

**CITY OF MAPLE HEIGHTS  
COUNCIL MEETING AGENDA (Amended)**

**Maple Heights Senior Center - 7:00 PM**

**January 15, 2025**

- |     |   |  |
|-----|---|--|
| 1.  | <b>Caucus: 6:30 pm</b>                  | <b>All Members of Council</b>                      |
| 2.  | <b>Call to Order:</b>                   | <b>Council President Ron Jackson</b>               |
| 3.  | <b>Invocation/Pledge of Allegiance:</b> | <b>Councilwoman Toni Jones, District 2</b>         |
| 4.  | <b>Roll Call:</b>                       | <b>Council Clerk Leonette Cicirella Johnson</b>    |
| 5.  | <b>Addendum:</b>                        |  |
| 6.  | <b>Approval of Minutes:</b>             | <b>December 4, 2024 Regular Meeting of Council</b> |
| 7.  | <b>Communications:</b>                  |  |
| 8.  | <b>Council Committee Reports:</b>       |  |
| 9.  | <b>Department Reports:</b>              |  |
| 10. | <b>Comments from City Residents:</b>    | <b>Per Council Rule 220.01(c)(9)</b>               |
| 11. | <b>Legislation:</b>                     |  |

**2025-01, As Amended A RESOLUTION PURSUANT TO R.C. 5705.19(Y) AND 5705.25 SUBMITTING TO THE ELECTORS OF THE CITY OF MAPLE HEIGHTS AT THE MAY 6, 2025 PRIMARY ELECTION THE QUESTION OF THE RENEWAL OF AN EXISTING 1.3 MILL TAX LEVY FOR THE PURPOSE OF THE PAYMENT OF CURRENT EXPENSES AND GENERAL OPERATIONS OF THE MAPLE HEIGHTS SENIOR CENTER, AND DECLARING AN EMERGENCY.**

**Reading 2 (Blackwell )**

**2025-04 AN ORDINANCE WAIVING FOR THE TIME PERIOD JANUARY 1, 2025 THROUGH DECEMBER 31, 2025 THE ONE HUNDRED PERCENT (100%) ESCROW REQUIREMENT TO CORRECT VIOLATIONS RESULTING FROM POINT OF SALE INSPECTIONS PER CHAPTER 1494 OF THE CODIFIED ORDINANCES OF THE CITY OF MAPLE HEIGHTS TO OFFER AN INCENTIVE TO INDIVIDUALS WHO PURCHASE RESIDENTIAL PROPERTIES AND OCCUPY SUCH RESIDENTIAL PROPERTIES, AND DECLARING AN EMERGENCY.**

**Reading 1 (Blackwell )**

**2025-05 A RESOLUTION AUTHORIZING THE ENGINEER TO BEGIN THE PREPARATION OF PLANS AND SPECIFICATIONS AND TO ADVERTISE FOR BIDS FOR THE MAPLE HEIGHTS SENIOR CENTER ACCESSIBILITY PROJECT IN THE CITY OF MAPLE HEIGHTS, AND DECLARING AN EMERGENCY.**

**Reading 1 (Blackwell )**

**2025-06 AN ORDINANCE AMENDING COUNCIL'S RULES OF ORDER SET FORTH IN SECTION 220.01 OF THE CODIFIED ORDINANCES OF THE CITY OF MAPLE HEIGHTS, AND DECLARING AN EMERGENCY.**

**Reading 1 (Stafford Marbury )**

**MOTION: A MOTION TO APPROVE THE LAW DIRECTOR'S APPOINTMENT OF  
RAEMARIE RINI AS ASSISTANT PROSECUTOR/ASSISTANT LAW DIRECTOR**

- 12. Expenditures over \$25,000.00:**
- 13. Mayor's Report:**
- 14. Council/Council President's Reports:**
- 15. Adjournment:**

**RESOLUTION NO.: 2025-01, AS AMENDED**  
**INTRODUCED BY:** Mayor Annette M. Blackwell  
**MOTION FOR ADOPTION BY:**  
**CO-SPONSORED BY:**

**A RESOLUTION PURSUANT TO R.C. 5705.19(Y) AND 5705.25 SUBMITTING TO THE ELECTORS OF THE CITY OF MAPLE HEIGHTS AT THE MAY 6, 2025 PRIMARY ELECTION THE QUESTION OF THE RENEWAL OF AN EXISTING 1.3 MILL TAX LEVY FOR THE PURPOSE OF THE PAYMENT OF CURRENT EXPENSES AND GENERAL OPERATIONS OF THE MAPLE HEIGHTS SENIOR CENTER, AND DECLARING AN EMERGENCY.**

