

CITY OF WESTLAKE, OHIO

for the year ended December 31, 2023

Community Report

www.cityofwestlake.org



City Of Westlake

City Hall • 27700 Hilliard Blvd.
Westlake, Ohio 44145
Phone: 440-871-3300
www.cityofwestlake.org

ELECTED OFFICIALS

MAYOR – Dennis M. Clough	440-871-3300
PRESIDENT OF COUNCIL – David S. Greenspan	440-835-3820
COUNCIL MEMBERS	
Ward 1 – Duane Van Dyke	440-241-1817
Ward 2 – Nick C. Nunnari	440-263-2215
Ward 3 – Dennis J. Sullivan	440-835-8661
Ward 4 – Michael F. O'Donnell	440-781-0257
Ward 5 – Amy G. Havelka	440-482-6800
Ward 6 – Mark R. Getsay	440-360-7418
DIRECTOR OF LAW – Michael P. Maloney	440-871-3300

APPOINTED OFFICIALS

DIRECTOR OF ENGINEERING Jim Smolik	DIRECTOR OF RECREATION Paula Horner
DIRECTOR OF FINANCE Prashant Shah	DIRECTOR OF COMMUNITY SERVICES Lydia Gadd
DIRECTOR OF INSPECTIONS Donald Grayem	DIRECTOR OF SERVICE Paul Quinn III
DIRECTOR OF PLANNING James Bedell	POLICE CHIEF Kevin Bielozer
DIRECTOR OF PURCHASING Larry Surber	FIRE CHIEF Matt Moran

Presorted Standard
U.S. Postage
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Cleveland, Ohio
Permit No. 2263

ECR-WSS
Postal Customer
Westlake, Ohio

Parks & Recreation

- Full-Time Employees: 15
- Rec Center Attendance: 391,414
- Rec Center Memberships: 11,943
- Silver Sneaker Members: 2,816
- Programs: 544
- Program Participants: 80,000
- Outdoor Pool Memberships: 3,225
- Outdoor Pool Attendance: 37,939
- Rounds of Golf: 18,379



Public Service

- Full-time Employees: 52
- Work Orders/Service Requests: 5,828
- Vehicles/Equipment in Fleet: 558
- Tons of Rubbish Removed: 12,208
- Tons of Recycling: 7,846
- Trees Planted: 159
- Cubic Yards of Mulch Sold: 7,418
- Road Maintenance Man Hours: 9,661
- Truckloads of Leaves Picked Up: 1,216



Police

- Full-time Officers: 45
- Auxiliary Officers: 13
- Calls for Service: 32,290
- Motor Vehicle Accidents: 1,208
- Total Charges/Arrests: 2,248
- Canine Unit: 4



Fire

- Full-time Firefighters: 45
- Emergency Responses: 6,704
- Number of Fires: 111
- Community Programs: 34
- Westcom Dispatch Calls: 20,058
- Plan Reviews and Inspections: 4,994



General City Statistics

- Population: 34,228
- Area: 15.93 square miles
- Median Household Income: \$103,658
- Per Capita Personal Income: \$64,001
- Median Resident Age: 47
- Bachelor's Degree or Higher: 57.6%
- Average Home Sales Price: \$395,000
- Unemployment Rate: 2.4%
- School Enrollment: 3,279
- Construction Permits Issued: 2,478
- Economic Development Projects Approved: 5,743 sq. ft.
- New Single Family Dwellings: 43



CITY OF WESTLAKE, OHIO

for the year ended December 31, 2023

Community Report

www.cityofwestlake.org

Fellow Citizens of Westlake...



It is with great pride and pleasure that we submit this Westlake Community Report for your review. The City is a very desirable suburb to live, work, raise a family and enjoy a great quality of life. Cleveland Magazine continues to rank Westlake as one of the "Top Suburbs" in the area.

The purpose of this community report is to provide residents and businesses with pertinent information regarding the City's fiscal operations along with an insight into many projects and initiatives that were undertaken

during the past year along with those that are planned for the current and future years. This administration and staff consider it an honor to serve you. We believe that this report enhances the level of our accountability to you, our taxpayers.

