

**MINUTES OF THE MEETING OF THE CHARTER REVIEW COMMISSION
OF THE CITY OF NORTH OLMSTED
APRIL 8, 2015**

Present: Commission members Brake, Gareau, Neuzil, Seelie, Smith, Spiezio and Tallon

Also Present: Clerk of Council Gallo

Guests: Council members Hemann and Schumann
Planning and Development Director Wenger

Chairman Gareau called the meeting to order at 7:00 p.m. in the Council Caucus room.

The Charter Review Commission meeting minutes of March 25, 2015 were approved as written.

(All Charter recommendations are attached to these minutes)

Proposed Merger of the Board of Building Code Appeals and the Board of Zoning Appeals to create a Building and Zoning Board of Appeals (BZBA)

Planning Director Wenger submitted a revised proposal to merge the Board of Building Code Appeals and the Board of Zoning Appeals to create a Building and Zoning Board of Appeals (BZBA). The revised proposal contained language specific to the qualifications of the members of the BZBA. With no further revisions recommended by the Commission, Chairman Gareau asked for a motion to approve the proposal.

Neuzil made a motion to approve the recommendation to merge the Board of Building Code Appeals and the Board of Zoning Appeals to create a Building and Zoning Board of Appeals. The motion was seconded by Seelie and passed unanimously by a vote of 7 – 0.

Article IV, The Council; Section 9, Rules and Journal of Council

Spiezio said this recommendation was before the 2010 Charter Review Commission, and he wished to reintroduce this for the current Commission's consideration. Spiezio recommended to strike (remove) partisan language from Section 9. There was a brief discussion about this language being unnecessary since the City of North Olmsted operates as a non-partisan form of government.

Seelie made a motion to approve the recommendation to remove partisan language from Article IV, Section 9 of the Charter. The motion was seconded by Smith and passed unanimously by a vote of 7 – 0.

Article X, Initiative, Referendum and Recall; Section 2, Referendum

Spiezio reviewed his recommendation for the Commission. He proposed adding the language *including those ordinances and resolutions passed as emergency legislation* to this Section. Chairman Gareau said the only problem is that if there is a true emergency,

there is a lot of time that passes when circulating a referendum petition. Right now, Council gives the residents an opportunity to comment on legislation that is passed under emergency. He gave an example when there was a catastrophic situation at the sewer plant and the city didn't have time to go out for bids. The legislation passed. Councilwoman Hemann stated the reason for the emergency has to be stated in the legislation. Gareau said it's required by the Ohio Revised Code. Hemann stated that in a lot of cases, emergency legislation is passed because there is a deadline. Gareau predicted that Council will not vote to put this recommendation on the ballot. He also explained that no action can be taken before thirty days on legislation that is not passed under an emergency. Tallon said emergency legislation is used most often to meet deadlines. There is probably an average of one piece of emergency legislation per Council meeting. Spiezio asked if the referendum has to be done within thirty days after a piece of legislation passes and Gareau responded yes. Spiezio thanked Gareau for clarifying that. Tallon said he does not believe the emergency clause is abused, and is used for commonsense purposes. Gareau gave an example that some legislation, such as Bond/Note ordinances, cannot be passed under an emergency. Smith gave more examples of when legislation needs to be passed immediately, and he further explained that Council discusses the need for the emergency. Hemann explained the difference between suspension and emergency for the Commission. Seeing no further comments, Gareau asked for a motion to withdraw the recommendation.

Spiezio made a motion to withdraw his proposal to add emergency legislation language to Article X, Section 2 of the Charter. The motion was seconded by Seelie and passed unanimously by a vote of 7 – 0.

Public Recommendations

The Commission discussed proposals submitted by resident Dennis Lambert, 25057 Carey Lane. The Commission discussed his first proposal **Article IV, The Council; Section 6, Salaries and Bonds** in which Lambert recommends to place caps on the salaries of the elected officials. Gareau explained that salaries are set for the future, not for elected officials that are serving their current terms. So, current elected officials would have to run again and win the next election in order to get paid the salary that has been set. Also, the voters are more than likely to vote any salary increase down regardless of the amount. Councilwoman Hemann said that she believes her hourly rate as a part-time working Council member is probably close to \$6.00 per hour without counting her time spent at city-related events outside of Council meetings, etc.

