



**Special Beachwood City Council Meeting
Monday, August 4, 2025, 6:00 PM
at Beachwood City Hall, Council Chambers,
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Agenda

-Pledge of Allegiance to the Flag of the United States of America-

1. Roll Call
2. Remarks from Beachwood School Superintendent, Dr. Robert Hardis and members of the Beachwood Board of Education
3. Citizen's Remarks (**City Council limits Citizen's Remarks to three (3) minutes each for a maximum of thirty (30) minutes unless so extended at the discretion of the President or a majority of Council per Council Rules of Procedure, Section 7, Rule 7.2)**)
4. Reports
 - a. Mayor
 - b. Council Member (non-agenda items)
 - c. Department Directors

Consent Agenda

Approval of Minutes

Committee of the Whole Meeting held on July 8, 2025

Economic Development Committee Meeting held on July 14, 2025

Regular City Council Meeting held on July 14, 2025

Ordinances

1. 2025-26

An Ordinance authorizing and directing the payment of Certain Claims (Bills) for professional and other services; and declaring this to be an urgent measure

Old Business (Regular Agenda)

Resolutions

1. 2025-34

A Resolution accepting the Planning and Zoning Commission's recommendation for Variances located at 23250 Chagrin Boulevard, Beachwood, Ohio; and declaring this to be an urgent measure

Placed on First Reading: July 14, 2025

Place on Second Reading:

New Business (Regular Agenda)

Ordinances

1. 2025-27

An Ordinance confirming the Appointment of Dr. Chelton C. Flanagan as a Member of the Civil Service Commission for the City of Beachwood, Ohio; and declaring this to be an urgent measure

Oath of Office

Oath of Office administered to Dr. Chelton C. Flanagan by Mayor Justin Berns

Resolutions

Discussion regarding Change Order #1 for the Timberlane/Green Sanitary Relief Sewer Phase II Project for Water Main Replacement Work

1. 2025-38

A Resolution authorizing Change Order No. 1 for the Timberlane/Green Sanitary Relief Sewer Phase II Project for Water Main Replacement Work, waiving competitive bidding; and declaring this to be An urgent measure

Deer Management Update presented by City Administrator, Tina Turick

**Any other matters coming before City Council
Adjournment**

**Next Regular Council Meeting will be held on: Tuesday, September 2, 2025 at 7:00 PM in
Council Chambers. For all updates regarding Council Meetings, please visit:**

www.BeachwoodOhio.com

Council Members: Alec Isaacson – Council President

Danielle Shoykhet – Council Vice-President

Jillian DeLong, Joshua Mintz, Peter L. Smith

Ali B. Stern, June E. Taylor

Clerk of Council: Whitney M. Crook, MMC, CPM



**BEACHWOOD CITY COUNCIL
COMMITTEE OF THE WHOLE MEETING MINUTES
TUESDAY, JULY 8, 2025, 5:30 PM
BEACHWOOD CITY HALL, CONFERENCE ROOM A
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Called to order at 5:31 PM by Council President Alec Isaacson

Roll Call

Present – Ms. DeLong, Mr. Isaacson, Mr. Mintz, Ms. Shoykhet, Mr. Smith, Ms. Stern,
Ms. Taylor

Others Present – Mayor Berns, Mr. Hunt, Mr. Lombardi, Mr. Smerigan, Ms. Turick

1. Mayor's Report

None.

2. Executive Session discussion regarding the threat of imminent court action:

Move by A. Isaacson, seconded by D. Shoykhet, at 5:32 P.M. to enter Executive Session.

Votes to Commence Executive Session

ROLL CALL:

Yes: 7

No: 0

Abstain: 0

Not Voting: 0

Back on the Record at 6:24 P.M.

Moved by A. Isaacson, seconded by P. Smith, at 6:25 PM to adjourn Executive Session.

Votes to Adjourn Executive Session

ROLL CALL:

Yes: 7

No: 0

Abstain: 0

Not Voting: 0

3. Any other matters coming before the Committee of the Whole

None.

Adjournment

Adjourn at 6:25 PM

Clerk

Mayor

**Pursuant to Ordinance Number 2020-78 Council has determined that the Video Recording of
the meetings shall stand as the official Minutes of its Body, its Committees,
and those of the Planning and Zoning Commission.
A written synopsis of all agenda items and votes shall also be promptly prepared and kept**



**BEACHWOOD CITY COUNCIL
ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES
MONDAY, JULY 14, 2025, 6:00 PM
BEACHWOOD CITY HALL, CONFERENCE ROOM A
25325 Fairmount Boulevard, Beachwood, Ohio 44122**

Called to order at 6:06 PM by Council Vice President Danielle Shoykhet

Roll Call

Present – Ms. DeLong, Mr. Mintz, Ms. Shoykhet

Absent – Mr. Isaacson

Others Present – Mayor Berns, Ms. Biertman, Mr. Heiser, Mr. Hunt, Mr. Roenigk, Mr. Smerigan, Ms. Stern, Ms. Taylor, Ms. Turick

1. Mayor's Report

None.

2. Executive Session discussion to obtain legal advice from the Council's attorney and to discuss the threat of imminent court action:

Move by D. Shoykhet, seconded by J. Mintz, at 6:06 P.M. to enter Executive Session.

Votes to Commence Executive Session

ROLL CALL:

Yes: 3

No: 0

Abstain: 0

Not Voting: 0

Back on the Record at 6:33 P.M.

Moved by D. Shoykhet, seconded by J. Mintz, at 6:33 PM to adjourn Executive Session.

Votes to Adjourn Executive Session

ROLL CALL:

Yes: 3

No: 0

Abstain: 0

Not Voting: 0

3. Economic Development Update

Ms. Biertman gave a presentation and update on Economic Development. The presentation is attached hereto for the official record.

4. Any other matters coming before the Economic Development Committee

None.

Adjournment

Adjourn at 6:46 PM

Clerk

Mayor

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A written synopsis of all agenda items and votes shall also be promptly prepared and kept



**REGULAR CITY COUNCIL MEETING MINUTES
MONDAY, JULY 14, 2025, 7:00 PM
AT BEACHWOOD CITY HALL, COUNCIL CHAMBERS,
25325 FAIRMOUNT BOULEYARD,
BEACHWOOD, OHIO 44122**

Called to order at 7:00 PM by Council Vice President Danielle Shoykhet

-Pledge of Allegiance to the Flag of the United States of America-

1. Roll Call

Present - Ms. DeLong, Mr. Mintz, Ms. Shoykhet, Mr. Smith, Ms. Stern, Ms. Taylor
Absent – Mr. Isaacson

Others Present - Mayor Berns, Mr. Arrietta, Ms. Bieterman, Chief Grispino,
Mr. Heiser, Chief Holtzman, Mr. Hunt, Mr. Roenigk, Mr. Rose, Ms. Rutkowski,
Mr. Smerigan, Ms. Turick

2. Presentation – MetroHealth Hospital

Shalenah Williams
Romona Brazile

3. Citizen's Remarks (**City Council limits Citizen's Remarks to three (3) minutes each for a maximum of thirty (30) minutes unless so extended at the discretion of the President or a majority of Council per Council Rules of Procedure, Section 7, Rule 7.2)**)

(Please see Video Recording for full remarks:

<https://www.beachwoodohio.com/528/Live-Stream-Recorded-Meetings>)

Kyle Fishman
Mr. Fishman made remarks

Tara Rose/Aaron Evenchik
Mr. Evenchek made remarks

Mortdecai Lichtenstein
Mr. Lichtenstein made remarks

4. Reports

a. Mayor

Mayor Berns congratulated Police Chief Grispino on his graduation from the FBI National Academy. He expressed appreciation to those who attended the Juneteenth Celebration and extended thanks to the School Board members. The Mayor also recognized the efforts of Community Services and Public Works, specifically Mr. Schroeder and Ms. Diamond, for their work in painting the American flag on the City Hall lawn.

b. Council Members (non-agenda items)

Councilmember Mintz thanked the Public Works Department for the outstanding work they do throughout the City.

