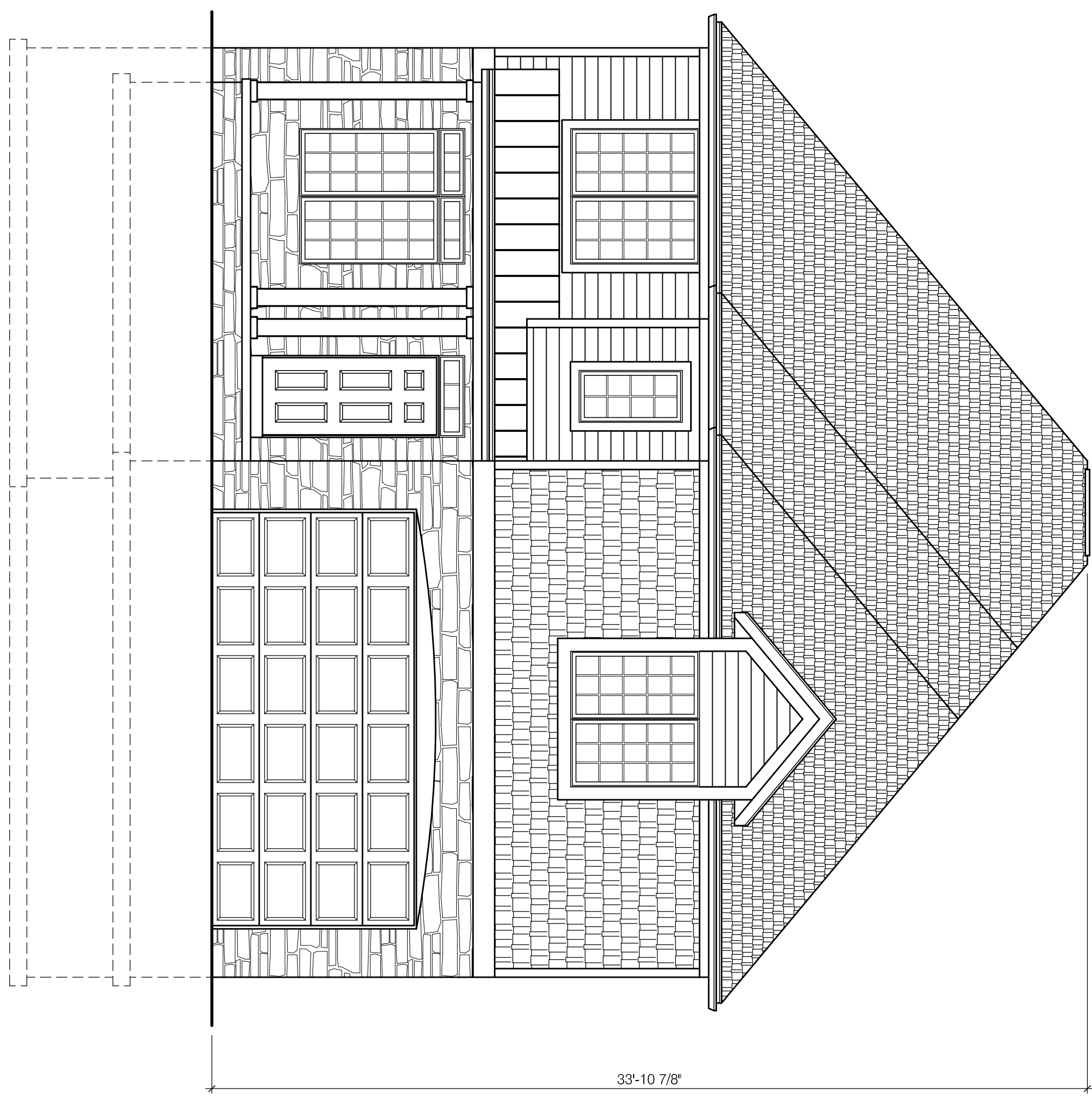
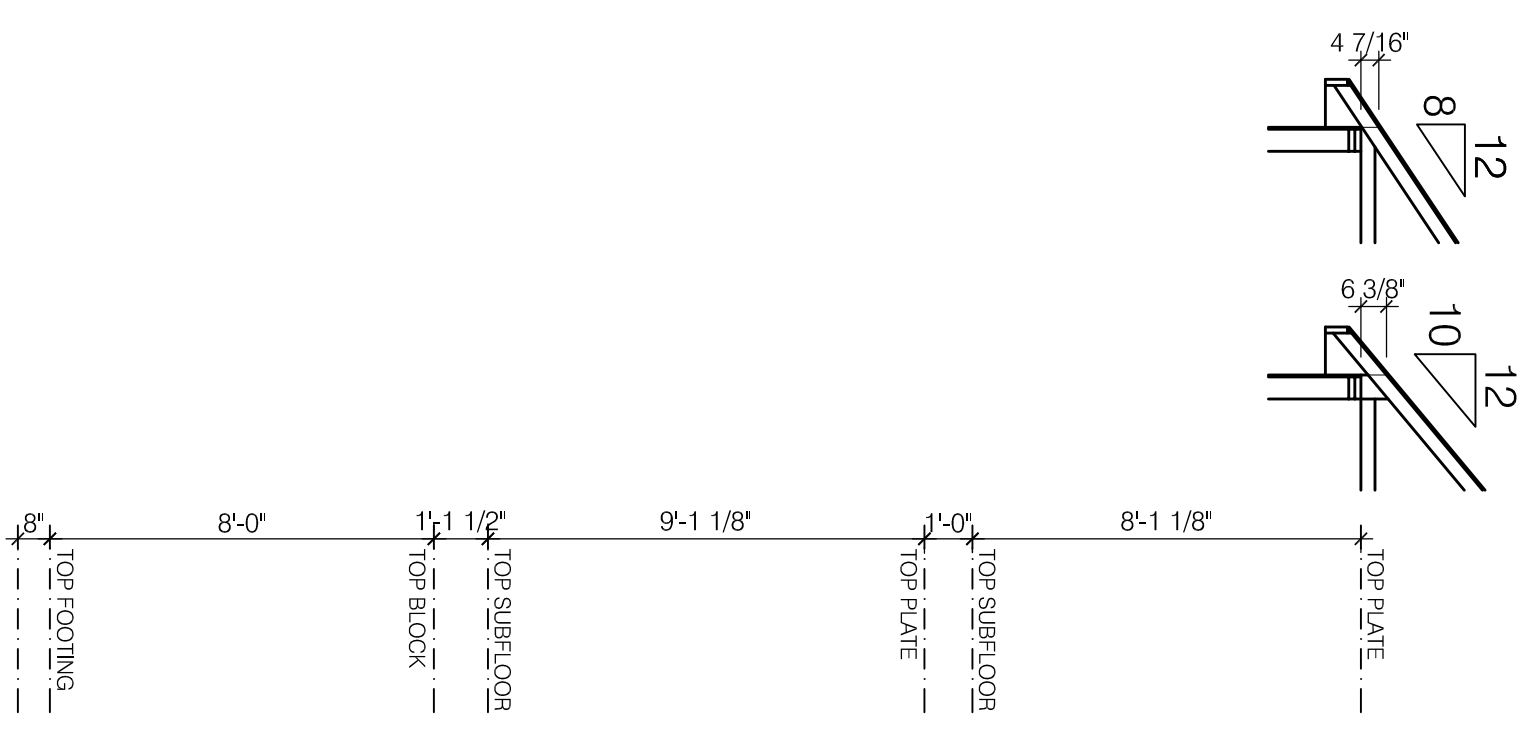