Tallon made a motion to reject Lambert's Recommendation 1 Article IV, The Council; Section 6, Salaries and Bonds. The motion was seconded by Seelie and passed unanimously. Recommendation rejected 7 – 0.

The Commission briefly discussed Lambert's proposal **Article V, Administrative Officers and Departments; Section 2, The Director of Law**. Gareau said the city's Ethics Code has been distributed to all members of the Commission which addresses conflicts of interest listed by Lambert in his proposal.

Neuzil made a motion to reject Lambert's Recommendation 2 Article V, Administrative Officers and Departments; Section 2, The Director of Law. The motion was seconded by Brake and passed unanimously. Recommendation rejected 7 – 0.

Lambert's fourth proposal (the third proposal was rejected at the Charter Review Commission meeting of March 25, 2015) is **Article IV, The Council; Section 9, Rules and Journal of Council** in which he suggests to codify the Rules of Council. Gareau explained that the Rules of Council are Council's rules used to govern themselves. If the rules are codified by ordinance, they can be vetoed by the Mayor, you can have a referendum, initiative etc. where people other than the legislators can get involved in the business of the legislators. The Rules of Council are adopted/re-adopted every two years by Council. Councilwoman Hemann said that codifying the Rules would be unnecessary and would hinder Council. Clerk of Council Gallo told the Commission that no amendments have been made to the Rules of Council since the year 2010. Neuzil said you can see that they are not changed that often, and it would be absurd to codify the Rules of Council by ordinance. Brake said his faith in the electorate begins and ends with their voting of Council and the Mayor to represent the city. The electorate using their best judgment to vote for elected officials and the elected officials to then use their best judgment is an adequate level of electorate involvement. Gareau said there are fail-safe methods such as voting elected officials out of office and recall. Smith said it makes no sense to vote somebody into office and then vote to handcuff them.

Brake made a motion to reject Lambert's Recommendation 4 Article IV, The Council; Section 9, Rules and Journal of Council. The motion was seconded by Seelie and passed unanimously. Recommendation rejected 7 – 0.

Lambert's fifth proposal deals with **Article IV, The Council; Section 1, Number and Terms of Council** to reduce term limits from four years to two years. Smith said if you put all members of Council on the ballot at the same time, you can end up with all new Council members that are inexperienced. Spiezio said currently there is a hard time finding people to run for Council and this may make the number of people that run for office even less. Tallon said this is basically a term limit, and a term limit is already there which is the vote of the people.

Seelie made a motion to reject Lambert's Recommendation 5 Article IV, The Council; Section 1, Number and Terms of Council. The motion was seconded by Smith and passed unanimously. Recommendation rejected 7 – 0.

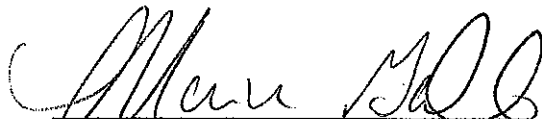
At Councilman Barker's request, Gallo informed the Commission that Mr. Burns' proposal discussed during the Charter Review Commission meeting of March 25, 2015 will be brought before Council soon as a Rule amendment (two-year sunset for legislation not acted upon by Council).

Article VII Section 2, Planning and Design Commission, (e) Mandatory Referral to Electors


Planning Director Wenger submitted a revised proposal to the members of the Commission. Gareau suggested to eliminate anything that requires mandatory referral