**WHEREAS**, on December 18, 2024, this Council adopted **Resolution No. 2024-113** pursuant to Sections 5705.03(B) and 5705.19(Y) of the Revised Code declaring it necessary to renew all of an existing 1.3 mill ad valorem tax outside of the ten-mill limitation for the payment of current expenses and general operations of the Maple Heights Senior Center, for five (5) years and requesting that the County Fiscal Officer certify (i) the total current tax valuation of the City, and (ii) the dollar amount of revenue that would be generated by the levy; and

**WHEREAS**, on January 8, 2025 the County Fiscal Officer certified that (i) the total current tax valuation of the City is \$495,743,860.00 and (ii) the dollar amount of revenue that would be generated by the levy would be \$344,800.00 annually during the life of the levy, assuming that the total tax valuation remains constant throughout the life of the levy.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Maple Heights, County of Cuyahoga, State of Ohio, that:

**Section 1.** This Council finds, determines and declares that the amount of taxes which may be raised by the City of Maple Heights within the ten-mill limitation by levies on the current tax list and duplicate will be insufficient to provide an adequate amount for the necessary requirements of this City, and that it is necessary to renew the tax levy in excess of that limitation at the rate of 1.3 mill for five (5) years for the payment of current expenses and general operations of the Maple Heights Senior Center.

**Section 2.** The question of the renewal of all of an existing 1.3 mill for each \$1 of taxable value ad valorem tax outside of the ten-mill limitation for the payment of current expenses and general operations of the Maple Heights Senior Center, which the County Fiscal Officer has certified at the Estimated Cost of \$21.00 for each \$100,000 of the County Fiscal Officer's appraised value and the County Fiscal Officer estimates it will collect Three Hundred Forty-Four Thousand, Eight Hundred Dollars (\$344,800.00) annually, for five years, beginning with the tax list and duplicate for the year 2025, the proceeds of which levy first would be levied upon the entire territory of the City and available to the City in the calendar year 2026, shall be submitted pursuant to Sections 5705.19(Y) and 5705.25 of the Revised Code to the electors of the City of Maple Heights at an election to be held therein on May 6, 2025, as authorized by law. That election shall be held at the regular places of voting in the City as established by the Board of Elections of Cuyahoga County, or otherwise, within the times provided by law and shall be conducted, canvassed and certified in the manner provided by law.

**Section 3.** The Clerk of Council be and is hereby authorized to give or cause to be given notice of that election as provided by law.

**Section 4.** The Clerk of Council be and is hereby directed to immediately deliver a certified copy of this Resolution and the related County Fiscal Officer's Certificate to the Board of Elections of Cuyahoga County, Ohio.

**Section 5.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting on the date indicated below, and that all deliberations of this Council and of any of its Committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**Section 6.** This Resolution constitutes an emergency measure necessary for the public peace, safety and general welfare of the City and for the further reason that it must be timely filed with the Board of Elections in order to submit the question of the levy for its stated essential purpose to the electors of the City at the May 6, 2025 election, and provided it receives the affirmative vote of two-thirds (2/3) of the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_, 2025

\_\_\_\_\_  
Ron Jackson, Council President

\_\_\_\_\_  
Annette M. Blackwell, Mayor

Approved as to legal form:

\_\_\_\_\_  
Frank Consolo, Director of Law

ATTEST: \_\_\_\_\_  
Leonette Cicirella Johnson, Clerk of Council

I, Leonette Cicirella Johnson, Clerk of Council of the City of Maple Heights, County of Cuyahoga, State of Ohio, do hereby certify the above to be a true and exact copy of the original as contained in the records of my office and that the same has been and will remain duly posted as required by law.