Our efforts in providing detailed and meaningful financial reports to our citizenry have also been recognized by professional regulatory organizations such as the Government Finance Officers Association (GFOA). Westlake's Community Reports have received the annual GFOA award every year for the past twenty-two years. We will continue to strive for the same excellence in reporting for the benefit of our residents. These awards are in addition to the forty consecutive Excellence in Financial Reporting awards, twenty-eight consecutive Distinguished Budget awards, along with numerous awards from the State Auditor's Office.

Since taking office in 1986, our administration has worked diligently with City Council to establish a vibrant economy in our community through proactive planning and management of the City's finances. Our efforts have been recognized with the highest possible ratings from all three major bond rating agencies: Aaa from Moody's Investor Service, Inc., AAA from Standard and Poor's Financial Services LLC, and AAA Fitch IBCA Rating Service. These superior ratings allow the City to borrow funds at the lowest possible interest rates when issuing bonds for capital projects. Consequently, taxpayers save thousands of dollars in borrowing costs.

The new Community Center, which had just over 62,000 visits throughout 2023, focuses on serving the community's 50 plus population, features a café, theater room, and an exercise facility. The City is reviewing options to improve and add additional youth sport fields over the next few years.

As always, we encourage and welcome any input or comments you may have regarding this report. Please contact us at 440-871-3300. Please visit the City's website at www.cityofwestlake.org to gain additional valuable information. The website is a very useful tool for both residents and businesses and contains information about all the programs and services the City provides.

Dennis M. Clough

DENNIS M. CLOUGH
Mayor



City Council



**David S.
Greenspan**
Council
President
31058 Durham
Drive
440-835-3820



**Duane
Van Dyke**
Ward 1
1390 Queen
Annes Gate
440-241-1817



**Nick C.
Nunnari**
Ward 2
3201 Canterbury
Road
440-263-2215



**Dennis J.
Sullivan**
Ward 3
903 Dover Center
Road
440-835-8661



**Michael F.
O'Donnell**
Ward 4
26475 Strawberry
Lane
440-781-0257



**Amy G.
Havelka**
Ward 5
1820 Sperrys
Forge Trail
440-482-6800



**Mark R.
Getsay**
Ward 6
30961
Bellerive Court
440-360-7418

**Denise L.
Rosenbaum**
Clerk of
Council
440-617-4053

Economic Development Activity IN OUR COMMUNITY



**Businesses that have opened, expanded or
relocated within Westlake during 2023:**

Advanced Women's Health & Surgery
Aldi
Associates in Dermatology
Barry Bagels
Bloom Social
Brassica
Bohdi Express
Caruso Acupuncture
Clear Choice Dental Implants
Club Champion Golf
Cozumel
Cross Country Mortgage
Evereve
Extra Space Storage

Flows & Grows
Fyzical Therapy & Balance Center
Geon
Huntington Bank
Kitchen Social
Linda's Bee Farm
Meduit LLC
Minuteman Press
Mission Barbeque
Nail Spa
Nuwave Vision
NewPort Tank Containers
NIKE
Preferred Vascular Group

Public Safety Driving
Sandbox VR
Sgt. Clean
Shake Shack
TBE – Teddy Baldassare
The Escape Room
The Skin Center
The Kids Dentist
Therm-All
Tropical Smoothie Café
UH Urgent Care
Westlake Assisted Living
White Horse Labs

Community Services Department

Over \$77,000 in
Cafe Sales &
11,819 Individual
Transactions



62,736 Patron
Visits & 218 Home
Visits

220 Active
Transportation
Clients & 10,845
Trips Provided



3,439 Volunteer
Hours Contributed
& 2,750 Activities



The Community Services Department plays a pivotal role in enhancing the quality of life for our residents, particularly focusing on older adults and those in need. This department is staffed by 25 full and part time employees and provides a diverse array of classes, programs, activities, and social services designed to enrich, engage, and empower the community. The Center attracts approximately 62,000 visits annually as it offers a vibrant calendar of events, highlighted in the bi-monthly newsletter "Pathways," which is accessible both online and through traditional mail. With a strong emphasis on the Fifty-Plus population, the Community Center fosters socialization and community building, addressing the critical issue of loneliness among older adults. Key amenities like the Connections Café, which serves chef-prepared meals, and various community-sponsored programs help create an inclusive and supportive environment.