and adopt a new section. Director Wenger looked into what other communities have as a model for Charter language. She provided the Commission with some housing statistics for the City of North Olmsted. If condo units are included, the city passes the 80% 20%. For the future, they are trying to eliminate pure multiple residence apartment district. She said the best way to say it is to just say it in the language. Gareau said he is concerned about the language because of the potential to run into some equal protection arguments. Director Wenger said she cannot speak to the equal protection issue. Gareau said he's basing this off of what has happened in the past with refuse collection. He asked about eliminating it. Director Wenger said that is what she initially proposed. Director Wenger said she has legislation before Council to "clean up" the commercial Zoning Code with the help of a consultant in order to modernize the Code and open opportunities for more potential. Gareau suggested to eliminate the entire section and add something that is more workable. Smith agreed it would be an easier "sell" to the people of North Olmsted and would be more positive instead of trying to take something away. Director Wenger said she would rather amend it then. There was discussion about the difference between apartments and condominiums and how the style of construction effects the classification of dwelling units. Brake said the two options that should be considered are a replacement and modernization of the language or a complete striking of the section. Director Wenger said there is language already in the Charter that explains the Planning and Design Commission's obligation to the Master Plan. Councilwoman Hemann asked if it's possible to replace this section with references to the Master Plan and point out that the current language is no longer needed. Director Wenger said that could be part of the education program. Brake pointed out this was adopted in the 1970's when there was the potential to build a lot of apartment buildings. Brake asked if the Committee should recommend to Council Director Wenger's first proposal to strike the entire section but accompany it by an education campaign. Gareau suggested to speak to Law Director Gareau first about language before the recommendation is made. Councilman Schumann said his only concern would be to have it on the ballot as a negative and some of the electorate would be uncomfortable with that. Director Wenger asked if it should be replaced with mandatory referral to the electorate language or replacing it with language that will no longer have voter referral regarding multi-family dwelling. The consensus of the Commission was to eliminate and replace with language that doesn't require mandatory referral to the electorate. Gareau suggested to table this recommendation for a date certain. The Commission unanimously agreed that the entire section should be eliminated and replaced with something that's more specific to the Master Plan.

With no further business to come before the Charter Review Commission, the meeting was adjourned at 9:00 p.m.



Marie Gallo, Clerk of Council



Tim Smith, Secretary to the Charter Review Commission

Revised Amendment:

SEC. 1. BUILDING AND ZONING BOARD OF APPEALS

(a) Membership. The Building and Zoning Board of Appeals shall consist of five (5) members, who shall be residents of the municipality not holding other municipal office, who shall be appointed by the Mayor, subject to approval by the majority of the members of Council. To the extent possible, Building and Zoning Board of Appeals members should represent different occupational or professional fields related to the construction industry. Those members appointed to this Board, shall be appointed for a term of five (5) years, except that of the five appointed for the term beginning January 1, 2016, one shall be appointed for a term of one year, one for a term of two years, one for a term of three years, one for a term of four years, and the fifth member for a full term of five years. Any member of the Building and Zoning Board of Appeals may be removed for any cause by a vote of two-thirds of the members of Council. Any vacancies occurring during the term of any member of the Board, shall be filled in a manner authorized for an original appointment.

(b) Jurisdiction. The Building and Zoning Board of Appeals shall have the power to hear and decide appeals for exceptions to and variances in the application of ordinances, orders or regulations of administrative officials or agencies governing building and zoning in the municipality. The Building and Zoning Board of Appeals shall have such additional powers as may be granted to it by ordinance of the municipality. Procedure before the Building and Zoning Board of Appeals shall be in accordance with the rules and regulations established by the Building and Zoning Board of Appeals.

To: North Olmsted Charter Review Commission Members
CC: Mayor Kevin Kennedy, Director of Law Michael Gareau, Jr., Clerk of Council Marie Gallo
From: Mike Spiezio, Review Commission Member
Date: April 6, 2015
Re: Charter Amendment Proposal for Article IV, Section 9

Proposal:

Reintroduce the recommendation of the 2010 Charter Review Commission to remove the second full paragraph of Article IV, Section 9 because North Olmsted has adopted the non-partisan form of government and there are no longer "*majority or minority parties in the makeup of City Council.*" Please note that I was unable to find any information as to why this recommendation was not acted on by Council in 2010.

Existing North Olmsted Charter:

SEC. 9 RULES AND JOURNAL OF COUNCIL.

Council shall adopt its own rules, regulations or by-laws and shall keep a Journal of all its proceedings. The Journal shall be open for public inspection at all reasonable times. The voting upon any ordinance, resolution or motion shall be roll call and the vote of each Councilman entered upon the Journal.