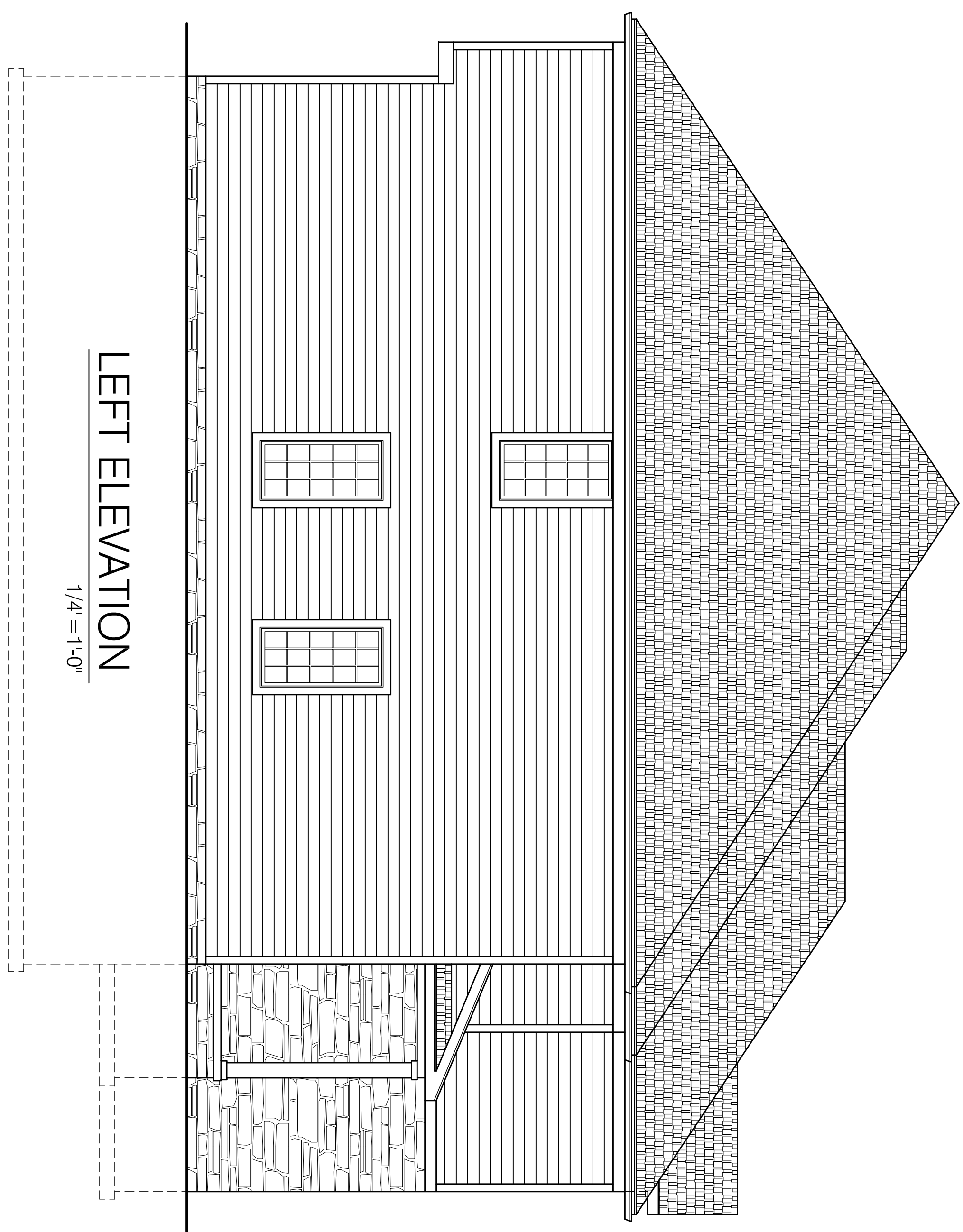
**T.B.M. #1
Top Nut of Hydrant
Elevation - 1076.64**