Council Vice President Shoykhet commended Ms. Bierterman for organizing a successful ribbon cutting ceremony at Millennium Control Systems, noting the company's contributions through job creation, increased payroll taxes, and building improvements.

c. Department Directors

Mr. Schroeder highlighted several upcoming events, including Back-to-School activities, monthly Playground Popups, Bingo Night, Teen Night, and Gender Swims. He also noted that the new Recreation Guide will be released in mid-August.

Police Chief Grispino provided brief remarks regarding his attendance at the FBI National Academy.

Fire Chief Holtzman discussed the ongoing Civil Service process for the entry-level Firefighter/Paramedic position and reminded interested candidates of the upcoming application deadline on August 15.

Mr. Heiser reported that the City's audit has been completed.

Ms. Crook introduced the new Citizen's Guide to City Council.

Consent Agenda

Approval of Minutes:

Committee of the Whole held on June 16, 2025

Regular Council Meeting held on June 16, 2025

Ordinances

1. 2025-24

An Ordinance authorizing and directing the payment of certain claims (Bills) for professional and other services; and declaring this to be an urgent measure

Motions

1. A Motion authorizing the Clerk of Council to advertise for Bids for the City Hall Window Replacement Project per BCO 121.09 and ORC 7.16
2. A Motion authorizing the Clerk of Council to advertise for Bids for the Purchase of two (2) Hot Water Tanks for Beachwood Family Aquatic Center per BCO 121.09 and ORC 7.16

Moved by: J. Taylor, Seconded by: J. Mintz

Voice Vote

On the Suspension:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

Old Business (Regular Agenda)

Ordinances

1. 2024-63

An Ordinance Rezoning 2555 Edgewood Drive, Beachwood, Ohio 44122 (PPN# 741-08-036) and 2561 Edgewood Drive, Beachwood, Ohio 44122 (PPN# 741-08-037), from U-1 Single Family Residential District to U-5 Public and Institutional District

Placed on First Reading and Referred to the Planning and Zoning Commission: August 20, 2024

Referred to City Council back from Planning and Zoning Commission: March 27, 2025

Placed on Second Reading and Referred to Public Hearing: April 7, 2025

Public Hearing held on: June 16, 2025

Placed on Third and Final Reading: July 14, 2025

A Motion to disapprove this rezoning requested was introduced at this time.

Moved by: J. Delong, Seconded by: P. Smith

Voice Vote

On the Adoption to DISAPPROVE:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION APPROVED-

REZONING NOT

GRANTED

2. 2025-12

An Ordinance Rezoning 3663 Park East Drive, Beachwood, Ohio 44122 (PPN# 742-29-017) from U-4C Integrated Mixed Use, Multi-Family Residential, Office Retail, Recreation Business District to U-9 Motor Service District

Placed on First Reading and Referred to the Planning and Zoning Commission: April 7, 2025

Referred to City Council back from Planning and Zoning Commission: April 10, 2025

Placed on Second Reading and Referred to Public Hearing: April 21, 2025

Public Hearing held on: June 16, 2025

Placed on Third and Final Reading: July 14, 2025

Moved by: P. Smith, Seconded by: A. Stern

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

3. 2025-13

An Ordinance Amending the City of Beachwood, Ohio Planning and Zoning Code by Amending Beachwood Codified Ordinance Section 1111.02(M)(2) Titled "Classification of Uses"

Placed on First Reading and Referred to the Planning and Zoning Commission: April 7, 2025

Referred to City Council back from Planning and Zoning Commission: April 10, 2025

Placed on Second Reading and Referred to Public Hearing: April 21, 2025

Public Hearing held on: June 16, 2025

Placed on Third and Final Reading: July 14, 2025

Moved by: J. Mintz, Seconded by: D. Shoykhet

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

4. 2025-18

An Ordinance Amending the City of Beachwood, Ohio Planning and Zoning Code by Amending Beachwood Codified Ordinance Section 1107.01 titled "Amendment Procedures"

Placed on First Reading and Referred to the Planning and Zoning Commission: May 5, 2025

Referred to City Council back from Planning and Zoning Commission: June 26, 2025

Placed on Second Reading and Referred to Public Hearing: July 14, 2025

Moved by: P. Smith, Seconded by: A. Stern

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED-
PLACED ON SECOND
READING

5. 2025-5

An Ordinance Amending Various Sections of the City of Beachwood, Ohio Planning and Zoning Code

**Placed on First Reading and Referred to the Planning and Zoning Commission:
February 3, 2025**

Referred to City Council back from Planning and Zoning Commission: May 29, 2025

Placed on Second Reading and Referred to Public Hearing: July 14, 2025

Moved by: J. DeLong, Seconded by: J. Taylor

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED-
PLACED ON SECOND
READING

New Business (Regular Agenda)

Ordinances

1. 2025-25

An Ordinance Amending Various Sections of the City of Beachwood, Ohio Building Code; and declaring this to be an urgent measure

Placed on First Reading and Referred to a Council Committee for study and recommendation: July 14, 2025

Moved by: P. Smith, Seconded by: A. Stern

Voice Vote

Placed on First Reading and Referred to Council Committee:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED-PLACED ON FIRST READING

Resolutions

1. 2025-34

A Resolution accepting the Planning and Zoning Commission's recommendation for Variances located at 23250 Chagrin Boulevard, Beachwood, Ohio; and declaring this to be an urgent measure.

Moved by: J. Taylor Seconded by: J. DeLong

Council held discussion on the resolution. During the discussion, Councilmember D. Shoykhet made a motion to table the item, which was seconded by Councilmember J. Mintz.

Subsequently, a motion was made to place the item on First Reading, but before proceeding, the previous motion to table needed to be withdrawn.

Motion to Withdraw the Motion to Table:

Moved by: D. Shoykhet Seconded by: J. Mintz

Voice Vote – Motion to Withdraw:

Yes: 6 No: 0 Abstain: 0 Not Voting: 0

MOTION ADOPTED

Following the withdrawal, Council proceeded with the motion to place the resolution on First Reading.

Motion to Place on First Reading:

Moved by: D. Shoykhet Seconded by: J. Taylor

Voice Vote – On the Motion:

Yes: 6 No: 0 Abstain: 0 Not Voting: 0

MOTION ADOPTED – PLACED ON FIRST READING

2. 2025-35

A Resolution Authorizing the Purchase of a Harben Sewer Jet for the Public Works Department, Waiving Competitive Bidding; and declaring this to be an urgent measure

Moved by: J. Mintz, Seconded by: P. Smith

Voice Vote

On the Suspension:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

3. 2025-36

A Resolution Accepting a Certain Bid from Tri-Mor Corporation for the 2025 Concrete Patch Program; and declaring this to be an urgent measure

Moved by: A. Stern, Seconded by: J. Taylor

Voice Vote

On the Suspension:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

4. 2025-37

A Resolution selecting Osborn Engineering pursuant to a Request for Qualifications (RFQ) for Design Services for the Chagrin Boulevard Resurfacing Project (PID #123485); and declaring this to be an urgent measure

Moved by: D. Shoykhet, Seconded by: J. Mintz

Voice Vote

On the Suspension:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

Voice Vote

On the Adoption:

Yes: 6

No: 0

Abstain: 0

Not Voting: 0

MOTION ADOPTED

Any other matters coming before City Council

None

Adjournment

Adjourn to the next Regular City Council Meeting at 8:04 PM

Approved:

Clerk

Mayor

Next Regular Council Meeting will be held on: Monday, August 4, 2025 at 6 PM in Council Chambers. For all updates regarding Council Meetings, please visit:
www.BeachwoodOhio.com

Council Members: Alec Isaacson- Council President

Danielle Shoykhet- Council Vice-President

Jillian DeLong, Joshua Mintz, P. Smith

Ali B. Stern, June E. Taylor

Clerk of Council: Whitney M. Crook, MMC, CPM

Pursuant to Ordinance Number 2020-78 Council has determined that the Video Recording of the meetings shall stand as the official Minutes of its Body, its Committees, and those of the Planning and Zoning Commission.