Among the rules it adopts, Council shall provide for the appointment of its members to the various standing committees. In so providing, Council shall guarantee that each member of a minority party shall be appointed to at least one standing committee, selected by his/her party. Such selections shall be made by agreement of the members of each minority party, but in no event shall Council be required to appoint more than one minority party member to any one standing committee. In the event members of a minority party fail to agree among themselves, or two or more minority parties desire to place a member on the same standing committee of Council, then Council shall appoint to that committee the minority party member with the greatest seniority on Council. For purposes of this section of the Charter, "minority party" shall mean any political party having at least one member on Council, but less than a majority of the Council membership, or any independent member of Council.

Replace with:

SEC. 9 RULES AND JOURNAL OF COUNCIL.

Council shall adopt its own rules, regulations or by-laws and shall keep a Journal of all its proceedings. The Journal shall be open for public inspection at all reasonable times. The voting upon any ordinance, resolution or motion shall be roll call and the vote of each Councilman entered upon the Journal.

~~Among the rules it adopts, Council shall provide for the appointment of its members to the various standing committees. In so providing, Council shall guarantee that each member of a minority party shall be appointed to at least one standing committee, selected by his/her party. Such selections shall be made by agreement of the members of each minority party, but in no event shall Council be required to appoint more than one minority party member to any one standing committee. In the event members of a minority party fail to agree among themselves, or two or more minority parties desire to place a member on the same standing committee of Council, then Council shall appoint to that committee the minority party member with the greatest seniority on Council. For purposes of this section of the Charter, "minority party" shall mean any political party having at least one member on Council, but less than a majority of the Council membership, or any independent member of Council.~~

To: North Olmsted Charter Review Commission Members

CC: Mayor Kevin Kennedy, Director of Law Michael Gareau, Jr., Clerk of Council Marie Gallo

From: Mike Spiezio, Review Commission Member

Date: April 6, 2015

Re: Charter Amendment Proposal for Article X, Section 2

Proposal:

Add language to specifically state that any ordinance or resolution passed by Council which is subject to a referendum under the laws of the State of Ohio includes those ordinances and resolutions passed as emergency legislation. According to an article ("Who determines the necessity of emergency legislation?" by Tim Fox, *Ohio Lawyer*, March/April 2015, page 22) that was shared by the Chairman of this Charter Review Commission, Ohio Revised Code 731.30 states that emergency legislation is not subject to referendum and is not even reviewable by the courts.

There has been some concern in the local media and some open government advocacy groups that the use of emergency legislation is a way to circumvent the public. I personally do not think it would be a good idea to change the Charter to specifically set the rules of Council regarding emergency legislation because it would likely be too prescriptive and would not allow enough flexibility for unknown future situations that would not be specifically addressed in those potential Charter rules.

However, I feel the electors should not be stripped of their right to a referendum on legislation passed by Council simply because the legislation was declared an emergency. This proposal is an attempt to supersede Ohio Revised Code 731.30 in our Charter with regards to the treatment of emergency legislation as it pertains to a referendum. This proposal is not attempting to expand or contract what the laws of the State of Ohio define as legislation that is subject to a referendum.

I believe this proposal retains the right of the Council or the Mayor to declare an ordinance or resolution an emergency at their own discretion while strengthening the rights of the electors by treating these ordinances and resolutions the same as those passed under standard procedures.

This proposal certainly needs a legal opinion to determine whether our Charter can supersede the laws of the State of Ohio regarding legislation that is subject to referendum. Also, I welcome any input to the exact wording of this proposed change to the Charter to make the language more likely to withstand a potential future legal challenge.

Existing North Olmsted Charter:

SEC. 2 REFEREDUM.

Within thirty (30) days after the enactment by Council, of any ordinance or resolution which is subject to a referendum under the laws of the State of Ohio, a petition signed by no less than ten percent (10%) of the total electors voting at the last regular municipal election, may be filed with the Council, requesting the ordinance or resolution be repealed, or submitted to a vote of the electors. When said petition is filed the Clerk of the Council shall first ascertain the sufficiency of the petition, and, if found sufficient, the Council shall thereupon, within thirty (30) days of filing of such petition reconsider such ordinance or resolution. If Council fails to repeal said ordinance or resolution within thirty (30) days the Council shall submit to a vote of the electors at the next general or regular municipal election occurring more than ninety (90) days after filing of such petition, but if such petition is signed by at least twenty percent (20%) of such electors, the date of the election may be fixed therein, which may be a special election to be held at any time more than ninety (90) days after the filing of such petition.