GROVELAND ROAD 50'

RIVERSTONE

LAND SURVEYING - ENGINEERING - DESIGN
 3800 LAKESIDE AVENUE - SUITE 100
 CLEVELAND - OHIO - 44114
 PHONE: (216) 491-2000 FAX: (216) 491-9640
 WWW.RIVERSTONESURVEY.COM

2020-326, PAGE 1 OF 1



FRONT ELEVATION
1/4" = 1'-0"

PROPOSED SINGLE FAMILY HOUSE:
MODEL RESIDENCE
4499 GROVELAND ROAD - B
UNIVERSITY HEIGHTS, OHIO 44118
CUYAHOGA COUNTY
PPN 721-14-007

GENERAL CONTRACTOR:
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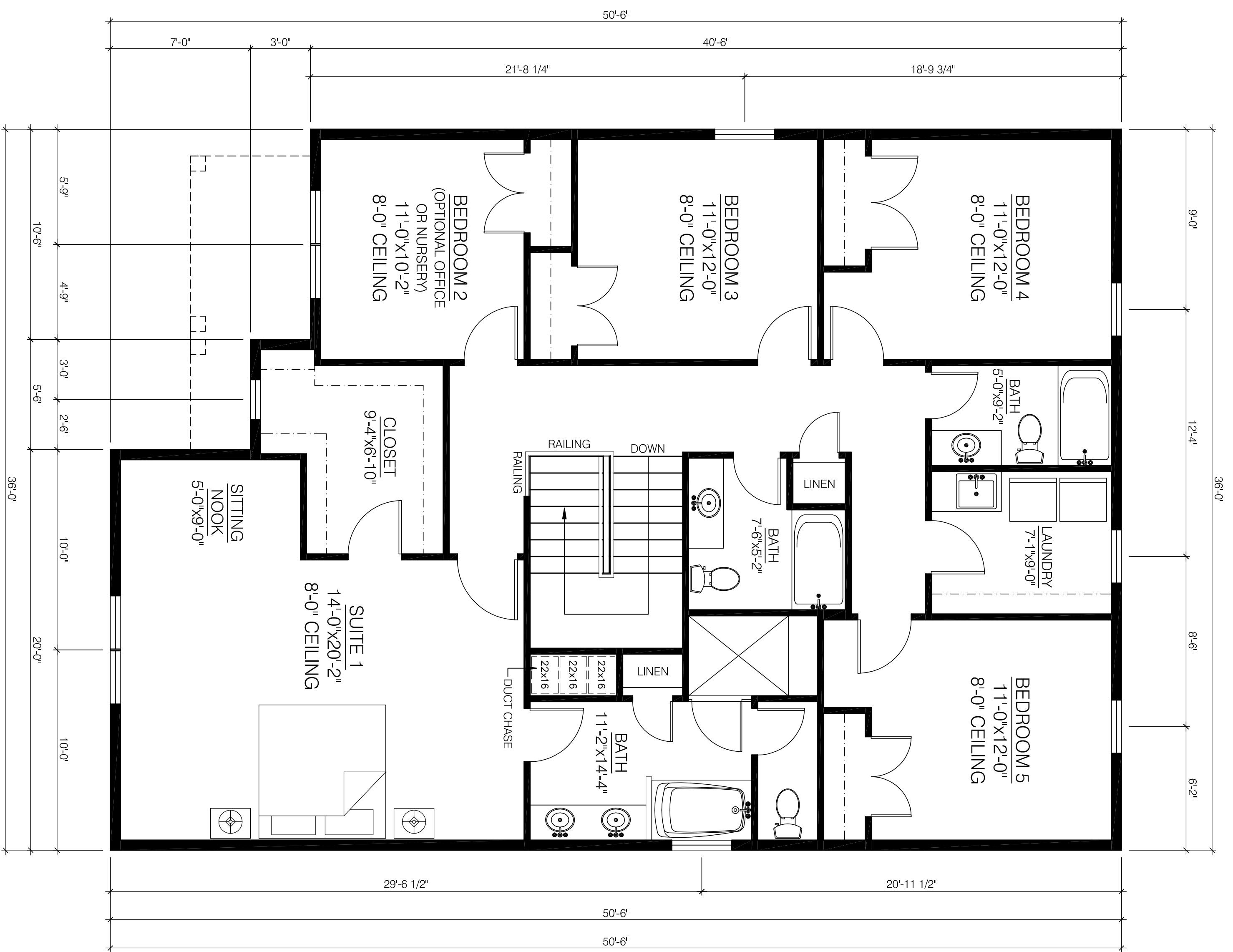
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11/23/2020 PRELIMINARY PLAN