Date: \_\_\_\_\_

\_\_\_\_\_  
Leonette Cicirella Johnson, Clerk of Council

**ORDINANCE NO.: 2025-04**

**INTRODUCED BY:** Mayor Annette M. Blackwell

**MOTION FOR ADOPTION BY:**

**CO-SPONSORED BY:**

**AN ORDINANCE WAIVING FOR THE TIME PERIOD JANUARY 1, 2025 THROUGH DECEMBER 31, 2025 THE ONE HUNDRED PERCENT (100%) ESCROW REQUIREMENT TO CORRECT VIOLATIONS RESULTING FROM POINT OF SALE INSPECTIONS PER CHAPTER 1494 OF THE CODIFIED ORDINANCES OF THE CITY OF MAPLE HEIGHTS TO OFFER AN INCENTIVE TO INDIVIDUALS WHO PURCHASE RESIDENTIAL PROPERTIES AND OCCUPY SUCH RESIDENTIAL PROPERTIES, AND DECLARING AN EMERGENCY.**

**WHEREAS**, the City of Maple Heights desires to continue an Owner Occupied Homeowner Incentive Program for the period January 1, 2025 through December 31, 2025, which was initially established pursuant to **Ordinance No. 2017-08**, to promote and encourage individuals to purchase and renovate residential properties by waiving 100% of the escrow requirement to correct violations resulting from the point of sale inspection per Chapter 1494, so long as the purchaser actually occupies such residential property.

**NOW, THEREFORE, BE IT ORDAINED**, by the Council of the City of Maple Heights, County of Cuyahoga, State of Ohio that:

**Section 1.** For the time period January 1, 2025 through December 31, 2025 the Mayor is hereby authorized to waive the 100% escrow requirement to correct violations resulting from point of sale inspections per Chapter 1494 of the Codified Ordinances for individuals who purchase and renovate residential properties, so long as the purchaser actually occupies such residential property.

**Section 2.** Participants in this Program will be required to sign an affidavit attesting to the fact that the Purchaser will reside in the property as their primary residence for two (2) years commencing upon the issuance of an Occupancy Permit by the Chief Building Official.

**Section 3.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting, on the date indicated below, and that all deliberations of Council and of any of its Committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

**Section 4.** This Ordinance constitutes an emergency measure necessary for the general welfare of the residents, and to encourage owner occupied home ownership in the City and provided it receives the affirmative vote of two-thirds (2/3) of the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_, 2025

\_\_\_\_\_  
Ron Jackson, Council President

\_\_\_\_\_  
Annette M. Blackwell, Mayor

Approved as to legal form:

\_\_\_\_\_  
Frank Consolo, Director of Law

ATTEST: \_\_\_\_\_  
Leonette Cicirella Johnson, Clerk of Council

I, Leonette Cicirella Johnson, Clerk of Council of the City of Maple Heights, County of Cuyahoga, State of Ohio, do hereby certify the above to be a true and exact copy of the original as contained in the records of my office and that the same has been and will remain duly posted as required by law.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Leonette Cicirella Johnson, Clerk of Council

**RESOLUTION NO.: 2025-05**  
**INTRODUCED BY: Mayor Annette M. Blackwell**  
**MOTION FOR ADOPTION BY:**  
**CO-SPONSORED BY:**

**A RESOLUTION AUTHORIZING THE ENGINEER TO BEGIN THE PREPARATION OF PLANS AND SPECIFICATIONS AND TO ADVERTISE FOR BIDS FOR THE MAPLE HEIGHTS SENIOR CENTER ACCESSIBILITY PROJECT IN THE CITY OF MAPLE HEIGHTS AND DECLARING AN EMERGENCY.**

**WHEREAS**, on September 4, 2024, by **Resolution No. 2024-72**, Council authorized the Mayor, Director of Planning and Development and Engineer to make application, sign and file all necessary documents and contracts with the Cuyahoga County Department of Development for the **Maple Heights Senior Center Accessibility Project** through the 2025 Community Development Block Grant Program (CDBG); and

**WHEREAS**, the Mayor has been advised that the Cuyahoga County Executive and the Cuyahoga County Department of Development have recommended to the Cuyahoga County Council that the City of Maple Heights be awarded \$132,500.00 for the Maple Heights Senior Center Accessibility Project through the 2025 Community Development Block Grant Program (CDBG) which will help to fund improvements to the Maple Heights Senior Center to make it more accessible to persons with disabilities pursuant to the Americans With Disabilities Act (ADA); and

**WHEREAS**, any funds awarded for the **Maple Heights Senior Center Accessibility Project** by the Cuyahoga County Department of Development through the 2025 Community Development Block Grant Program (CDBG) will be required to be expended before December 31, 2025; and

**WHEREAS**, the Cuyahoga County Council will begin the legislative process for the determination of projects to be funded under the 2025 Community Development Grant Program (CDBG) at the January 14, 2025 Cuyahoga County Council meeting; and

**WHEREAS**, Council deems it necessary and in the best interests of the health, safety and welfare of all of the City residents to proceed with improvements to the Maple Heights Senior Center which will improve accessibility to both the front and the rear entrances to the building.