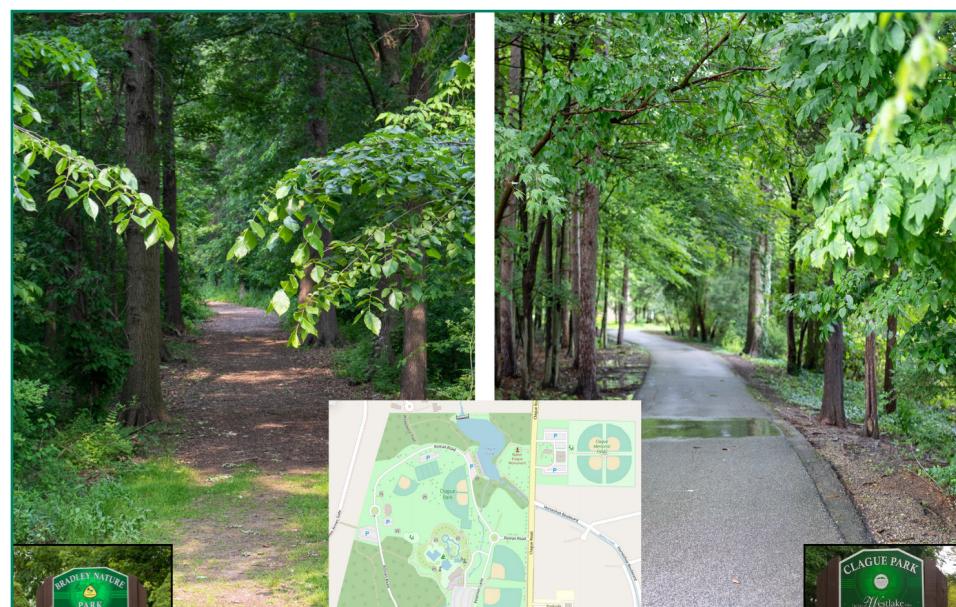
Moreover, the department's initiatives extend beyond social activities to essential services that enable residents to age in place comfortably. The senior transportation program, for instance, provides crucial curb-to-curb rides for seniors to medical appointments, grocery stores, and other vital destinations, recording over 10,000 rides in 2023. Additionally, the Social Services Outreach program operates a food pantry, with monthly distributions and special holiday provisions, supported by community donations. The department also collaborates with the Westlake Police Department on the Juvenile Diversion program, aiding at-risk youth and facilitating their integration into the community through structured support. Volunteerism is a cornerstone of these efforts, with over 3,400 hours logged in 2023 across various roles, underscoring the community's commitment to mutual aid and support. The total cost of operating the Center during 2023 was \$1.4 million approximately 15% of which gets offset by revenues derived from donations, sponsorships, café sales, and nominal fees from the various activities.

Recreation Parks and Trails

Among the over \$18 million of projects budgeted for Westlake's Parks and Recreation Center in 2024, included are the construction of athletic fields at Parkside and the expansion of walking trails at both Clague Park and Bradley Nature Park.

Clague and Bradley Park Trails - \$550,000 (Budgeted)

The goal of this project is to expand and improve the trail system within both Clague Park and Bradley Nature Park. At Clague Park currently there are no trails located along the road, which is a safety concern since pedestrians are sharing the road with cars. Also, the existing trails are not connected, and once again require pedestrians to use the road to travel from one trail system to another. This project will provide trail connectivity to both the northern trails and southern trails within the park. The current trails at Bradley Road Nature Park connect this park to Crocker Road. However, the present trail consists of only wood chips. The plan for this park is to connect the trails from the park to Crocker Road, which is recognized as a Greenway corridor to Bradley Road, and is part of the State & US Bike Route System. The total trail project is estimated to be completed in the fall of 2024.



Parkside Athletic Fields - \$5,000,000 (Budgeted)

Premier multi-purpose turf fields were requested by residents in the 2015 Parks and Recreation Master Plan. A study done by an outside consultant determined that the best use of the former Parkside School property would be to add new soccer/football fields at this location. This project includes the design and construction of multi-purpose synthetic turf fields, restrooms, concession stand, storage facilities and a playground. Turf fields will require less maintenance and allow for quicker recovery time after rain events. Construction will commence in the fall of 2024, in order to have the fields open by Memorial Day 2025.