SCALE
1/4" = 1'-0"
PROJECT #
20-66

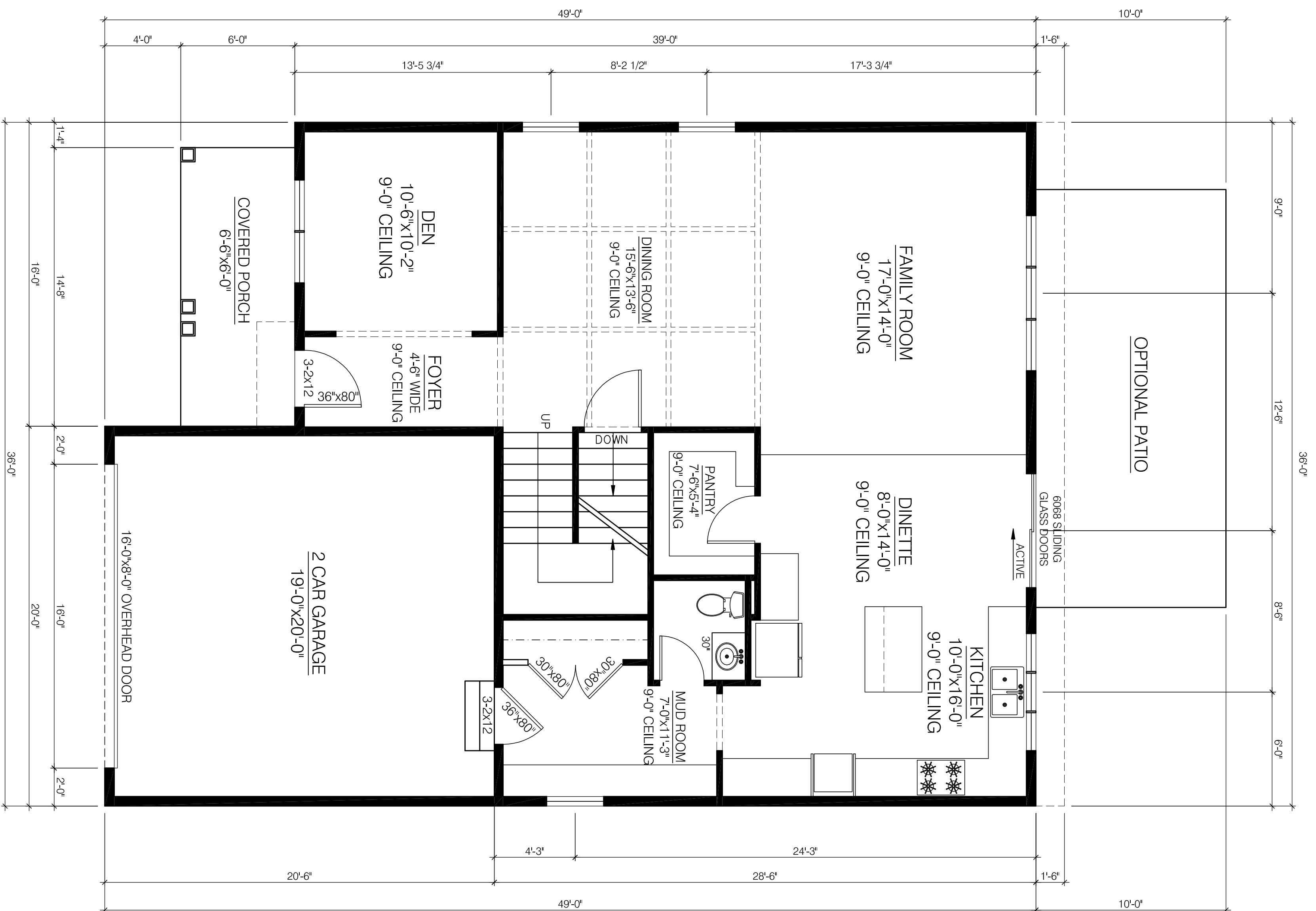
PROJECT FILE
4499 GROVELAND

DRAWING CONTENTS
ELEVATIONS

DRAWING NUMBER
A-2
OF
2



SECOND FLOOR PLAN
 1,602 SQUARE FEET
 1/4" = 1'-0"



FIRST FLOOR PLAN
 1,200 FINISHED SQUARE FEET
 492 GARAGE/FRONT PORCH SQUARE FEET
 1,692 TOTAL SQUARE FEET

DRAWING NUMBER A-1	OF 3	PROJECT DATES 11/23/2020 PRELIMINARY PLAN	PROPOSED SINGLE FAMILY HOUSE: MODEL RESIDENCE 4499 GROVELAND ROAD - B UNIVERSITY HEIGHTS, OHIO 44118 CUYAHOGA COUNTY PPN 721-14-007	GENERAL CONTRACTOR: DOMMUS CONSTRUCTION	KIRALY & ASSOCIATES ARCHITECTURE, LLC P.O. Box 9191 Boardman, Ohio 44513 330-629-2773 jkarchitect@zoominternet.net
		PROJECT FILE 4499 GROVELAND			
		SCALE 1/4" = 1'-0"			
		PROJECT # 20-66			
DRAWING CONTENTS		FIRST FLOOR PLAN SECOND FLOOR PLAN 1,692 TOTAL SQUARE FEET			

SITE PLAN OF PARCEL "B"

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 TOP OF FOOTER EL. * FIN. GARAGE FLOOR EL. *
 SAN. CONN. EL. STM. CONN. EL.
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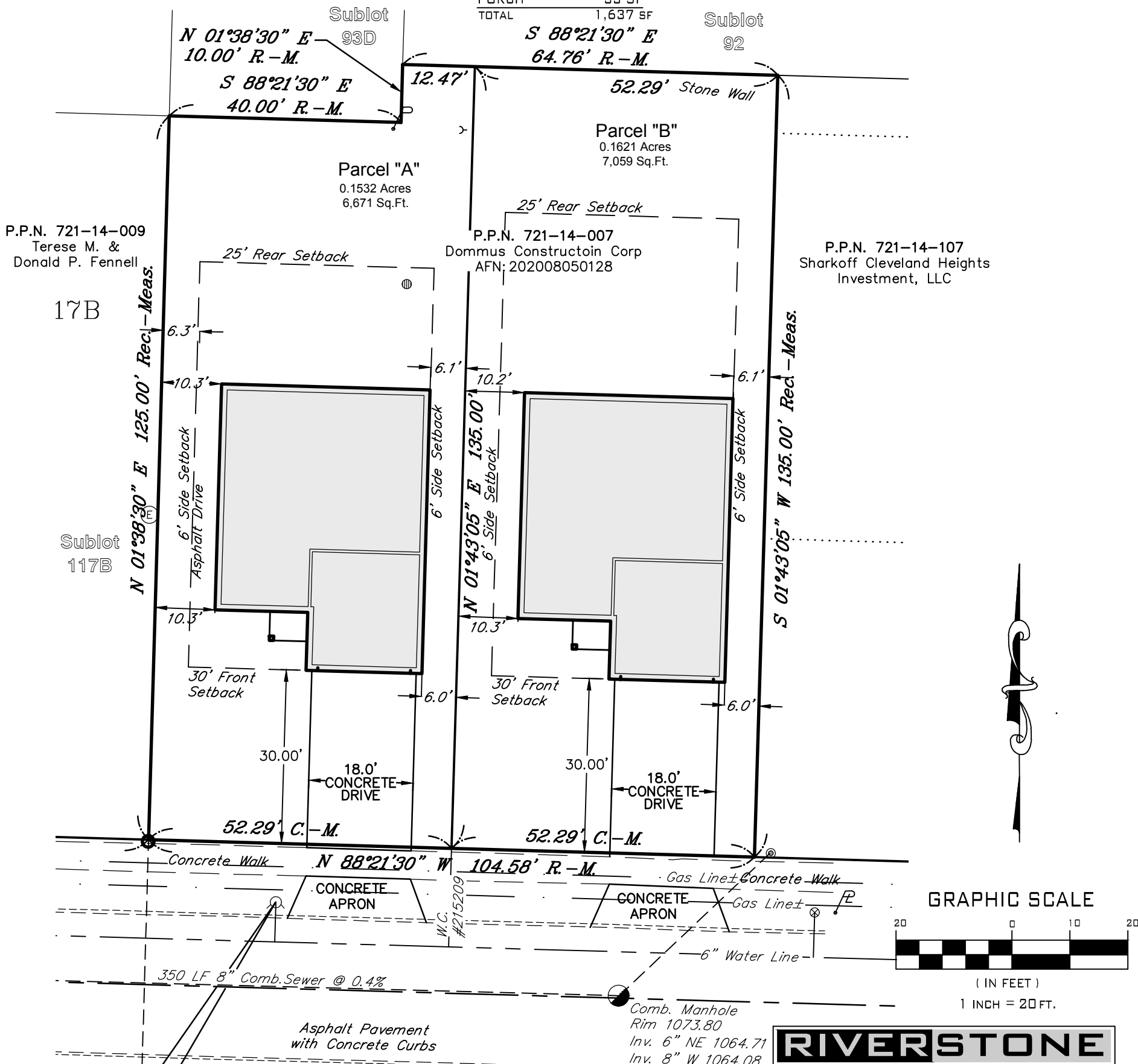
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HOUSE INFORMATION
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 GARAGE 410 SF
 PORCH 33 SF
 TOTAL 1,637 SF

DAVID A. PIETRANTONE P.E.