A written synopsis of all agenda items and votes shall also be promptly prepared and kept.

AN ORDINANCE AUTHORIZING AND DIRECTING THE PAYMENT OF CERTAIN CLAIMS (BILLS) FOR PROFESSIONAL AND OTHER SERVICES; AND DECLARING THIS TO BE AN URGENT MEASURE

BE IT ORDAINED by the Council of the City of Beachwood, State of Ohio, that the Director of Finance is hereby authorized and directed to issue his respective warrants for the following claims, to wit:

Section 1:

For Supplies and Services	August 4th 2025	\$	20,389.98
GPD	Engineering Services	\$	4,447.50
Michael Wildermuth	Plan Review Service	\$	1,125.00
Code Consultation	Plan Review Services	\$	1,062.50
Sixmo	Plan Review Services	\$	1,281.25
Perspectus	Professional Services	\$	1,115.40
Paul Floriano	Theatre Guest	\$	3,300.00
Marjorie Adler	Music Director	\$	3,500.00
Atlantic Emergency	Invoice	\$	4,558.33

Section 2: It is found and determined that all formal actions and deliberation of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

Section 3: This Ordinance is hereby declared an urgent measure immediately necessary for the public peace, health or safety or the efficient operation of the City; and for the further reason that it is necessary to approve said item and/or services available for use at the earliest possible time, to serve the City of Beachwood and its citizens.

WHEREFORE, this Ordinance shall be in full force and effect from and after the earliest date permitted by law.

Attest: I hereby certify that this legislation was duly adopted on the 4th of August 2025 and presented to the Mayor.

Clerk

Approval: I have approved this legislation this 5th day of August 2025 and filed it with the Clerk.

Mayor

Summary of Engineering Invoices

August 4, 2025 Professional Service Ordinance

Invoice #	Invoice Date	Original Amount	Adjustment	Payment Amount	Fund	Billed	Out	2025	2024	2023
								ENCUMBRANCES		
2025119.90-6	7/5/2025	\$3,238.00	\$0.00	\$3,238.00	General			X		
2021119.91-46	7/5/2025	\$650.25	\$0.00	\$650.25	Capital					
2024120.02-12	7/11/2025	\$148.50	\$0.00	\$148.50	Deposits	Board of Education		X		X
2025120.02-4	7/11/2025	\$410.75	\$0.00	\$410.75	Deposits	Fuchs Mizardhi School		X		
Total To Pay				<u>\$4,447.50</u>						

Total Capital Fund	\$650.25
Total General Fund	\$3,238.00
Total Deposits	\$559.25
Total Street Const. Mant.	\$0.00
Less: Billable Charges	<u>(\$559.25)</u>
Net Paid by City:	<u>\$3,888.25</u>



Mail Payment To:
PNC Bank C/O Glaus Pyle Schomer Burns & DeHaven
Lockbox Number 952032
4100 W 150th St
Cleveland, OH 44135

Invoice
RECEIVED

JUL 16 2025

FINANCE DEPT

City of Beachwood
Attn: Chief Daniel Grispingo
2700 Richmond Road
Beachwood, OH 44122

July 05, 2025

Invoice No: 2025119.90 - 6

Invoice Total \$3,238.00

Project 2025119.90 Beachwood - Traffic Services 2025

Letter Proposal

Max Not to Exceed \$36,000.00

Professional Services from May 31, 2025 to June 27, 2025

Task 055 June Traffic Services

Professional Personnel

	Hours	Rate	Amount
Sr. Project Manager			
Ferrell, Brett	4.00	123.00	492.00
Westbrooks, Kevin	7.00	123.00	861.00
Staff Engineer/Architect			
Tondra, Brandon	20.00	94.25	1,885.00
Totals	31.00		3,238.00
Total Labor			3,238.00

Total this Task \$3,238.00

Billing Limits	Current	Prior	To-Date
Total Billings	3,238.00	10,572.64	13,810.64
Limit			36,000.00
Remaining			22,189.36

Total this Invoice \$3,238.00

Outstanding Invoices

Number	Date	Balance
5	6/8/2025	3,638.25
Total		3,638.25

APPROVED FOR PAYMENT

BY: DO. [Signature]
DATE: 07-14-2025
P/O: 2025-00307

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

					TOTAL
INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	COST
02/14/25	2025119.90-1R	2025119.90	01/31/25	POLICE	\$2,037.50
03/14/25	2025119.90-2	2025119.90	02/28/25	POLICE	\$1,309.88
04/03/25	2025119.90-3	2025119.90	03/28/25	POLICE	\$1,875.38
05/06/25	2025119.90-4	2025119.90	04/25/25	POLICE	\$1,711.63
06/08/25	2025119.90-5	2025119.90	05/30/25	POLICE	\$3,638.25
07/05/25	2025119.90-6	2025119.90	06/27/25	POLICE	\$3,238.00

\$13,810.64



Mail Payment To:
PNC Bank C/O Glaus Pyle Schomer Burns & DeHaven
Lockbox Number 952032
4100 W 150th St
Cleveland, OH 44135

Invoice
RECEIVED

JUL 16 2025

FINANCE DEPT

City of Beachwood
 Attn: Accounts Payable-accounts@beachwoodohio.com
 P.O. Box 22659
 Beachwood, OH 44122

July 05, 2025

Invoice No:

2021119.91 - 46

Invoice
Total **\$650.25**

Project 2021119.91 Beachwood - Richmond Road Signals

P.O. #2021-00640

Max Not to Exceed \$279,193.00

Professional Services from May 31, 2025 to June 27, 2025

Task 056 Plan Development Additional
Professional Personnel

	Hours	Rate	Amount	
Sr. Project Manager				
Goetz, Kristy	4.00	123.00	492.00	
Design Engineer				
Hobrath, Julia	1.50	105.50	158.25	
Totals	5.50		650.25	
Total Labor				650.25
Total this Task				\$650.25

Billing Limits	Current	Prior	To-Date
Total Billings	650.25	242,168.04	242,818.29 ✓
Limit			279,193.00
Remaining			36,374.71