Replace with:

SEC. 2 REFEREDUM.

Within thirty (30) days after the enactment by Council, of any ordinance or resolution which is subject to a referendum under the laws of the State of Ohio **including those ordinances and resolutions passed as emergency legislation**, a petition signed by no less than ten percent (10%) of the total electors voting at the last regular municipal election, may be filed with the Council, requesting the ordinance or resolution be repealed, or submitted to a vote of the electors. When said petition is filed the Clerk of the Council shall first ascertain the sufficiency of the petition, and, if found sufficient, the Council shall thereupon, within thirty (30) days of filing of such petition reconsider such ordinance or resolution. If Council fails to repeal said ordinance or resolution within thirty (30) days the Council shall submit to a vote of the electors at the next general or regular municipal election occurring more than ninety (90) days after filing of such petition, but if such petition is signed by at least twenty percent (20%) of such electors, the date of the election may be fixed therein, which may be a special election to be held at any time more than ninety (90) days after the filing of such petition.

March 24, 2015

From: Dennis M. Lambert
25057 Carey Ln., North Olmsted

lambert4olmsted@yahoo.com
440-777-8172

To: Members of the Charter Review Commission
Via Clerk of Council, Marie Gallo
[Please print and distribute this to all members]

To: All members of the Charter Review Commission

The following 3 pages contain 5 recommendations that I believe should be decided by the voters of the City of North Olmsted. The purpose is not to correct any current situations but to establish good ground-rules for the future of North Olmsted that are in the spirit and purpose for which this Charter was originally intended. Please read these 3 pages carefully and thank you for your consideration. If I can be of further assistance, I am available to discuss any issues that you may have.

Dennis M. Lambert

Recommendation 1: Amend Article 4, Section 6, SALARIES AND BONDS

Right now a portion of Section 6 reads as follows: *"The Council shall have the power to fix its own compensation and the compensation of each employee of the City"* This simply means that members of City Council, by Ordinance, can pay themselves and others any amount they choose. Since the Mayor must approve the Ordinance, he too has the power of the pen to control his own pay as well. Seriously, I know of no other business operation where the employees have the authority to establish their own rate of compensation.

I therefore propose that this section be amended AS FOLLOWS: *"The Council shall have the power to fix its own compensation and the compensation of each employee of the City **with the exception that the annual salaries established for the Office of Mayor shall not exceed \$100,000, the members of City Council shall not exceed \$12,000, the office of Director of Finance shall not exceed 80% of that of the Mayor, and the office of Director of Law, shall not exceed 67% of that of the Mayor.**"*

The object is to cap the salaries so when these ELECTED positions decide to raise their own salaries, they can do so only within the limits of the cap. To further increase their salaries, they would need to put that issue on the ballot for

approval of the citizens. The 3 reasons for establishing the Director of Law and the Finance Director's salaries by percentage of the Mayor are (1) they are not in a position to raise their own salaries, (2) it simplifies the process by requiring no more than 2 issues needing to go to the voters, and (3) the percentages would establish parity based on their duties and responsibilities in relationship to that of the Mayor.

Based on the amounts as suggest in the initial Charter Amendment, the salary of the Finance Director could not exceed \$80,000 and the salary for the part-time position of Director of Law could not exceed \$67,000. These caps are suggested as a starting point for the initial amendment to this section of the Charter. Thereafter, by Ordinance, Council could propose higher cap limits as amendments to this section. If their proposal is unreasonable, you can always vote it down, but if they are within reason, I see no reason why they would not be approved.

And again, these caps are the highest limits. Council still would have the power to establish by Ordinance, any amount within these limits. So let's say the people vote for a cap of \$120,000 for the Mayor, but council decides they only want to pay the Director of Finance \$85,000. They can do that because that amount is less than the \$96,000 cap (80% of the mayor's salary).

It is simple and it is fair and it place the power to ultimately determine the value of these elected position on the people they serve. Very much like asking your boss for a raise.

Recommendation 2: Charter Amendment to ART. 5 Sec. 2 -- THE DIRECTOR OF LAW.