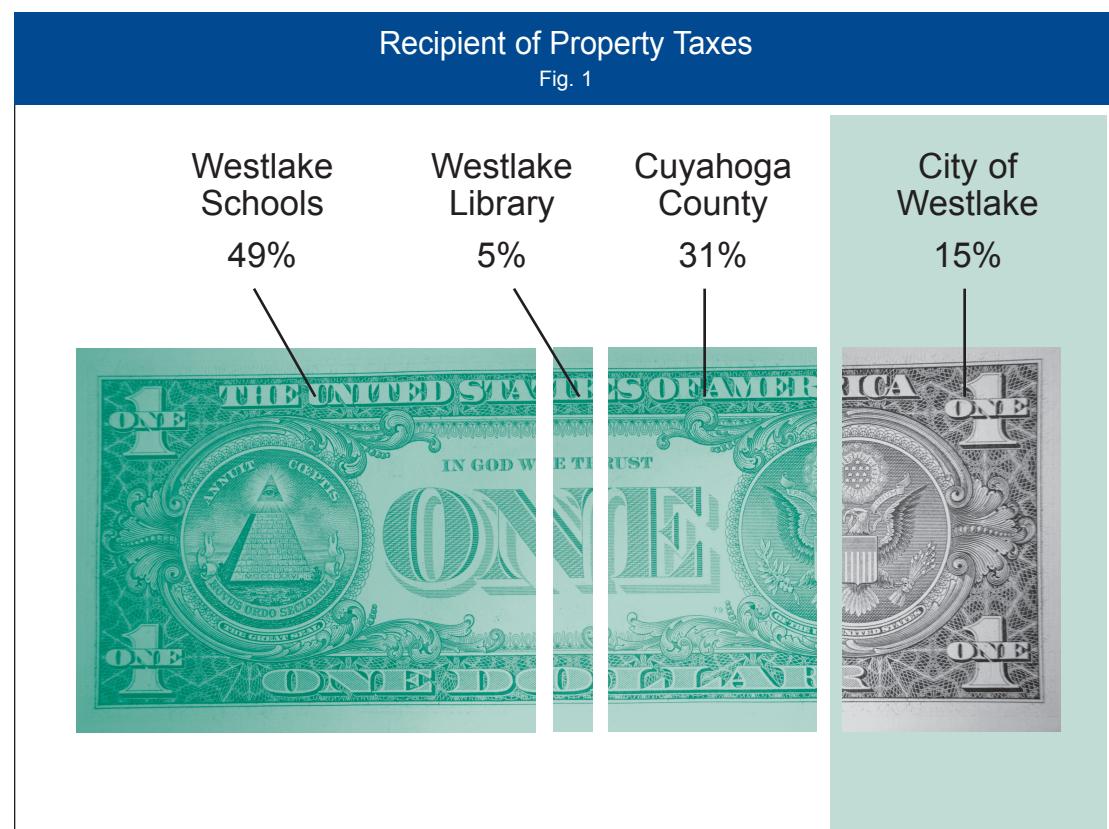
Financial Review

Understanding Property Taxes

A fundamental difference between the City of Westlake and the Westlake School District is the main funding source used by each entity for operating purposes. The City of Westlake primarily relies on income tax revenues for operations which equalled 44% of the City's annual sources of income during 2023. The Westlake School District is mostly funded by taxes paid on property that falls within its district.