Total this Invoice **\$650.25** *in*

Outstanding Invoices

Number	Date	Balance
45	6/8/2025	2,460.00
Total		2,460.00

P01
APPROVED FOR PAYMENT
 BY: *D.C. Reese*
 DATE: *07-14-2025*
 P/O: *2023-01448*

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
04/02/21	2021119.91-1	2021119.91	03/26/21	POLICE	\$598.50
05/07/21	2021119.91-2	2021119.91	04/30/21	POLICE	\$467.50
06/04/21	2021119.91-3	2021119.91	05/28/21	POLICE	\$4,718.50
07/01/21	2021119.91-4	2021119.91	06/25/21	POLICE	\$12,051.00
08/10/21	2021119.91-5	2021119.91	07/30/21	POLICE	\$9,089.50
09/03/21	2021119.91-6	2021119.91	08/27/21	POLICE	\$1,410.50
10/06/21	2021119.91-7	2021119.91	09/24/21	POLICE	\$17,038.00
11/05/21	2021119.91-8	2021119.91	10/29/21	POLICE	\$961.14
12/02/21	2021119.91-9	2021119.91	11/26/21	POLICE	\$5,049.50
01/14/22	2021119.91-10	2021119.91	12/31/21	POLICE	\$834.50
02/03/22	2021119.91-11	2021119.91	01/28/22	POLICE	\$957.00
03/04/22	2021119.91-12	2021119.91	02/25/22	POLICE	\$561.00
03/31/22	2021119.91-13	2021119.91	03/25/22	POLICE	\$2,267.00
05/06/22	2021119.91-14	2021119.91	04/29/22	POLICE	\$1,278.50
06/07/22	2021119.91-15	2021119.91	05/27/22	POLICE	\$670.00
07/06/22	2021119.91-16	2021119.91	06/24/22	POLICE	\$846.00
08/12/22	2021119.91-17	2021119.91	07/29/22	POLICE	\$14,696.75
09/02/22	2021119.91-18	2021119.91	08/26/22	POLICE	\$11,670.00
10/14/22	2021119.91-19	2021119.91	09/30/22	POLICE	\$3,349.00
11/11/22	2021119.91-20	2021119.91	10/28/22	POLICE	\$444.00
02/10/23	2021119.91-21	2021119.91	01/27/23	POLICE	\$1,320.00
03/10/23	2021119.91-22	2021119.91	02/24/23	POLICE	\$1,342.88
05/12/23	2021119.91-23	2021119.91	04/28/23	POLICE	\$240.00
06/08/23	2021119.91-24	2021119.91	05/26/23	POLICE	\$862.88
07/14/23	2021119.91-25	2021119.91	06/30/23	POLICE	\$2,229.00
08/11/23	2021119.91-26	2021119.91	07/28/23	POLICE	\$201.50
08/30/23	2021119.91-27	2021119.91	08/25/23	POLICE	\$10,355.00
10/13/23	2021119.91-28	2021119.91	09/29/23	POLICE	\$1,060.00
11/10/23	2021119.91-29	2021119.91	10/27/23	POLICE	\$1,500.00
12/08/23	2021119.91-30	2021119.91	11/24/23	POLICE	\$1,603.00
12/31/23	2021119.91-31	2021119.91	12/31/23	POLICE	\$14,894.50
02/09/24	2021119.91-32	2021119.91	01/26/24	POLICE	\$19,921.00
03/08/24	2021119.91-33	2021119.91	02/23/24	POLICE	\$35,822.88
04/12/24	2021119.91-34	2021119.91	03/29/24	POLICE	\$11,131.00
05/10/24	2021119.91-35	2021119.91	04/26/24	POLICE	\$1,906.50
06/09/24	2021119.91-36	2021119.91	05/31/24	POLICE	\$8,361.13
07/12/24	2021119.91-37	2021119.91	06/28/24	POLICE	\$9,093.50
09/13/24	2021119.91-38	2021119.91	08/30/24	POLICE	\$922.50
12/13/24	2021119.91-39	2021119.91	11/29/24	POLICE	\$8,386.25
01/10/25	2021119.91-40	2021119.91	12/21/24	POLICE	\$4,652.13
02/14/25	2021119.91-41	2021119.91	01/31/25	POLICE	\$7,181.50
03/14/25	2021119.91-42	2021119.91	02/28/25	POLICE	\$2,953.00
04/03/25	2021119.91-43	2021119.91	03/28/25	POLICE	\$1,775.00
05/06/25	2021119.91-44	2021119.91	04/25/25	POLICE	\$3,035.00
06/08/25	2021119.91-45	2021119.91	05/30/25	POLICE	\$2,460.00
07/05/25	2021119.91-46	2021119.91	06/27/25	POLICE	650.25
					<u>\$242,818.29</u>



Mail Payment To:
PNC Bank C/O Glaus Pyle Schomer Burns & DeHaven
Lockbox Number 952032
4100 W 150th St
Cleveland, OH 44135

Invoice
RECEIVED

JUL 18 2025

FINANCE DEPT

City of Beachwood
Attn: Larry Heiser, Finance Director
accounts@beachwoodohio.com
25325 Fairmount Blvd.
Beachwood, OH 44122

*Beachwood Board of Ed
#2024-0318*

July 11, 2025
Invoice No:

2024120.02 - 12

Invoice Total	\$148.50
---------------	----------

Project 2024120.02 Beachwood - Beachwood City Schools
Professional Services from May 31, 2025 to June 27, 2025

Task 100 Bryden ES - Plan Review and inspection

Professional Personnel

	Hours	Rate	Amount	
Project Principal				
Ciuni, Joseph	1.00	148.50	148.50	
Totals	1.00		148.50	
Total Labor				148.50
			Total this Task	\$148.50
			Total this Invoice	\$148.50

Billings to Date

	Current	Prior	Total
Labor	148.50	12,694.79	12,843.29
Totals	148.50	12,694.79	12,843.29

Bldg
APPROVED FOR PAYMENT
BY: *[Signature]*
DATE: *7-16-25*
P/O: *NO PO 783.000.53130*

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
02/09/24	2024120.02-1	2024120.02	01/26/24	BUILDING	\$1,615.50
03/08/24	2024120.02-2	2024120.02	02/23/24	BUILDING	\$297.00
04/12/24	2024120.02-3	2024120.02	03/29/24	BUILDING	\$2,748.38
05/10/24	2024120.02-4	2024120.02	04/26/24	BUILDING	\$752.00
06/13/24	2024120.02-5	2024120.02	05/31/24	BUILDING	\$1,674.63
07/12/24	2024120.02-6	2024120.02	06/28/24	BUILDING	\$1,333.38
08/09/24	2024120.02-7	2024120.02	07/26/24	BUILDING	\$219.25
09/13/24	2024120.02-8	2024120.02	08/30/24	BUILDING	\$1,994.51
10/11/24	2024120.02-9	2024120.02	09/27/24	BUILDING	\$1,365.01
10/31/24	2024120.02-10	2024120.02	10/25/24	BUILDING	\$398.13
03/14/25	2024120.02-11	2024120.02	02/28/25	BUILDING	\$297.00
07/11/25	2024120.02-12	2024120.02	06/27/25	SERVICE	\$148.50

\$12,843.29



Mail Payment To:
PNC Bank C/O Glaus Pyle Schomer Burns & DeHaven
Lockbox Number 952032
4100 W 150th St
Cleveland, OH 44135

RECEIVED **Invoice**

JUL 18 2025

FINANCE DEPT

City of Beachwood
Attn: Larry Heiser, Finance Director
accounts@beachwoodohio.com
25325 Fairmount Blvd.
Beachwood, OH 44122

*Fuchs Mizrahi School
#2023-01825*

July 11, 2025
Invoice No:

2025120.02 - 4

Invoice Total	\$410.75
----------------------	-----------------

Project 2025120.02 Beachwood - Fuchs Mizrahi School

Professional Services from May 31, 2025 to June 27, 2025

Task 100 Plan Review and Inspection as requested

Professional Personnel

	Hours	Rate	Amount
Project Principal			
Ciuni, Joseph	2.00	148.50	297.00
Sr. Engineer			
Gorman, Jacqueline	1.00	113.75	113.75
Totals	3.00		410.75
Total Labor			410.75
Total this Task			\$410.75

Billing Limits

	Current	Prior	To-Date
Total Billings	410.75	2,802.63	3,213.38 ✓
Limit			10,000.00
Remaining			6,786.62

Total this Invoice \$410.75 ✓

Outstanding Invoices

Number	Date	Balance
3	6/6/2025	638.25
Total		638.25

APPROVED FOR PAYMENT
BY: [Signature]
DATE: 7-16-25
P/O: NO PO 783.000. 53130

GPD Associates Invoices

BILLING SUMMARY INPUT WORKSHEET

INV DATE	INV #	PROJ NO.	ServiceThru Date	DEPT CHGD	TOTAL COST
03/14/25	2025120.02-1	2025120.02	02/28/25	BUILDING	\$1,652.50
04/10/25	2025120.02-2	2025120.02	03/28/25	BUILDING	\$511.88
06/06/25	2025120.02-3	2025120.02	05/30/25	BUILDING	\$638.25
07/11/25	2025120.02-4	2025120.02	06/27/25	BUILDING	\$410.75

\$3,213.38



RECEIVED
JUL 16 2025
FINANCE DEPT

July 2, 2025

The City of Beachwood
Accounts Payable Department
P.O. Box 22659
Beachwood, Ohio 44122

Re: **Building Department**
INVOICE
Plan Review Services for June 2025

Invoice for professional services rendered for the review of plans for compliance with the Ohio Building Code.