I propose that the Charter restrict any Director of Law from having a business interest in or affiliation with any Law Firm that represents Employees of the City of North Olmsted, clients involved in litigation with the City of North Olmsted, individuals or businesses that make applications to the City or appear before Boards and Commissions in the City of North Olmsted and including but not limited to clients dealing with North Olmsted for the sale or purchasing of land, equipment, or supplies. The reason is obvious, Conflict of Interest! Sure, The Director of Law can remove himself from representing the City when such circumstances occur, but in my opinion, this would be Dereliction of Duty. Simply put, no Director can serve 2 masters!

Recommendation 3: Charter Amendment to ART. 4 Sec 14 -- ENACTMENT OF ZONING.

I propose that the Charter require that any change in the status of Zoning of

Property within North Olmsted be by Affirmative Vote of the Electorate. In the past when North Olmsted was vastly underdeveloped, the idea of Zoning by Council action made sense when developing a Master Plan for the city. Today, North Olmsted is almost fully developed and Zoning proposals are the Re-Zoning of land that has already been established. Sometimes these proposals encroach on Residential Property and impact entire neighborhoods. Rezoning can certainly impact what we all pay in taxes both in the present and the future.

The final decision to Rezone property should be up to the Citizens of North Olmsted, and not some disinterested City Planner whose purpose is expediency for an Administration or some Special Interest whose interest is not in the Best Interest of the Residential Property Owners.

Recommendation 4: Charter Amendment to ART. 4 Sec. 9, RULES AND JOURNAL OF COUNCIL.

I propose that the Rules Governing Council be Codified by Ordinance. Right now, City Council Rules are literally made up to suit the politics of the moment. They can be change with a whim. The only difference in having the rules Codified, is that they will need to go to Committee in Ordinance Form, read 3 times, and passed by the majority. The practical side to all this is that you will be given an opportunity to have input into the Rules of Council and should the Rules of Council become so restrictive as to shut out the Citizens from the process, the Citizens can petitions to Change the Ordinance dealing with the Rules of Council. Some will say that this is a solution looking for a problem, but I consider it a good policy for avoiding political agendas.

Recommendation 5: Amend Article 4, Section 1, NUMBER AND TERMS, OF COUNCIL

I propose that the term served by Members of City Council be amended from a four (4) year term to two (2) year term. Four years is just too long for a Representative of the People to go without some sort of review of performance by the people. This is the principle applied to both your Congressional Representative and your State Representative. Both face election every 2 years. Then there is the "Memory Factor". This simply means that the average citizen has a memory for specific events that spans just about 2 years. Events and situations that are more than 2 years old are often regarded as "old news". A politician needs only to be on his/her best behavior for the last 2 years of his/her term. Recall is virtually impossible and 4 years is just too long to wait to remove a bad representative. Now, the most compelling argument against reducing the 4 year term is that a 2 year council term has the council person in "Election Mode".

A rather lame excuse and my reply is simply this, "If you are doing a good job representing the people you serve, they will want to want you back." A good Representative will always get re-elected. Remember, the only things that require a "hard sell" are things that haven't earn your confidence.

Existing Article VII, Sec. 2(e)

(e) Mandatory Referral to Electors. Whenever the number of dwelling units in multi-family dwellings exceeds twenty percent (20%) of the total of all dwelling units in the Municipality, any rezoning or zoning for multidwelling use, by whatever name classified, approved by the Planning and Design Commission, must be submitted to Council for its consideration. If the Council approves said rezoning or zoning, it shall submit the same to the electorate at the next general election or at a special election within ninety (90) days of Council's approval. Nothing contained herein shall be construed as requiring the zoning or rezoning of land to Senior Residence Use be submitted to the Electors for approval. If the requested change is instituted by an applicant, other than a municipality, the applicant may request a special election to be held within ninety (90) days and Council shall so submit the requested change to the electorate, but only after the applicant agrees to assume all costs of the special election including advertising, and further posts a bond with the Director of Finance of the City of North Olmsted.

Notice of the election for the requested land use change shall be published in at least two (2) newspapers of general circulation three (3) separate times prior to the election, the first notice shall appear not less than five (5) weeks prior to said election, and the last at least ten (10) days prior to said election. Approval by a majority of the electors voting thereon is mandatory for the zoning or rezoning to pass.