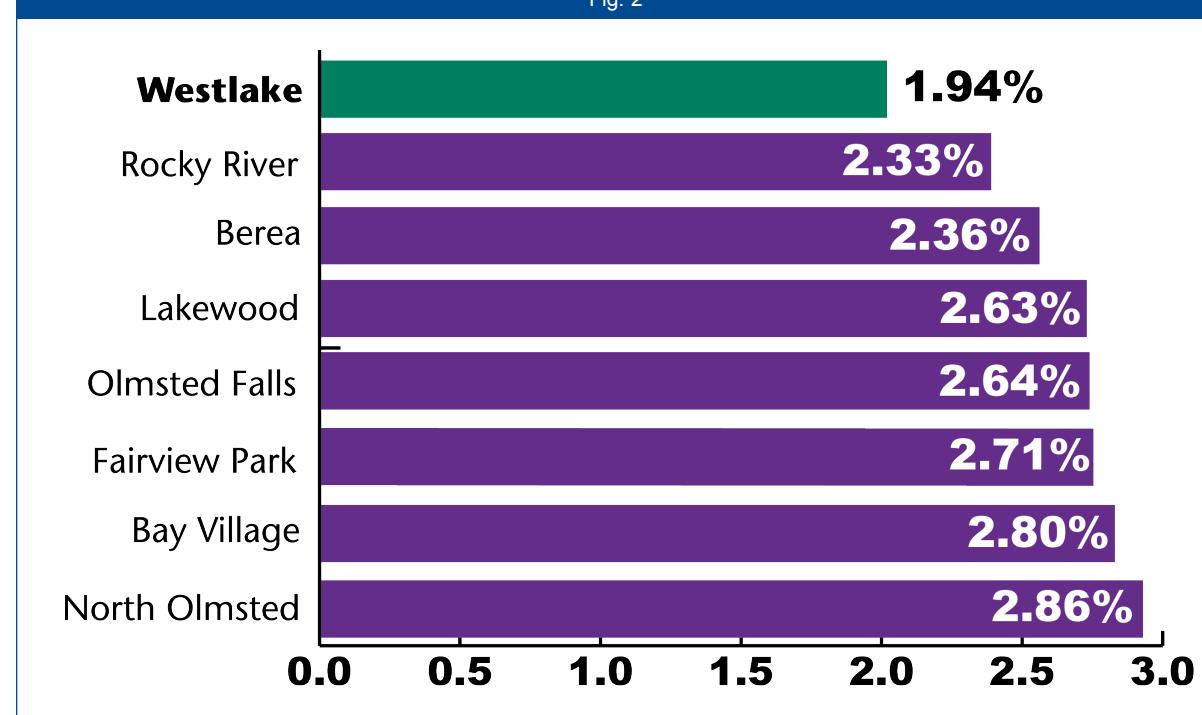
Property tax in Westlake, administered by Cuyahoga County, is based on the county-assigned value of all parcels of land within each taxing district. The Cuyahoga County Fiscal Officer determines an assessed value which is 35% of the appraised market value for each parcel. This value is updated every three years based on the average price that surrounding or similar properties sold for within the previous three-year period. Every six years, the Fiscal Officer revisits all properties to reappraise the value of each piece of land based on any building additions or major improvements. Ohio law requires a full reappraisal every six years. An update appraisal took place for tax year 2021 with a full reappraisal in tax year 2024.

For tax year 2023, a homeowner in Westlake paid 1.94 percent of market or appraised value of their home in property taxes (see Figure 2).



Comparative Residential Property Tax Rates for Tax Year 2023
Shown as % of Market Value

Fig. 2



Explanation of Cuyahoga County Property Tax Rates - Residential

Tax as a Percentage of Market:

A simple percentage is used to estimate total taxes for a property. Multiply the market value of the property by the percentage listed for the City of Westlake.

Example:

Taxes for a \$100,000 home in Westlake:
 $\$100,000 \times 1.94\% = \$1,940$ annual property tax bill

Example of Property Tax Distribution (see Figure 1)

Using \$100,000 Home Value:
Total Property Tax = \$1,940

Distributed as follows:

Westlake Schools	\$951	49%
Cuyahoga County	601	31%
City of Westlake	291	15%
Porter Library	97	5%
Total	\$1,940	100%

Westlake's Property Tax Rate - City Portion

The City of Westlake has been widely recognized by several financial rating agencies, including Moody's Investors Service, Standard & Poor's, and Fitch Ratings for its excellence in financial management. The City has been commended for keeping its tax rate low relative to nearby communities, while providing high quality services.