Plan Review for the month of June 2025..... \$1,125.00
Cost Breakdown Sheet Attached

Total amount due.....\$1,125.00

Respectfully,

Michael H. Wildermuth

Michael H. Wildermuth, AIA
Master Plans Examiner

APPROVED FOR PAYMENT
BY: 
DATE: 7-7-25
P/O: 2025-00054

38255 RIDGE ROAD WILLOUGHBY, OHIO 44094 440-946-1061/ C 440-749-1877
mhwildermuth@oh.rr.com



MICHAEL H. WILDERMUTH, AIA, ARCHITECT
Beachwood Plan Review

		June 2025		
MHW	Beachwood	Job Name	Time	
Job No	Receipt No.			
CB2521-01 6-13-2025	2025-03761	23634 Merch ADA	3.0 H	\$375.00
CB2522-01 6-13-2025	2025-03826	CCF Imaging	4.0H	\$500.00
CB2523-01 5-26-2025	2025-01144 FP	JFSA FA	2.0H	\$250.00
		Total	9.0 H	\$1,125.00

RECEIVED

JUL 16 2025

FINANCE DEPT

July 1, 2025

The City of Beachwood
Accounts Payable
P.O. Box 22659
Beachwood, OH 44122

RE: Building Department Plan Review

INVOICE FOR PROFESSIONAL SERVICES RENDERED:

Plan review for the month of June 2025 \$1,062.50
(See attached sheet for breakdown)

Total amount due

One Thousand Sixty-two Dollars and Fifty Cents **\$1,062.50**

Please make check payable to "Code Consultation & Plan Review Services, LLC." Thank you.



Paul Kowalczyk, MPE #798

APPROVED FOR PAYMENT
BY: 
DATE: 7-2-25
P/O: 2025-00054

**City of Beachwood
Plan Examination Services
June 2025 Invoice**

Beachwood Plan Review No.:	PK Plan Review No.:	Project:	Time:	Charge:
2025-03578	BW25-16 6/3/25	Statement Nail & Wax Lounge 3365 Richmond Road Interior Alterations	2 hours 30 min.	\$312.50
2025-03865	BW25-17 6/14/25	Cleveland Clinic CCAC 3050 Science Park Drive Network Modernization	2 hours	\$250.00
2025-03578	BW25-16.1 6/22/25	Statement Nail & Wax Lounge 3365 Richmond Road Interior Alterations – Plan Review Response	1 hour	\$125.00
2025-03578	BW25-18 6/25/25	Statement Nail & Wax Lounge 3365 Richmond Road Fire Sprinkler System Alterations	1 hour	\$125.00
2025-04294	BW25-19 6/28/25	Dr. Wick 25550 Chagrin Blvd., Suite 103 Suite Renovation	2 hours	\$250.00
Total:				\$1,062.50

Paul Kowalczyk, MPE #798



RECEIVED

JUL 16 2025

FINANCE DEPT

Invoice

Date 6/30/2025

Invoice # PE1126

Remit Payment to :

Sixmo Architecture
204 Front Street
Marietta, OH 45750

Bill To

City of Beachwood
25325 Fairmount Blvd
Beachwood, OH 44122

Project

Beachwood Plan Exams 2025

For questions regarding this invoice :

Contact Sheree Wilson at 740-809-2400 ext. 118

P.O. Number

Payment Terms

Net 30

Description	Prior Billed	Current Billing
2024-08546 - Austin Powder resub		250.00
2025-03403 - Pharmacy Call Center		312.50
2025-03393 - Asurgent Health 23412 Commerce		187.50
2025-03393 - Asurgent Health 23416 Commerce		156.25
2024-08546 - Austin Powder FS		187.50
2025-03706 - HF Sinclair		187.50

Total Due : **\$1,281.25**

APPROVED FOR PAYMENT

BY: [Signature]

DATE: 7-2-25

P/O: 2025-00054



PLAN EXAMINATION FEE CALCULATION

City of Beachwood
25325 Fairmount Blvd
Brian Roenigk, Building Commissioner

Plan Review / Invoice No.: 2024-08546

Plans Examiner: Teila C. Lovell, Master Plans Examiner, ID # 871
Remit Payment to: **SIXMO Architecture 204 Front Street, Marietta, Ohio 45750**

Date of Initial Review: December 12, 2024
Date of 2nd Review: January 3, 2025
Date of 3rd Review: June 6, 2025

Project Name: Austin Powder
Project Address: 25800 Science Park Dr
Project Description: Alterations
Area of Work: 24,500 sf

Initial Submittal:

Initial Review Date: December 12, 2024

 hours @ \$125.00 \$

Estimated Reimbursables: \$

Sub-Total \$ 0.00

Subsequent Review:

Review Date: June 6, 2025

2 hours @ \$125.00 \$ 250.00

Estimated Reimbursables: \$

Sub-Total \$ 250.00

Current Grand Total \$ 250.00



Brian Roenigk, Building Commissioner

Project Name: Asurgent Health
Project Address: 23416 Commerce Park Rd.
Project Description: Alterations
Area of Work: 1077 sq. ft.

Sub-Total	\$	156.25
-----------	----	--------

Sub-Total	\$	0.00
-----------	----	------

Page 35 of 60

RECEIVED

JUL 16 2025

FINANCE DEPT

Perspectus Architecture
1300 East 9th Street, Suite 910
Cleveland, OH 44114
(216) 752-1800

City of Beachwood
Accounts Payable
25325 Fairmount Boulevard
Beachwood, OH 44122

Invoice number 22544
Date 07/07/2025

Project 24135 CITY OF BEACHWOOD - CITY
HALL GLAZING REPLACEMENT

Professional Services through 06/30/2025

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Remaining	Current Billed
Basic Services						
Schematic Design/Design Development	5,250.00	100.00	5,250.00	5,250.00	0.00	0.00
Construction Documents	5,125.00	100.00	4,356.25	5,125.00	0.00	768.75
Bidding/Construction Phase Services	5,125.00	0.00	0.00	0.00	5,125.00	0.00
Subtotal	15,500.00	66.94	9,606.25	10,375.00	5,125.00	768.75
Total	15,500.00	66.94	9,606.25	10,375.00	5,125.00	768.75

Reimbursable Expenses

Reimbursables

	Date	Units	Cost Rate	Cost Amount	Multiplier	Rate	Billed Amount
Mileage							
	06/10/2025	36.00	0.70	25.20		0.70	25.20
	06/26/2025	36.00	0.70	25.20		0.70	25.20
Printing							
	06/26/2025			247.32	1.10		272.05
ARC							
	06/30/2025			22.00	1.10		24.20
Phase subtotal							346.65

Invoice total **1,115.40**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22449	06/13/2025	512.50	512.50				
22544	07/07/2025	1,115.40	1,115.40				
Total		1,627.90	1,627.90	0.00	0.00	0.00	0.00



ARC DOCUMENT SOLUTIONS LLC
3666 CARNEGIE AVE
CLEVELAND OH 44115-2714

DATE	INVOICE
6/25/2025	510HI9347908

Page 1/2



BILL TO:

Perspectus Architecture

Jenna Grushetskiy
1300 East 9th Street
Suite 910
Cleveland, OH 44114
P: (216) 752-1800
F: (216) 752-3833

SHIP TO:

Perspectus Architecture

Scott Sturm
1300 East 9th Street
Suite 910
Cleveland, OH 44114
P: (216) 752-1800

Purchase Order #			Customer ID		Shipping Method		Payment Terms		Order Due Date		Order	
			1020145		ARC DELIVERY		NET30		6/25/2025		510H09298502	
Ordered By					Project Number				Project Name			
Scott Sturm					24-135				Beachwood City Hall Glazing Replacement			
Quantity Ordered	Quantity Shipped	Quantity BO	UOM	Item Number	Description					Price	Extended Price	
270.00	270.00	0.00	SQFT	1600.01	Bond Prints					\$0.164	\$44.28	
6 sets of 5 (30.00x42.00)												
6	6	0	EACH	1625	Edge Binding					\$0.99	\$5.94	
5	5	0	EACH	6121.2	File Processing					\$0.55	\$2.75	
1296	1296	0	EACH	1900	8.5 X 11 Copies					\$0.098	\$127.01	
6 sets of 216												
12	12	0	EACH	1919	Cardstock Covers- 8.5X11					\$0.45	\$5.40	
6 sets of 2												
6	6	0	EACH	1950.01	GBC Comb Bind Up To 150					\$4.50	\$27.00	
1	1	0	EACH	6151.10	Project Manual Processing					\$19.99	\$19.99	
1	1	0	EACH	5201.01	Zone 1 Delivery/Split					\$10.00	\$10.00	
1	1	0	EACH	5205	Energy / Fuel Surcharge					\$4.95	\$4.95	