No. 61756



**T.B.M. #1
Top Nut of Hydrant
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GROVELAND ROAD 50'

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ORDINANCE NO. 2020-58

INTRODUCED BY: COUNCILWOMAN BARBARA BLANKFELD

AN ORDINANCE ENACTING CODIFIED ORDINANCE SECTION 1424.11 ENTITLED “UNCERTIFIED ASSESSMENT SEARCH FEE” AND DECLARING AN EMERGENCY.

WHEREAS, the City receives several requests per week (5 to 15, on average) to conduct searches of uncertified special assessments, typically in connection with a pending sale of residential real property and improvements;

WHEREAS, the request to conduct a search of uncertified special assessments are time sensitive, since they relate to pending real estate transactions;

WHEREAS, the City incurs significant costs and expenses, in the form of allocation of its employee resources in the City’s Finance Department, to conduct the uncertified special assessment searches;

WHEREAS, the performance of the uncertified special assessment searches is a valuable service that the City intends to continue to provide;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS, OHIO THAT:

Section 1. Council hereby enacts Codified Ordinance Section 1424.11 entitled “Uncertified Assessment Search Fee” to read in its entirety as follows:

1424.11 UNCERTIFIED ASSESSMENT SEARCH FEE

Upon request, the City shall conduct a search for any uncertified special assessments levied, charged against or attached to any parcel of real property in the City, for a fee of \$15.00 per parcel.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

Section 3. This Ordinance is declared to be an emergency measure necessary for the preservation of the public peace, safety, health and welfare of the citizens of the City of University Heights, the emergency being the need to conduct uncertified assessment searches in a manner that is budget neutral, to the immediate benefit of the University Heights taxpayers. It shall therefore become effective upon its passage by the affirmative vote of not less than five (5) members of Council and approval of the Mayor; otherwise, it shall become effective at the earliest time allowed by law.

CITY OF UNIVERSITY HEIGHTS, OHIO

MICHAEL DYLAN BRENNAN, MAYOR

PASSED:

ATTEST:

KELLY M. THOMAS, CLERK OF COUNCIL

APPROVED AS TO FORM:

LUKE F. MCCONVILLE, LAW DIRECTOR

ORDINANCE NO. 2020-60

INTRODUCED BY: COUNCILPERSON BLANKFELD

AN ORDINANCE AMENDING CODIFIED ORDINANCE SECTION 1280.10 ENTITLED “RENTAL OF ONE-AND-TWO-FAMILY DWELLING UNITS IN U-1 AND U-2 DISTRICTS.”

WHEREAS, the City wishes to avoid overcrowding in U-1 and U-2 zoning districts and wishes to promote the health, safety and tranquility of said districts;

WHEREAS, an evaluation of the City’s Rental Registration Program, dated February 14, 2020, was conducted and prepared by the Housing and Community Development Department, and concluded that the rental registration fee structure set forth herein is both rationally related to the City’s costs and expenses of administering rental registration permits, and adequate to support the City’s rental registration program;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS, OHIO THAT:

Section 1. Council hereby amends Codified Ordinance Section 1280.10 entitled “Rental of One-and-Two-Family Dwelling Units in U-1 and U-2 Districts,” to read in its entirety as follows:

1280.10 RENTAL OF ONE-AND-TWO-FAMILY DWELLING UNITS IN U-1 AND U-2 DISTRICTS

(a) Findings Purpose and Intent. By adopting this section, the City of University Heights acknowledges the overall general increase of rental properties and states that the U-1 and U-2 Districts have special features, characteristics, needs, issues, concerns and problems that are not prevalent in other zoning districts. The concerns include the safety and the tranquility of the residential neighborhood, both of which may be impaired by, among other things, the significant increase in parking of vehicles at one-and two-family dwellings. It is with these concerns in mind that the City now adopts this section in an effort to help ensure safe living conditions and adequate parking areas, as well as to avoid overcrowding in the U-1 and U-2 zoning districts.

(b) Permit Required.

(1) No owner, renter, tenant or regular occupant of any single-family or two-family dwelling in the U-1 and U-2 zoning districts shall rent, lease or regularly occupy any dwelling unit without first obtaining a rental permit from the City Building Department or its designee, except in the following circumstances:

[LM1]

A. Both of the following criteria are met:

(i). The dwelling unit is occupied by one family as defined in Section 1240.10 or one “functional family equivalent,” as such term is defined in Section 1280.10(e)(2) hereof, and the family or functional family equivalent is related by blood, marriage, domestic partnership[LM2] or adoption to the owner of the dwelling unit; and

(ii). No monetary or in-kind consideration is exchanged between the owner and the subject family or functional family equivalent. For purposes of this section, in-kind consideration does not include child care, elder care, other caregiving among family members, housekeeping, landscaping, repairs or maintenance, household chores or services, and such other customary deeds or services among family members.

B. For purposes of this ordinance, the term “domestic partnership” shall refer to a relationship[LM3] between Domestic Partners.

C. For purposes of this ordinance, the term “Domestic Partners” shall mean individuals^[LM4] who meet the following criteria:

- (i) They have a single dedicated relationship of at least 12 months;
- (ii) They share the same permanent residence and the common necessities of life for at least 12 months;
- (iii) They are not related by blood to a degree of closeness that would prohibit legal marriage in the State of Ohio;
- (iv) They are at least eighteen (18) years of age;
- (v) They are mentally competent to consent to the domestic partnership;
- (vi) Neither is currently married to another person under either statutory or common law, in another domestic partnership, civil union, or legally separated from someone else; and
- (vii) They are financially interdependent on each other. In order to be considered financially interdependent on each other, at least three of the following interdependencies must be provable by supporting documentation: joint ownership of real estate property or joint tenancy on a residential lease; joint ownership of an automobile; joint bank account or credit account; a Will, designating the domestic partner as the primary beneficiary; Retirement plan or life insurance policy designating the domestic partner as the primary beneficiary; and/or durable power of attorney, signed to the effect that powers are granted to one another.

(2) A dwelling unit may be occupied by one family as defined in Section 1240.10 and/or 1472.14 (or related by blood, marriage, domestic partnership^[LM5] or adoption), or one functional family equivalent as defined in Section 1280.10(e)(2), or can be occupied by not more than three unrelated persons. “Regular occupancy” means the physical presence of a person in the dwelling unit overnight for at least 15 nights in a consecutive 30-day period.

(3) Any one- or two-family dwelling including those with a rentable third floor shall be required to obtain a rental permit.

