

NANCY E. FELLOWS
President of Council

JOHN PLECNIK
Vice President of Council

VICTORIA ANN SAVAGE, CMC
Clerk of Council

City of Willoughby Hills

Council
DAVID M. FIEBIG
CHRISTOPHER HALLUM
LAURA LENZ
JANET R. MAJKA
LAURA PIZMOHT

ORDINANCE NO. 2018-46

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AGREEMENT FOR THE LEASING OF PROPERTY LOCATED AT 27701 CHARDON ROAD, UNIT 13, WILLOUGHBY HILLS, OHIO AND DECLARING AN EMERGENCY.

WHEREAS, to increase police visibility and to foster communication between law enforcement and the community, City Council deems it imperative to enter into a lease agreement with Bishop Checkmate for the leasing of property located at 27701 Chardon Road for the establishment of a Police Substation; and

WHEREAS, the Police Chief has shared with Council the value of Police Substations; they are part of a national trend in law enforcement called community policing. The idea is to get officers out of patrol cars and into the community to talk and work directly with residents to solve problems versus simply reacting to calls for service; and

WHEREAS, Council President and Vice President were able to work cooperatively with Bishop Checkmate, LLC in developing the terms of the Lease Agreement and the Addendum to the Lease to ensure that: (1) the City shall never be liable for any rent for the initial term of five years or the renewal term of five more years; (2) the City is entitled to occupancy of the premises even if the Guarantor (Commercial Academy, LLC) fails to pay rent; (3) the City, as a matter of right, may opt out of the initial term during the first two years; and (4) the City, as a matter of right, may opt for the Renewal Term of five more years; and

WHEREAS, it is this Council's intent not only to establish a Police Substation, but to continue a long-term partnership that revitalizes the City's neighborhood and business district on the West Side.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE, STATE OF OHIO THAT:

SECTION 1. The Mayor is hereby authorized and directed to enter into a Lease Agreement and an Addendum to the Lease by and between BISHOP CHECKMATE, LLC and the City of Willoughby Hills for the leasing of property comprising of approximately 4,531 square feet, located at 27701 Chardon Road, Willoughby Hills, Ohio substantially pursuant to the terms and conditions of the Lease Agreement, marked as the "Exhibit A", and the Addendum to the Lease, marked as the "Exhibit B" attached hereto and referenced herein.

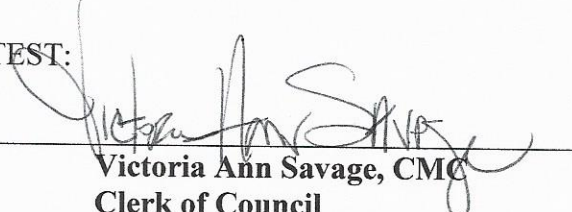
SECTION 2. The actions of this Council concerning and relating to the passage of this legislation were conducted in lawful meetings of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in compliance with all legal requirements including Chapter 107 of the Codified Ordinances of the City of Willoughby Hills.

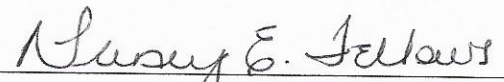
SECTION 3. This Ordinance constitutes an emergency measure in that the same provides for the immediate preservation of the public peace, health, safety and welfare of the inhabitants of the City of Willoughby Hills insofar as it provides for the usual daily operation of a municipal department, and further reason being to allow the City to provide extra security in the community by the timely establishment of a Police Substation; wherefore this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

PASSED: October 25, 2018

Submitted to the Mayor for his approval
on this 26 day of October, 2018

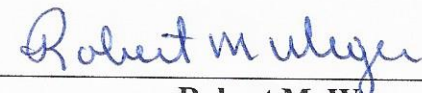
ATTEST:


Victoria Ann Savage, CMC
Clerk of Council


Nancy E. Fellows
President of Council

Approved by the Mayor

October 31, 2018


Robert M. Weger
Mayor