Bill to: Ikornfeld

Subtotal	\$247.32
CC Surcharge	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$247.32
Amount Received	
Total Due	\$247.32



ARC DOCUMENT SOLUTIONS LLC
3666 CARNEGIE AVE
CLEVELAND OH 44115-2714

DATE	INVOICE
6/25/2025	510HI9347908

Page 2/2

CUSTOMER NO	INVOICE	DOC DATE	AMOUNT DUE
1020145	510HI9347908	6/25/2025	\$247.32

We impose a surcharge of 3% on any transaction paid by credit card. We do accept Visa, Mastercard, Discover and American Express card brands. Please note the 3% surcharge is not greater than our cost of credit card acceptance that we incur. We accept debit cards, checks, and ACH payments without any surcharges.

REMIT PAYMENT TO

ARC DOCUMENT SOLUTIONS LLC
NEW REMIT TO ADDRESS
PO BOX 645913
CINCINNATI, OH 45264-5913
(216) 539-1501
ARC.AR.CENTRAL@E-ARC.COM



QuickPay Online Payment

Scan or Click

[HTTPS://PAY.ARCREMOTE.COM/P/FB7965A3-D578-41A2-8354-C375A504ED90](https://pay.arcremote.com/p/fb7965a3-d578-41a2-8354-c375a504ed90)

DATE: APRIL 16, 2025

RECEIVED
MAY 08 2025
FINANCE DEPT

QUAN	DESCRIPTION AND TERMS	ITEM PRICE	BALANCE DUE
	Guest Artist- Summer Youth Theatre Youth Camp-5 weeks		3300.00
	Total		3300.00
	Paul Floriano 14360 Cedar Rd. #107A Cleveland Hts., OH 44121		

RECEIVED

MAY 08 2025

FINANCE DEPT

DATE: APRIL 15, 2025

QUAN	DESCRIPTION AND TERMS	ITEM PRICE	BALANCE DUE
	Music Director, Keyboardist- Beachwood Summer youth Camp		3,500.00
	Total		3,500.00
	Marjorie B. Adler 2583 Saybrook Rd. University Heights, OH 44118		

63 6-10-25 #1022

13707MA



Macedonia Service Center

7900 Empire Parkway

Macedonia, OH 44056

(330) 748-5080

www.atlanticemergency.com

ACHWOOD

PAYABLE

MAIL-EMAIL INVS ONLY

WOOD, OH 44122

TE:216-464-1212 CONT:216-464-1212

INVOICE

PAGE 2

SERVICE ADVISOR: 1675 JOSH GEHRKE

BUS: CELL: SERVICE ADVISOR: 1675 JOSH GEHRKE

COLOR	YEAR	MAKE/MODEL	VIN	JOB NUMBER	MILEAGE IN / OUT	TAG	
	11	E-ONE E-ONE PUMPER	4EN6AAA8XB1006340		62213/62213	136340	
DEL. DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE
08FEB11 DD		08FEB2012	17:00 22MAY25	2025-00934		CHG	06JUN25
R.O. OPENED	READY	OPTIONS					
08:10 12MAY25	15:13 06JUN25						

LINE	OPCODE	TECH	TYPE	HOURS	LIST	NET	TOTAL
------	--------	------	------	-------	------	-----	-------

E** R&R DRAIN VALVE

AE10-PUMP-DRNVLV R&R DRAIN VALVE

1457 CP

185.00 185.00

1 114555 3/4" DRAIN VALVE W/OUT HANDLE

34.58

1 RFRFT FREIGHT

25.00

PARTS: 59.58 LABOR: 185.00 OTHER: 0.00 TOTAL LINE E: 244.58

62213 REMOVE AND INSTALL NEW DRAIN/BLEEDER VALVE FOR 4IN VALVE ON

PS. RUN TRUCK AND CHECK FOR LEAKS, VALVE NO LONGER LEAKING.

F** R&R #3 DISCHARGE RELIEF VALVE

AE10-PUMP-DIS-RLF R&R #3 DISCHARGE RELIEF VALVE

1457 CP

925.00 925.00

2 88250012 2.5" VALVE COMPLETE

615.72

PARTS: 615.72 LABOR: 925.00 OTHER: 0.00 TOTAL LINE F: 1540.72

62213 REMOVE #3 DISCHARGE VALVE THAT WAS LEAKING EXTERNALLY ON PUMP

SIDE OF VALVE. FOUND VALVE HAD BEEN FROZEN AND CRACKED. CHECKED

MOUNTING FLANGE FOR STRAIGHTNESS, WAS BENT. REMOVE VALVE EXTENSION FROM

PUMP AND FILE FLAT, REINSTALLED VALVE EXTENSION AND VALVE IN TRUCK. RUN

PUMP TO CHECK FOR LEAKS. #3 IS FIXED AND NO LONGER LEAKING, BUT NOW THE

#4 IS LEAKING TOO AND VALVE LOOKS SWOLLEN FROM FREEZING. REPLACE #4

VALVE AND RUN TRUCK. NO MORE LEAKING VALVES.

CUSTOMER PAY SHOP CHARGE FOR REPAIR ORDER

673.30

APPROVED FOR PAYMENT

BY: C. Cum

DATE: 6-30-25

P/O: 25-01427

AN 18% (1.5% MONTHLY) APRIL RATE FEE

APPLIES TO PAST DUE BALANCES

PLEASE REMIT PAYMENT TO:

12351 RANDOLPH RIDGE LANE

MANASSAS, VA 20109

DO HEREBY CERTIFY THERE ARE (AND WERE

NOTES: SUFFICIENT FUNDS LAWFULLY APPROPRIATED

OR IN THE PROCESS OF COLLECTION TO

SUPPORT THE PROPOSED EXPENDITURE

REFERENCED IN THE ATTACHED DOCUMENT

Disclaimer of Warranties

The factory warranty constitutes all of the warranties with respect to the sale of this item/items. The seller hereby expressly disclaims all warranties either express or implied, including any implied warranty of merchantability or fitness for a particular purpose. Seller neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of this item/items. All goods returned must be accompanied by this invoice. No Returns on Non Stock Parts/Equip.

Repairs properly completed and checked by:

Authorized Signature

DESCRIPTION	TOTALS
LABOR AMOUNT	6732.99
PARTS AMOUNT	1102.04
GAS, OIL, LUBE	0.00
SUBLET AMOUNT	0.00
MISC. CHARGES	673.30
TOTAL CHARGES	8508.33
LESS INSURANCE	0.00
SALES TAX	0.00
PLEASE PAY THIS AMOUNT	8508.33

CUSTOMER COPY

Tactical Planning, LLC

P.O. Box 3163
Cuyahoga Falls, Ohio 44223
Ph: 440-725-1886
geosmerigan@gmail.com

TO: Beachwood City Council

FROM: George Smerigan, City Planner

DATE: July 2, 2025

RE: **P&Z 2025-22**



Beachwood Office, LLC
23250 Chagrin Boulevard
Required Unit Mix Variance

Section 1118.04(e) limits the combined total of studio and one-bedroom units in the U-3C Planned Multi-Family Residential District to not more than fifty percent (50%) of the total number of dwelling units. It seems that the mix of units may be better established by the market place and by the type of tenant intended to be targeted by the development. Given the location of the subject site, it is anticipated that young professionals will be the target market for these dwelling units. For that target market, the most desired configuration is currently a one-bedroom unit.