**NOW, THEREFORE BE IT RESOLVED** by the Council of the City of Maple Heights, County of Cuyahoga, State of Ohio that:

**Section 1.** The City Engineer is hereby authorized to begin the preparation of plans and specifications and, upon the City entering into a grant agreement for the awarding of funds by the Cuyahoga County Council, to provide advertising for bids for the **Maple Heights Senior Center Accessibility Project** in City of Maple Heights.

**Section 2.** The Mayor is hereby authorized and directed to engage the services of Calvin M. Singleton, Jr., of Calvin Singleton and Associates, a registered Professional Architect in the State of Ohio to assist the City Engineer as required in the preparation of plans and specifications and the advertising for bids for the **Maple Heights Senior Center Accessibility Project**.

**Section 3.** The Council of the City of Maple Heights hereby authorizes the Finance Director to amend the appropriations as required for the expenditures outlined within this Resolution.

**Section 4.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting on the date indicated below, and that all deliberations of this Council and of any of its Committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**Section 5.** This Resolution constitutes an emergency measure necessary for the health, safety and general welfare of the residents of the City, and to complete the project in a timely manner per the terms of the grant agreement, and provided it receives the affirmative vote of two-thirds (2/3) of the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_, 2025

\_\_\_\_\_  
Ron Jackson, Council President

\_\_\_\_\_  
Annette M. Blackwell, Mayor

Approved as to legal form:

\_\_\_\_\_  
Frank Consolo, Director of Law

ATTEST: \_\_\_\_\_  
Leonette Cicirella Johnson, Clerk of Council

I, Leonette Cicirella Johnson, Clerk of Council of the City of Maple Heights, County of Cuyahoga, State of Ohio, do hereby certify the above to be a true and exact copy of the original as contained in the records of my office and that the same has been and will remain duly posted as required by law.

Date: \_\_\_\_\_

\_\_\_\_\_  
Leonette Cicirella Johnson, Clerk of Council

**Resolution No. 2025-05**

**Page Two**



**ORDINANCE NO.: 2025-06**

**INTRODUCED BY:** Councilwoman Tina Stafford-Marbury

**MOTION FOR ADOPTION BY:**

**AN ORDINANCE AMENDING COUNCIL’S RULES OF ORDER SET FORTH IN SECTION 220.01 OF THE CODIFIED ORDINANCES OF THE CITY OF MAPLE HEIGHTS, AND DECLARING AN EMERGENCY.**

**WHEREAS,** Councilwoman Stafford-Marbury has recommended various amendments and revisions to the Council’s Rules Of Order set forth in Section 220.01 of the City’s Codified Ordinances.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Maple Heights, County of Cuyahoga, State of Ohio that:

All

**Section 1.** Section 220.01 of the Codified Ordinances shall hereby be amended as follows, with deletions struck through and additions underlined:

**“220.01 RULES OF ORDER.**

(a) Meetings

(7) Use of Electronic Devices. Use of electronic devices during Council meetings is prohibited unless it is for the viewing of agendas, ordinances, resolutions and other documents related to the Council meeting. Communicating with Council members via electronic devices during a meeting is strictly prohibited. For a violation of this section, the Council member will be required to pay a penalty of two hundred dollars (\$200.00) for each occurrence.

(b) Officers and Employees.

(1) Presiding Officer. The Council President shall be the Presiding Officer at all regular and special meetings of Council. However, the Council President shall have no vote except in case of a tie and shall perform such duties as Presiding Officer as may be imposed upon him or her by the Council. The Council President shall call regularly scheduled meetings of Council to order at the appointed hour and shall preserve order and decorum and confine members of Council in debate to the question under discussion. In the absence of the Council President, the Council Pro Tempore shall preside over the meeting. The Council President approves the agenda for each regular council and committee of the whole meeting. Only business listed on the agenda that has been publicly posted will be discussed at the meetings unless emergency circumstances require discussion of other business. The Council President shall annually submit a budget for Council expenditures to the Finance Director. This annual budget for Council expenditures that is submitted by the Council President to the Finance Director must have been initially prepared by the Finance Committee and then considered and approved for submission at a Committee of the Whole Meeting. ~~for consideration by the Finance Director.~~ The Council President shall approve all Council expenditures, ~~including~~ excluding

District expenditures, Committee expenditures, and/or Council events under \$4,000.00, which shall be submitted to the Council President by the Committee Chairperson.