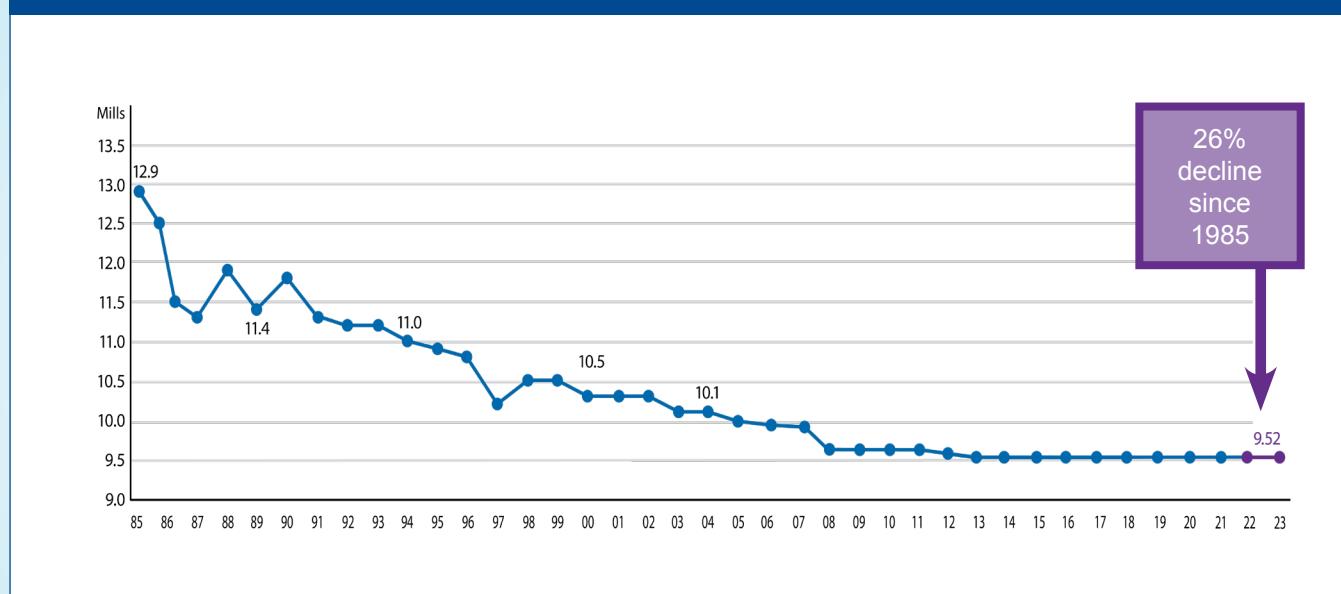
The City has been able to achieve low tax rates through long-term financial planning and conservative fiscal management. Revenue projections and requirements for the upcoming year are reviewed annually and the tax rate is adjusted to correlate with the needs of the projected expenditures.

Since 1985, the City of Westlake has reduced the property tax rate to Westlake residents by over 26 percent (see Figure 3). The adjacent chart provides a history of the City's portion of the property tax.

If you are interested in learning more about the City's finances, please visit the Finance Department page on the City's website or contact City Hall.

Total City Property Tax Millage Rate 1985-2023

Fig. 3



26% decline since 1985

Financial Review

The following is an overview of the City's financial operations for the fiscal year ending December 31, 2023. The data included in this review is not prepared in accordance with Generally Accepted Accounting Principles (GAAP) as only a portion of the City's financial statements are presented. Most of the data is, however, compiled from the City's Annual Comprehensive Financial Report (ACFR). The City's audited financial statements and official audit report are generally completed approximately six months after the end of the fiscal year. This Popular Annual Financial Report (PAFR) and the Annual Comprehensive Financial Report (ACFR), along with more detailed information regarding the City's finances, are available on the City's website (www.cityofwestlake.org). For simplicity purposes, the tables are compiled using the fund financial statements for Governmental Funds. Links to - [ACFR](#) and [PAFR](#).

These are the funds through which most government functions are financed. Governmental funds are comprised of the following:

GENERAL FUND: The fund used to account for all financial resources except those required to be accounted for in another fund.

SPECIAL REVENUE FUNDS: Funds that account for specific revenue sources that are legally restricted to expenditures for specific purposes.

DEBT SERVICE FUNDS: Funds used to account for accumulation of resources for the payment of long-term debt principal and interest.