The applicant is seeking to configure 120 of the proposed 144 dwelling units as either studio or one-bedroom units. That would equate to 83% of the total number of apartments. I do not believe that the Code requirement still serves a valid regulatory function and do not think that granting the variance will have any adverse impacts. The necessity to construct two- and three-bedroom apartments in a market that is not demanding them does not advance the City or accomplish a legitimate governmental purpose.

The Planning and Zoning Commission has unanimously recommended that City Council approve the variance subject to the following stipulations:

1. Pursuant to Section 1159.04 it is determined that a practical difficulty will result on the subject site from the literal enforcement of Code Section 1118.04(e) with regard to required dwelling unit mix.
2. Granting a variance to Section 1118.04(e) to permit a total of 83% of the apartments to be studio and/or one-bedroom units.

INTRODUCED BY:

AMENDED RESOLUTION NO. 2025-34

A RESOLUTION ACCEPTING THE PLANNING AND ZONING COMMISSION'S RECOMMENDATION FOR A VARIANCE LOCATED AT 23250 CHAGRIN BOULEVARD, BEACHWOOD, OHIO; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, Beachwood Office, LLC has requested that the Planning and Zoning Commission recommend to City Council the approval of a variance located at 23250 Chagrin Boulevard, Beachwood, Ohio;

WHEREAS, the requested proposed unit configuration—120 of the proposed 144 dwelling units to be studio or one-bedroom units—equates to 83% of the total number of apartments, exceeding the 50% maximum established by Section 1118.04(e) of the Codified Ordinances;

WHEREAS, the Planning and Zoning Commission, on June 26, 2025, reviewed the request in P&Z Case No. 2025-22 and unanimously recommended that City Council grant the requested variance; and

WHEREAS, it is determined that literal enforcement of BCO Section 1118.04(e) would result in a practical difficulty given current market demand and the intended target demographic.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Beachwood, County of Cuyahoga and State of Ohio, that:

Section 1: Council accepts the recommendation of the Planning and Zoning Commission made on June 26, 2025, in P&Z Case No. 2025-22 and grants the following variance located at 23250 Chagrin Boulevard, Beachwood, Ohio:

- a. Pursuant to BCO Section 1159.04, it is determined that a practical difficulty will result at the subject site from the literal enforcement of BCO Section 1118.04(e) with regard to the required dwelling unit mix.
- b. A variance is granted from BCO Section 1118.04(e) to permit 83% of the total number of units to be configured as studio and/or one-bedroom units.

Section 2: The failure to comply with any one or more of the conditions, stipulations, or requirements listed in Section 1 of this Resolution and/or any other provision of the Zoning Code shall be deemed to be a violation of the Zoning Code and the Building Commissioner and any other City official are authorized to take any action that may be necessary to enforce the conditions, stipulations and requirements.

Section 3: It is found and determined that all formal actions and deliberations of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

Section 4: This Resolution is hereby declared to be an urgent measure necessary for the immediate preservation of the public peace, health or safety or the efficient operation of the City, and for the further reason that the project may proceed forthwith; wherefore, this Resolution shall be in full force and effect immediately upon its passage and approval by the Mayor.

Attest: I hereby certify this legislation was duly adopted on the ___ day of August, 2025 and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the ___ day of August, 2025.

Clerk

Approval: I have approved this legislation this ___ day of August, 2025 and filed it with the Clerk.

Mayor

CITY OF BEACHWOOD

INTER-OFFICE MEMORANDUM

TO: **Alec Isaacson, Council President**
Danielle Shoykhet, Council Vice President
Pete Smith, Member of Council
June Taylor, Member of Council
Joshua Mintz, Member of Council
Ali Stern, Member of Council
Jillian Delong, Member of Council

FROM: Justin Berns, Mayor 

DATE: July 28, 2025

SUBJECT: **Civil Service Commission Appointment**

I recommend appointing Rev. Dr. Chelton Flanagan as a member of the Civil Service Commission for an unexpired term ending December 31, 2030.

Please bring this appointment before City Council for confirmation at the next available City Council meeting. By way of this memorandum, I am asking our Clerk of Council, Whitney Crook, to reach out to Rev. Dr. Flanagan and invite him to the City Council meeting where he can be sworn in.

Cc: Steve Holtzman, Fire Chief
Dan Grispino, Police Chief
Larry Heiser, Finance Director
Todd Hunt, Law Director
Whitney Crook, Clerk of Council

INTRODUCED BY:

ORDINANCE NO. 2025-27

AN ORDINANCE CONFIRMING THE APPOINTMENT OF DR. CHELTON C. FLANAGAN AS A MEMBER OF THE CIVIL SERVICE COMMISSION FOR THE CITY OF BEACHWOOD, OHIO; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, pursuant to Article IV, Section (4)(7) of the City Charter, the Mayor has appointed Dr. Chelton C. Flanagan as a Member of the Civil Service Commission of the City of Beachwood and has requested Council to confirm said appointment; and

WHEREAS, this appointment is to fill an unexpired term on the Civil Service Commission.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Beachwood, County of Cuyahoga, and State of Ohio, that:

Section 1: The appointment by the Mayor of Dr. Chelton C. Flanagan as a Member of the Civil Service Commission of the City of Beachwood for a term not to exceed December 31, 2030, pursuant to Article IV, Section (4)(7) of the City Charter, be and the same is hereby confirmed.

Section 2: It is found and determined that all formal actions and deliberations of Council and its committees relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

Section 3: This Ordinance is declared to be an urgent measure necessary for the public peace, health, safety, or the efficient operation of the City; and for the further reason that the appointment provided herein is needed for the proper operation of an essential function of the City government; wherefore, this Ordinance shall be in full force and effect immediately upon its enactment and approval by the Mayor.

Attest: I hereby certify this legislation was duly adopted on the 4th day of August, 2025, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 5th day of August, 2025.

Clerk

Approval: I have approved this legislation this 5th day of August, 2025 and filed it with the Clerk.

Mayor

STATE OF OHIO)
)
COUNTY OF CUYAHOGA)

OATH OF OFFICE

I, **CHELTON C. FLANAGAN**, do solemnly swear that I will support the Constitution of the United States, the Constitution of the State of Ohio, and the Charter and Ordinances of the City of Beachwood, and that I will faithfully, honestly, and impartially discharge the duties as **MEMBER OF THE CIVIL SERVICE COMMISSION** for the City of Beachwood, State of Ohio, during my continuance in said office.

Chelton C. Flanagan

SWORN TO before me and subscribed in my presence this **4th day of August, 2025.**

Justin Berns, Mayor



5595 Transportation Boulevard, Suite 100
Cleveland, Ohio 44125

Phone 216.518.5544
www.gpdgroup.com

Chris Arrietta, Public Works Director
City of Beachwood
23355 Mercantile Road
Beachwood, Ohio 44122

July 29, 2025

**RE: Timberlane/Green Sanitary Relief Sewer, Phase 2
Change Order – Waterline Replacement**

Dear Mr. Arrietta:

The above-mentioned project began construction on June 2, 2025. The first item to install on the project was the sanitary relief sewer. This sewer is deeper than every utility in the street. During the installation of this sanitary relief sewer, the water main in Greenlawn experienced multiple problems, including breaks and leaks. This water main is close to 100 years old, however in accordance with CWD records it has only experienced 5 breaks in its lifetime and its flow rate of 1950 gpm is above the recommended minimum of 1500 gpm for fire flow. Therefore, it was not scheduled to be replaced with this project.

However, due to all the issues we have experienced during construction it is our recommendation to replace this waterline before we pave the road above. We have submitted and received approval from CWD to replace the waterline, and we have applied for funding from CWD to help pay for the replacement.

The sanitary relief sewer on Greenlawn is completely installed and it is nearing completion on Beachwood Blvd. The contractor is currently replacing house connection laterals for the sewers and installing new catch basins on Greenlawn. He cannot go any further until the waterline is replaced, because the next step would be to install the new road above.

We solicited a quote from TriMor Construction for the replacement of the waterline, and it is attached to this letter.