\* \* \*

(c) Duties and Privileges of Council.

\* \* \*

(2) Meeting absences. If a Council member is going to be absent from a meeting, a communication is required to the Council President, or in his or her absence, to the Pro-Tempore and Clerk of Council, in order to be given an excused absence. If the Council President is going to be absent from a meeting a communication is required to the Pro-Tempore and the Council Clerk in order to be given an excused absence. Reasons for an excused absence must be given to the Council President and include, but are not limited to, illness of the Council member or their immediate family, a death in the family, work related issues, schooling, and personal emergencies. The Council President or Pro-Tempore must respond within 48 hours of the communication with a decision as to whether the Council member will be excused. For an unexcused absence to a required meeting, the Council member will be required to pay a penalty of two hundred dollars (\$200.00) for each missed meeting. Payment of the penalty shall be withheld from the Council member's regular salary. Meetings that are required of every member of Council, unless the absence is excused according to division (c)(2), are twice monthly regular meetings, special meetings, Committee of the Whole meetings, and other committee meetings as called, to which a Council person is a member

\* \* \*

(e) Council Committees.

(1) Composition; appointment. Council standing committees shall consist of at least three Council members, one of whom shall be the chairperson. The chairperson shall approve the meeting agenda. Only business listed on the agenda will be discussed at the meeting, unless emergency circumstances require the discussion of new or other business. Council members have the right to add topics to be included at Committee of the Whole meetings. Standing committee chairpersons and members of a committee shall be ~~appointed by the Council President with the advice of the Council Pro Tempore~~ determined and appointed by the elected Council Members of each district, at a Special Meeting of Council, as soon as convenient, after the Municipal election and organization of Council, but not later than the first Regular Council meeting in February following the election. ~~Council members may submit to the Council President their reasons for wanting to be on a committee and whether they want to be the chairperson. If for some reason Council Members cannot decide the appointment of a committee, then the Council President with advice by the Pro Tempore ex officio shall make the appointment(s).~~ Each standing committee shall have no more or no less than three Council Members per committee. Each Council member must serve on at least one committee. If a Council member declines to serve on a committee or is not excused from a meeting, the Council member will be required to pay a penalty of two hundred dollars

(\$200.00) for each meeting missed. Payment of the penalty shall be withheld from the Council member's salary. The Council President and Council President Pro Tempore ex officio shall be appointed as members of all standing committees (but are not required to attend all committee meetings) with the right to vote in the event a quorum is needed to conduct City business.

\* \* \*

(3) Standing committees. The following standing committees are hereby established. However, the President of Council may form new or ad hoc committees if the need arises.

\* \* \*

C. Finance. All financial matters of the City, and other related matters. The Committee shall meet to discuss and prepare an annual budget for expenditures of the Council. Upon approval of this annual budget for expenditures of the Council by a majority of the Committee it shall then be presented to the Committee of the Whole for consideration and approval and then given to the Council President for submission to the Finance Director for consideration.

\* \* \*

E. Work Session. A work session for Council members to discuss new and other City business. Sessions should be held quarterly each year."

**Section 2.** The Clerk of Council is authorized to forward a certified copy of this Ordinance to the publisher of the Codified Ordinances of the City for immediate inclusion of amendments to Section 220.01 in the current print and electronic editions of the City's Codified Ordinances.

**Section 3.** It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting on the date indicated below, and that all deliberations of this Council and of any of its Committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**Section 4.** This Ordinance constitutes an emergency measure necessary for the public peace, safety and general welfare of the City and for the further reason that Council's rules of procedure must be timely updated, and provided it receives the affirmative vote of two-thirds (2/3) of the members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: \_\_\_\_\_, 2024

\_\_\_\_\_  
Ron Jackson, Council President

\_\_\_\_\_  
Annette M. Blackwell, Mayor

Approved as to legal form:

\_\_\_\_\_  
Frank Consolo, Director of Law

ATTEST: \_\_\_\_\_  
Leonette Cicirella Johnson, Clerk of Council

I, Leonette Cicirella Johnson, Clerk of Council of the City of Maple Heights, County of Cuyahoga, State of Ohio, do hereby certify the above to be a true and exact copy of the original as contained in the records of my office and that the same has been and will remain duly posted as required by law.

Date: \_\_\_\_\_

\_\_\_\_\_  
Leonette Cicirella Johnson, Clerk of Council