* Amended

(e) Mandatory Referral to Electors. Upon the filing with the City of an application for zoning or rezoning of land to Multiple Residence (Apartment) use with all documentation required by City ordinances for the review and establishment of such district, the legislation providing for the zoning or rezoning shall be introduced before the Council. Such legislation, application and accompanying documentation shall be referred to the Planning and Design Commission for review of the proposed development in accordance with the provisions of the Planning and Zoning Code adopted by the Council for the establishment of a Multiple Residence (Apartment) district. The Planning and Design Commission shall prepare and submit its report and recommendation to the Council. After receipt of such report and recommendation, the Council shall submit the legislation to the electors at the next election or at a special election established by the Council, provided that the applicant agrees to assume the payment of all costs of the election and notices to the public thereof as required by Council, and secures such payments in a manner satisfactory to the Director of Finance. The Council shall certify such legislation to the Board of Elections within the time period required by law for the submission of the issue at the election. The Council shall provide by ordinance for reasonable notice to be given the electors of the issues to be considered at the election and the date, time and location of the election. No such legislation shall become effective unless approved by a majority of the votes cast on the issue and the results of that election have been certified by the Board of Elections.

Dwelling Units in North Olmsted (source: Building Department)

	Number	Percentage
Single Family Homes	10,837	74.46%
Condominium Units	1,430	9.83%
Apartment Units	2,287	15.71%
Total Dwelling Units	14,554	

Notes:

Total number of dwelling units does not include senior housing units (Emerald Village, Apts at St Richard, etc.). Cluster homes were accounted for as Single Family Homes
Condo + Apartment percentage of all dwelling units > 25% (most condo developments are apartment style)

CLUSTER HOMES

CINNAMON WOODS (208 units)
Lawrence Community Management
Mac Lawrence
1507 Lear Industrial Pkwy
Avon, Ohio 44011 440-808-5080

CINNAMON WOODS-SOUTH (86 units)
Lawrence Community Management
Mac Lawrence
1507 Lear Industrial Pkwy.
Avon, Ohio 44011
440-808-5080

WILLOW WOODS (80 units)
Lawrence Community Management
1507 Lear Industrial Pkwy
Avon, Ohio 44011 440-808-5080
Mac Lawrence

ROCKWYND (31 units)
4923 Columbia Rd.
K&C Service Corp.
50 Public Square #2000
Cleveland, Ohio 44113
Peter C. Nintcheff

NUMBER OF CONDOMINIUM UNITS AS OF 2015

Barton Woods Condos	49 Units	49
Clague Towers	95 Units	95
Clareshire Court Condos	72 Units	72
Colebrook Condos	50 Units	50
Country Club Condos	260 Units	260
Hyde Park Condos	96 Units	96
Jamestown Village Condos	80 Units	80
Jefferson Place	37 Units	37
Kings Path	130 Units	130
Mill Road Duplexes	10 Units	10
Northwoods Condos	160 Units	160
Olmsted Park Condos	111 Units	111
Roman Gardens	110 Units	110
Tudor House Condos	74 Units	74
Woodscape Condos	96 Units	96
		<u>1430</u>

NUMBER OF APARTMENT SUITES AS OF 2015

Brendan Court Apartments	83 Suites	83
Bridlewood Apartments	191 Suites	191
Butternut Ridge Apartments	260 Suites	260
Carlton Park Apartments	54 Suites	54
Clague Rd. Apartments	8 Suites	8
Columbia Square Apartments	120 Suites	120
Winterberry Village Apartments	104 Suites	104
Great Northern Village Apartments	116 Suites	116
Jamestown Apartments	324 Suites	324
Kensington Court Apartments	135 Suites	135
Kentworth Apartments - Phase I	40 Suites	40
Kentworth Apartments - Phase II	24 Suites	24
Northern View Apartments	100 Suites	100
Paradise Apartments	6 Suites	6
Mill Rd. Apartments	4 Suites	4
West 231st St. Apartments	4 Suites	4
Victoria Plaza Apartments	298 Suites	298
Walnut Grove Apartments	32 Suites	32
Westbury Apartments	284 Suites	284
Williamsburg Apartments	60 Suites	60
Kennedy Ridge Apartments	40 Units	40
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