We hereby recommend a Change Order to the TriMor contract of \$ 470,089.52, to replace the waterline. The new contract price will be \$ 3,412,544.52.

Very truly yours,

GPD Group

A handwritten signature in black ink, appearing to read "J. Ciuni", is written over the printed name and title.

Joseph R. Ciuni, P.E., P.S.
City Engineer

July 28, 2025

Contact : JOE CIUNI

Customer: GPD Group

Address: 5595 Transportation Blvd, Suite 100, Cleveland, Oh 44125

EMAIL: JCIUNI@GPDGROUP.COM

PROJECT Timberlane Sanitary Relief Sewer
LOCATION: Beachwood

GREENLAWN AVE ADDITIONAL WORK PROPOSAL REVISED

Bid Item	Description	Quantity	Units	Unit Price	Bid Total
10100	PIPE REMOVED, 24" & UNDER	1,144.000	FT	\$ 16.50	\$ 18,876.00
10200	VALVE BOX REMOVED	2.000	EA	\$ 375.00	\$ 750.00
10300	FIRE HYDRANT REMOVED, APP	3.000	EA	\$ 855.00	\$ 2,565.00
10400	8" WATER MAIN DIP, CL52, PUSH ON JNTS & FTGS, APP	1,095.000	FT	\$ 165.00	\$ 180,675.00
10500	8" WATER MAIN DIP, CL52, BOLTLESS JNTS & FTGS, APP	49.000	FT	\$ 192.00	\$ 9,408.00
10600	8" GATE VALVE & VALVE BOX, APP	2.000	EA	\$ 6,946.00	\$ 13,892.00
10700	6" FIRE HYDRANT, APP	4.000	EA	\$ 10,800.00	\$ 43,200.00
10800	RETAP & RECONNECT 1" WATER SERVICE, SHORT, CWD	7.000	EA	\$ 3,090.00	\$ 21,630.00
10900	RETAP & RECONNECT 1" WATER SERVICE, LONG, CWD	9.000	EA	\$ 3,985.00	\$ 35,865.00
11000	CHLORINATION PIT	2.000	EA	\$ 3,755.00	\$ 7,510.00
11200	TEMP BY-PASS COMPLETE, CWD	2,662.000	FT	\$ 31.50	\$ 83,853.00
11300	CWD CHARGES	1.000	LS	\$ 4,765.52	\$ 4,765.52
11400	CONSTRUCTION LAYOUT STAKES & SURVEYING	1.000	LS	\$ 5,500.00	\$ 5,500.00
11500	AS-BUILT DRAWINGS	1.000	LS	\$ 12,800.00	\$ 12,800.00
11600	ALT-RECONNECT EXISTING COPPER TO NEW MAIN IF APPLI	16.000	EA	\$ 1,800.00	\$ 28,800.00
Bid Total					\$ 470,089.52

ACCEPTED BY:

DATE:

BEACHWOOD PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMORANDUM

TO: Mayor Justin Berns

FR: Chris Arrietta, Public Works Director

DT: July 30, 2025

RE: Council Agenda Item: Timberlane/Green Sanitary Relief Sewer Change Order

The sanitary relief sewer installation on Greenlawn Avenue and Beachwood Boulevard is nearing completion. As you are aware, the scope of the project includes the installation of the main relief sewer line, installation of new sewer laterals, catch basins, aprons and complete road replacement. Throughout the process, Tri Mor Construction has experienced several water main breaks along the Greenlawn portion of the project. We have been working closely with the Cleveland Water Department to resolve these issues to keep this project moving forward and on schedule.

The water main on Greenlawn was installed in 1927 and we are recommending the replacement of this line prior to the new road being constructed. Tri Mor Construction has submitted a quote for \$470,089.52. After reviewing the quote and comparing this project to similar CWD projects, we feel this price is fair and meets industry standards. The current quote does not include a contingency amount, so we would like to add 10% for any unforeseen work. Due to the time constraints we are under to complete the remainder of this project, we are recommending accepting this submittal and proceeding with the installation of the water main.

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 FOR THE TIMBERLANE/GREEN SANITARY RELIEF SEWER PHASE II PROJECT FOR WATER MAIN REPLACEMENT WORK, WAIVING COMPETITIVE BIDDING; AND DECLARING THIS TO BE AN URGENT MEASURE

WHEREAS, pursuant to Resolution No. 2025-23, the City previously accepted a certain bid from Tri-Mor Corporation in a total amount not to exceed Two Million Nine Hundred Forty-Two Thousand Four Hundred Fifty-Five Dollars and No Cents (\$2,942,455.00) for the Timberlane / Green Sanitary Relief Sewer Phase II Project;

WHEREAS, during the course of construction, Tri-Mor Corporation has encountered multiple breaks in the existing water main along Greenlawn Avenue, which was originally installed in 1927 and is now beyond its useful service life;

WHEREAS, the City has worked in close coordination with the Cleveland Water Department to address these water main breaks while maintaining Project progress and minimizing disruption;

WHEREAS, to avoid future utility failures and to protect the City's investment in the reconstructed roadway, it is necessary to immediately replace the aging water main prior to final paving and roadway restoration;

WHEREAS, Tri-Mor Corporation has submitted a proposal in the amount of Four Hundred Seventy Thousand Eighty-Nine Dollars and Fifty-Two Cents (\$470,089.52) for the water main replacement work, which has been reviewed and determined to be reasonable, consistent with industry standards, and comparable to similar Cleveland Water Department projects;

WHEREAS, a 10% contingency is requested by the City administration to be added to the contract amount to account for any unforeseen conditions that may arise during the course of this work; and

WHEREAS, Council finds that, due to the urgent nature of this work and the need to maintain Project continuity and avoid delay, it is in the best interest of the City to authorize this change order and waive competitive bidding as Tri-Mor Corporation is already mobilized and engaged on-site and is uniquely positioned to complete the additional work in a timely and cost-effective manner; and Council wishes to further authorize an increase in the total Project amount from Two Million Nine Hundred Forty-Two Thousand Four Hundred Fifty-Five Dollars and No/Cents (\$2,942,455.00) to Three Million Four Hundred Twelve Thousand Five Hundred Forty-Four Dollars and Fifty-Two Cents (\$3,412,544.52), which includes the cost of the water main replacement and a 10% contingency to address any unforeseen conditions.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Beachwood, County of Cuyahoga, and State of Ohio, that:

Section 1: The Council, having been informed by the Public Works Director and City Engineer, and with the recommendation of the Mayor, hereby approves Change Order No. 1 to the Purchase Order issued Tri-Mor Corporation to reflect additional work in a total amount not to exceed Four Hundred Seventy Thousand Eighty-Nine Dollars and Fifty-Two Cents (\$470,089.52), thereby changing the total contract amount to Three Million Four Hundred Twelve Thousand Five Hundred Forty-Four Dollars and Fifty Two Cents (\$3,412,544.52), which includes the cost of the water main replacement and a 10% contingency to address any unforeseen conditions.

Section 2: Pursuant to its authority under B.C.O. 121.09(a)(1), Council hereby waives competitive bidding of this additional public improvement work for the reasons set forth in the recitals to this Resolution, the emergency nature of the public improvement, and the strong likelihood that a more competitive and better contractual and practical situation will result therefrom.

Section 3: It is found and determined that all formal actions and deliberations of Council and its committees, relating to the passage of this legislation that resulted in formal action were in meetings open to the public where required by Chapter 105 of the Codified Ordinances of the City.

Section 4: This Resolution is declared to be an urgent measure necessary for the public peace, health, safety, and the efficient operation of the City; and for the further reason that the work may continue in a timely and more effective manner; wherefore, this Resolution shall be in full force and effect immediately upon its passage and approval by the Mayor.

Attest: I hereby certify this legislation was duly adopted on the 4th day of August, 2025, and presented to the Mayor for approval or rejection in accordance with Article III, Section 8 of the Charter on the 5th day of August 2025.

Clerk

Approval: I have approved this legislation this 5th day of August, 2025, and filed it with the Clerk.

Mayor