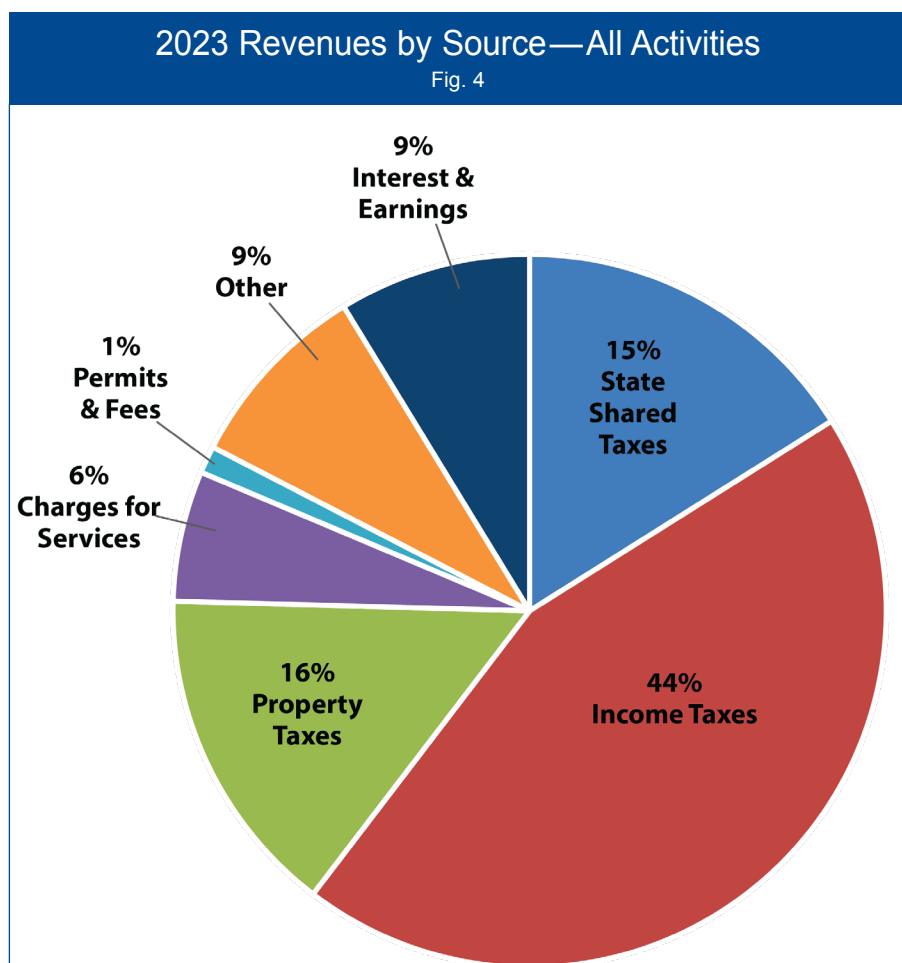
CAPITAL PROJECT FUNDS: Funds used to account for the construction or acquisition of major capital facilities and/or infrastructure.

Where the Money Comes From...

Revenues

The major sources of revenue for the City are Income Taxes and Property Taxes (see figure 4). Total revenue for fiscal year 2023 was \$94,765,133, an increase of approximately \$19.4 million as compared to 2022. Income taxes increased \$3.3 million, up 8.6% from 2022. The increase in State shared taxes was a result of the City being awarded several grants: \$3.4 million from the American Rescue Plan Act (ARPA) grant, \$2.2 million from the State's Violent Crimes grant, and \$1.0 million from the County for the Parkside Park and Athletic Fields project. Interest rates rose in 2023 attributing to the significantly higher interest earnings.

REVENUES	2023	2022	2021
Property Taxes	\$ 15,226,190	\$ 14,914,666	\$ 13,493,122
Income Taxes	42,000,228	38,665,752	33,302,308
State Shared Taxes	14,258,735	6,895,248	4,192,945
Charges for Services	5,608,985	4,807,295	4,253,586
Permits and Fees	1,176,389	1,418,851	1,291,279
Interest Earnings	8,223,074	1,279,876	305,298
Other	8,271,532	7,390,919	7,139,569
Total Revenues	\$ 94,765,133	\$ 75,372,607	\$ 63,978,107