A. One-family dwelling. Each third floor unit shall be limited to one tenant and have its own private bath complete with shower and/or tub, toilet, and sink. No culinary or cooking equipment shall be permitted within this area. (See Section 147.30 for definition of “culinary facilities”).

B. Two-family dwelling. Each third floor unit must meet all the requirements of a one-family third floor unit. In addition, the unit must have direct access to the outside without traversing through any other unit.

(c) Rental Permit Application.

(1) The application for a rental permit shall contain the following information and any additional information the Building Commissioner finds necessary:

A. The name and signature of the owner of the property, including the mailing address and the telephone number;

B. The name and phone numbers of the primary contact tenant;

C. The name of each tenant and, if under the age of 21, his or her permanent address.

D. Affirmation that the property is not delinquent on property taxes or is enrolled in a payment plan for delinquent property taxes.

E. The name and identity of a Local Authorized Representative. For purposes of this section, the term “Local Authorized Representative” shall mean a person or entity designated by the owner of property to manage the real property and rental units. The Local Authorized Representative may be an owner or a third-party. The Local Authorized Representative must maintain a home or business address in Cuyahoga County or a neighboring county. The Local Authorized Representative shall be authorized to conduct all business related to rental property

or rental units and shall be authorized to accept service of all notices regarding any action or proceeding.

F. If the property owner is a limited liability company, corporation, partnership, trust, or other entity or organization, the following information: (i) statutory agent; and (ii) a current Certificate of Good Standing with the State of Ohio or evidence of a current, valid registration with the Ohio Secretary of State to conduct business in Ohio.

G. Any application shall be accompanied with the fee provided for in division (f) of this section.

(2) Upon filing an application for a rental permit, the Building Department shall inspect the dwelling unit to determine the following, subject to the consent of the owner and/or occupant(s) of the dwelling unit and their respective rights set forth in Section 1280.10(c)(2)(G), and subject further to the limitations set forth on Section 1280.10(c)(2)(H):

A. That the dwelling unit is of adequate size and has an adequate number of sleeping rooms to accommodate the proposed number of tenants, renters or regular occupants, including the requirements under this Zoning Code and the Building Code that are applicable.

B. That one off-street parking space per tenant shall be provided.

C. That the dwelling unit shall not contain culinary facilities outside of the kitchen. (See Section 1472.30 for the definition of “culinary facilities”.)

D. That each unrelated tenant shall be provided with his or her own bedroom which shall be approved by the Building Commissioner. Bedrooms must have a bathroom directly attached or about a hallway leading to a bathroom and shall be a minimum of 120 square feet in area with no dimension being less than eight feet. Bedrooms in basements or otherwise below grade are prohibited.

E. That the dwelling unit satisfies the provisions of Part Fourteen – Building and Housing Code and Part Sixteen – Fire Prevention Code of the Codified Ordinances of the City.

F. That the owner/landlord acknowledges responsibility for all maintenance, both exterior and interior, adhering to all the adopted State and all local Codified Ordinances within the City and within the U-1 and U-2 Districts of the City.

G. The owner or occupant(s) of a dwelling unit may refuse inspection of said dwelling unit. In the event that the owner or occupant(s) denies consent to the performance of an inspection hereunder, then the Housing and Community Development Director shall either promptly issue a rental permit hereunder or shall promptly procure an administrative search warrant as provided by law to gain entry to the dwelling unit to conduct a rental permit inspection thereof. In the event that the City files for an administrative search warrant for an inspection of the dwelling unit, if the search warrant is granted, the City shall conduct its inspection within the time periods set forth in the search warrant, but not later than ten (10) Business Days following execution of the search warrant by a court of competent jurisdiction. In the event that the City’s application for a search warrant is denied, the City shall promptly issue its rental permit. For purposes of this section, the term “Business Days” shall mean any day on which the City is open for the conducting of business, excluding Saturdays, Sundays and legal holidays.

H. Inspection of a dwelling unit hereunder shall be required on a bi-annual basis.

(3) Upon filing an application for a rental permit, the Building Department also shall inspect Cuyahoga County property tax records to ensure the owner/landlord is not delinquent in payment of property taxes for the subject property. In order for the applicant to be eligible for a rental registration permit, the applicant must be current in the payment of Cuyahoga County property taxes for the subject property or be enrolled in a payment plan for delinquent taxes for the subject property.

(d) Rental Permit Duration. A rental permit shall be valid for the property, for up to the number of occupants authorized in the permit for a one year period from the date of inspection. Should the property ownership change, the rental permit is non-transferable and a new application must be applied for and all requirements must be met by the new owner(s). The owner or occupant is required to notify the City Building Department whenever there is any change in tenants, renters or regular occupants, however, such a change(s) will not invalidate the rental permit, so long as the number of tenants, renters, or regular occupants permitted on the leased premises does not exceed the maximum tenancy allowed for the property.

(e) Appeal and Special Application for a Functional Family Equivalent.

(1) An owner or tenant of a single-family or two-family dwelling may make a written application to the Board of Zoning Appeals to allow occupancy or more than three unrelated persons in a dwelling unit either as a functional family equivalent or otherwise . The applicant shall have the burden of proving a functional family equivalent by a preponderance of the evidence. In reviewing such an application, the Board of Zoning Appeals shall consider the criteria contained in subsection (e)(2) below. However, no provision of this section shall be applied in circumstances where the application of such provision would violate the fair housing rights of the disabled as defined by applicable Federal, State or local law.

(2) A “functional family equivalent” shall mean a group of unrelated individuals living together and functioning together as a traditional family. In determining whether or not a group of unrelated individuals constitutes a functional family equivalent for purposes of this ordinance, the Board of Zoning Appeals shall consider the following factors.

A. Whether the group shares the entire dwelling unit and lives and cooks together as a single housekeeping unit. A group of unrelated individuals that utilizes a dwelling unit as a day care center, fraternity house, sorority house, residential cooperative, commune, dormitory, rooming house (as defined in Codified Ordinance Section 1472.31), boarding house (as defined in Codified Ordinance Section 1472.32), halfway house, or a use equivalent to any of the foregoing, shall not qualify as a functional family equivalent.

B. Whether the group shares expenses for food, rent or ownership costs, utilities and other household expenses.

C. Whether the group is permanent and stable. Evidence of such permanence and stability may include the following: (i) the presence of minor dependent children regularly residing in the household who are enrolled in local schools; (ii) members of the household have the same address for purpose of voter registration, driver’s license, motor vehicle registration and filing of taxes; (iii) members of the household are employed in the area; (iv) the household has been living together as a unit for a year or more whether in the current dwelling unit or other dwelling units; (v) there is common ownership of furniture and appliances among the members of the household; and (vi) the group is not transient or temporary in nature.

D. Whether the group is a temporary living arrangement or a framework for transient living;

E. Whether the composition of the household changes from year to year or within a year;

F. Any other factors reasonably related to whether or not the group of persons is the functional family equivalent of a family.

(3) An applicant who has been denied a rental permit by a decision of the Board of Zoning Appeals may seek further administrative appeal to the Cuyahoga County Court of Common Pleas.

(f) Application Fee/Late Fee. An applicant for a rental permit shall pay an application fee in accordance with the following schedule of application fees.

Type of Dwelling

Application Fee

Single Family Dwelling	\$150
Two Family Dwelling (1 Unit Inspection)	\$150
Two Family Dwelling (2 Unit Inspection)	\$200
3 rd Floor Unit	\$ 50

A late fee of \$100/month per rental unit shall be assessed against the owner of any property for any month or portion thereof during which an owner fails to comply with the requirement of this ordinance that a rental permit be issued for the rental of any dwelling unit.

g) Nuisance. Failure or refusal to comply with the rental registration requirement of this ordinance shall be prima facie evidence of unsafe or nuisance conditions in violation of Codified Ordinance Section 1442.01^[LM6].

(h) Penalty. Whoever violates any provision of this section is guilty of a misdemeanor of the first degree and shall be fined not more than one thousand dollars (\$1,000.00) or imprisoned not more than six months, or both, for each offense. A separate offense shall be deemed committed each day during or on which a violation occurs or continues.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

CITY OF UNIVERSITY HEIGHTS, OHIO

MICHAEL DYLAN BRENNAN, MAYOR

FIRST READING: _____

PASSED: _____

ATTEST:

KELLY M. THOMAS, CLERK OF COUNCIL

APPROVED AS TO FORM:

LUKE F. MCCONVILLE, LAW DIRECTOR

INTRODUCED BY: MAYOR MICHAEL DYLAN BRENNAN

AN ORDINANCE ENACTING CODIFIED ORDINANCE SECTION 276.11 ENTITLED “PUBLIC MEETING AND NOTICE” FOR THE PURPOSE OF PROVIDING CIVIL SERVICE COMMISSION MEMBERS WITH THE RIGHT TO ESTABLISH A REGULARLY SCHEDULED MONTHLY CIVIL SERVICE COMMISSION MEETING AT A DATE AND TIME CONVENIENT FOR CIVIL SERVICE COMMISSION MEMBERS.

WHEREAS, Council wishes to give Civil Service Commission members the flexibility to establish a regularly scheduled monthly meeting date for the City’s Civil Service Commission at a date and time convenient for the Civil Service Commission members; and

WHEREAS, regularly scheduled Civil Service Commission meetings will help to facilitate the recruitment and staffing needs for the City’s Police Department and Fire Department;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS, OHIO THAT:

Section 1. Codified Ordinance Section 276.11 is hereby enacted to read in its entirety as follows:

276.11 PUBLIC MEETING AND NOTICE

The Civil Service Commission shall hold a regularly scheduled monthly meeting at a date and time established, from time to time, by the members of the Civil Service Commission; provided, that the regularly scheduled Civil Service Commission meeting may be canceled by the Mayor in the event that there is no new business for consideration. Before holding such public meeting, written notice of the public meeting shall be provided in a manner consistent with the Charter and ordinances of the City of University Heights. The written notice shall set forth the time and place of the public meeting and the nature of the proposed business. The date and time established for the regularly scheduled Civil Service Commission Meeting shall not be changed more than once per calendar year. Nothing herein shall be construed to prohibit the Civil Service Commission from re-scheduling any meeting as necessary or conducting any special meeting as necessary.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements.

CITY OF UNIVERSITY HEIGHTS, OHIO

MICHAEL DYLAN BRENNAN, MAYOR

PASSED:

ATTEST:

KELLY M. THOMAS, CLERK OF COUNCIL

APPROVED AS TO FORM:

LUKE F. MCCONVILLE, LAW DIRECTOR



Heights Hillcrest Communications Center

10 Severance Circle, Suite G1190
Cleveland Hieghts, Ohio 44118

Invoice

Date	Invoice #
11/10/2020	255

Bill To
City of University Heights 2300 Warrensville Center Road University Heights, Ohio 44118

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
1	Operating - 1st Quarter 2021	99,341.7625	99,341.76
1	Quarterly Capital Payment	4,375.00	4,375.00
	Please send payments to:	0.00	0.00
	Heights Hillcrest Communications Center c/o Chagrin Valley Regional 88 Center Street, Suite B100 Bedford, Ohio 44146 100-1130-54320		
Total			\$103,716.76

RECEIVED
NOV 15



LP1000 AEDs with EKG

Quote Number: 10290038

Remit to: **Stryker Medical**

Version: 1

P.O. Box 93308

Chicago, IL 60673-3308

Prepared For: UNIVERSITY HEIGHTS FIRE DEPT

Rep: Jason Roberts

Attn: Bob Perko

Email: jason.c.roberts@stryker.com

bperko@universityheights.com

Phone Number: (330) 697-4428

216-848-1151

Mobile: (330) 697-4428

Quote Date: 11/24/2020

Expiration Date: 02/22/2021

Delivery Address

End User - Shipping - Billing

Bill To Account

Name:	UNIVERSITY HEIGHTS FIRE DEPT	Name:	UNIVERSITY HEIGHTS FIRE DEPT	Name:	UNIVERSITY HEIGHTS FIRE DEPT
Account #:	1120426	Account #:	1120426	Account #:	1120426
Address:	3980 SILSBY	Address:	3980 SILSBY	Address:	3980 SILSBY
	UNIVERSITY HEIGHTS		UNIVERSITY HEIGHTS		UNIVERSITY HEIGHTS
	Ohio 44118		Ohio 44118		Ohio 44118

Equipment Products:

#	Product	Description	Qty	List Price	Sell Price	Total
1.0	99425-000025	LIFEPAK 1000 ECG Display w/Carry Case. Incl at N/C: Battery 11141-000156, Carry Case Strap 11425-000012, 2 pr/unit QC REDI-PAK Electrodes 11996-000017, 3 Wire Monitor Cable 11111-000016, Acc Pouch 11111-000016 & LIFEPATCH ECG electrodes 3/pk 11100-000001	4	\$3,425.00	\$2,616.90	\$10,467.60
2.0	41425-000034	Ship Kit - Literature, LP1000, W RCHG, English	4	\$0.00	\$0.00	\$0.00
3.0	11101-000016	Infant/Child Reduced Energy Defibrillation Electrode Replacement	4	\$123.00	\$92.80	\$371.20
Equipment List Price:						\$14,192.00
Equipment Total:						\$10,838.80

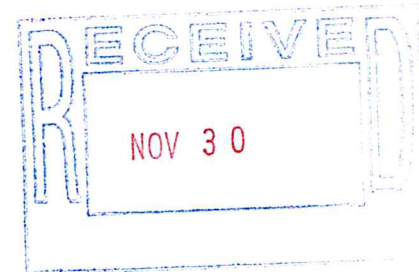
Price Totals:

Grand Total: \$10,838.80

Prices: In effect for 60 days.

Terms: Net 30 Days

Ask your Stryker Sales Rep about our flexible financing options.





LP1000 AEDs with EKG

Quote Number: 10290038

Version: 1

Prepared For: UNIVERSITY HEIGHTS FIRE DEPT

Attn: Bob Perko

bperko@universityheights.com

216-848-1151

Quote Date: 11/24/2020

Expiration Date: 02/22/2021

Remit to: **Stryker Medical**

P.O. Box 93308

Chicago, IL 60673-3308

Rep: Jason Roberts

Email: jason.c.roberts@stryker.com

Phone Number: (330) 697-4428

Mobile: (330) 697-4428

AUTHORIZED CUSTOMER SIGNATURE

Deal Consummation: This is a quote and not a commitment. This quote is subject to final credit, pricing, and documentation approval. Legal documentation must be signed before your equipment can be delivered. Documentation will be provided upon completion of our review process and your selection of a payment schedule.

Confidentiality Notice: Recipient will not disclose to any third party the terms of this quote or any other information, including any pricing or discounts, offered to be provided by Stryker to Recipient in connection with this quote, without Stryker's prior written approval, except as may be requested by law or by lawful order of any applicable government agency.

Terms: Net 30 days. FOB origin. A copy of Stryker Medical's standard terms and conditions can be obtained by calling Stryker Medical's Customer Service at 1-800-Stryker.

In the event of any conflict between Stryker Medical's Standard Terms and Conditions and any other terms and conditions, as may be included in any purchase order or purchase contract, Stryker's terms and conditions shall govern.

Cancellation and Return Policy: In the event of damaged or defective shipments, please notify Stryker within 30 days and we will remedy the situation. Cancellation of orders must be received 30 days prior to the agreed upon delivery date. If the order is cancelled within the 30 day window, a fee of 25% of the total purchase order price and return shipping charges will apply.



LP15 Accessories November 2020

Quote Number: 10290044

Remit to: **Stryker Medical**

Version: 1

P.O. Box 93308

Chicago, IL 60673-3308

Prepared For: UNIVERSITY HEIGHTS FIRE DEPT

Rep: Jason Roberts

Attn: Bob Perko

Email: jason.c.roberts@stryker.com

bperko@universityheights.com

Phone Number: (330) 697-4428

216-848-1151

Mobile: (330) 697-4428

Quote Date: 11/24/2020

Expiration Date: 02/22/2021

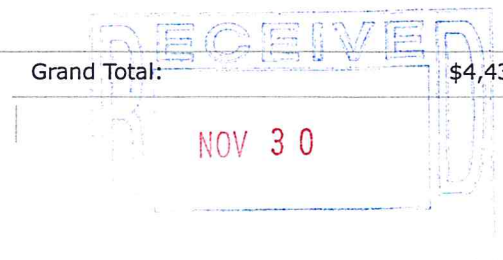
Delivery Address		End User - Shipping - Billing		Bill To Account	
Name:	UNIVERSITY HEIGHTS FIRE DEPT	Name:	UNIVERSITY HEIGHTS FIRE DEPT	Name:	UNIVERSITY HEIGHTS FIRE DEPT
Account #:	1120426	Account #:	1120426	Account #:	1120426
Address:	3980 SILSBY UNIVERSITY HEIGHTS Ohio 44118	Address:	3980 SILSBY UNIVERSITY HEIGHTS Ohio 44118	Address:	3980 SILSBY UNIVERSITY HEIGHTS Ohio 44118

Equipment Products:

#	Product	Description	Qty	List Price	Sell Price	Total
1.0	11171-000049	Masimo™Rainbow™ DCI Adult Reusable SpO2, SpCO, SpMet Sensor, 3 FT. For use with RC Patient Cable.	2	\$640.00	\$512.00	\$1,024.00
2.0	11171-000050	Masimo™Rainbow™ DCIP Pediatric Reusable SpO2, SpCO, SpMet Sensor, 3 FT. For use with RC Patient Cable.	2	\$705.00	\$564.00	\$1,128.00
3.0	11160-000017	NIBP Cuff -Reusable, Large Adult	2	\$36.00	\$26.40	\$52.80
4.0	11160-000019	NIBP Cuff-Reusable, Adult X Large	2	\$51.00	\$38.40	\$76.80
5.0	11160-000013	NIBP Cuff-Reusable, Child	2	\$26.00	\$19.20	\$38.40
6.0	11576-000046	LUCAS Disposable Suction Cup (3 pack)	2	\$148.00	\$112.00	\$224.00
7.0	21576-000074	LUCAS Stabilization Strap	2	\$97.00	\$73.60	\$147.20
8.0	11576-000080	LUCAS 3 Battery - Dark Grey - Rechargeable LiPo	2	\$755.00	\$569.60	\$1,139.20
9.0	21330-001176	LP 15 Lithium-ion Battery 5.7 amp hrs	2	\$494.00	\$303.21	\$606.42
Equipment List Price:						\$5,904.00
Equipment Total:						\$4,436.82

Price Totals:

Grand Total: \$4,436.82



Prices: In effect for 60 days.



LP15 Accessories November 2020

Quote Number: 10290044

Version: 1

Prepared For: UNIVERSITY HEIGHTS FIRE DEPT
Attn: Bob Perko
bperko@universityheights.com
216-848-1151

Quote Date: 11/24/2020

Expiration Date: 02/22/2021

Remit to: **Stryker Medical**
P.O. Box 93308
Chicago, IL 60673-3308
Rep: Jason Roberts
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Phone Number: (330) 697-4428
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Terms: Net 30 Days

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