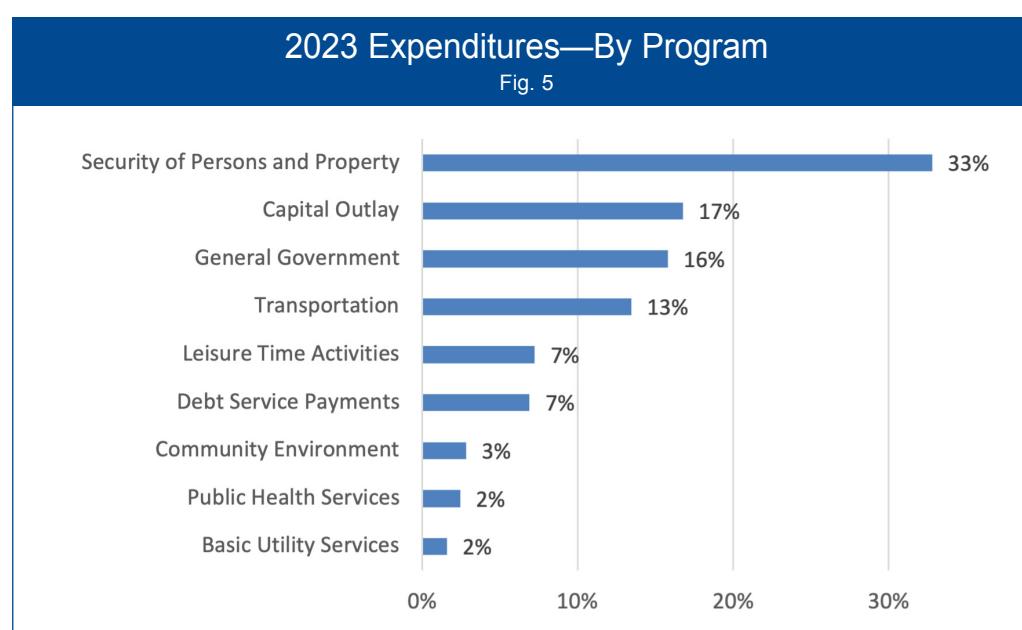


Where the Money Goes...

Expenditures

Expenditures for 2023 totaled \$58,046,961, consistent with 2022 expenditures. The City continues to remain diligent in watching expenditures overall and particularly in personnel costs by hiring additional personnel only when warranted. Capital Outlay saw a decrease from 2022 to 2023 primarily due to the construction related to I-90/ Columbia Road Westbound Ramp as the project neared completion. The Sidewalk Program was also reduced in size and scope in 2023 by approximately \$0.6 million. Recreation projects on the other hand reflected a \$0.6 million increase due to the demolition of the Parkside building, the Tot pool renovation, and upgrades to the Tri-City Park pickleball courts.

EXPENDITURES	2023	2022	2021
General Government	\$ 9,174,821	\$ 9,451,835	\$ 7,975,610
Security of Persons and Property	19,038,808	18,160,755	17,582,685
Public Health Services	1,433,182	1,314,502	1,173,436
Transportation	7,871,557	7,688,575	7,076,006
Community Environment	1,642,718	1,648,851	1,634,436
Basic Utility Services	926,380	910,738	1,044,994
Leisure Time Activities	4,203,859	3,868,133	3,388,196
Debt Service Payments	4,013,094	3,763,380	5,428,583
Capital Outlay	9,742,542	11,321,221	8,505,760
Total Expenditures	\$ 58,046,961	\$ 58,127,990	\$ 53,809,706



2024 Capital Projects



Crocker Road and Westwood Road Resurfacing - \$2,727,000

The scope of the project includes removal and replacement of the top three inches of asphalt along Crocker Road from Detroit Road north to Clemens Road (about 17,000 S.Y.). The I-90 overpass bridge deck is the responsibility of ODOT and will not be repaved with this project. The repair of the catch basins, curbs and handicap ramps and re-striping the roadway will be included to meet current standards. Due to the amount of traffic in the area, the majority of the work will occur at night.

Also, the scope of the project includes full depth asphalt recycling of Westwood Road from Columbia Road to Center Ridge Road and removal and replacement of the top three inches of asphalt (about 16,000 S.Y) and re-striping of the roadway. The traffic lights along this corridor will be improved from loop detection to radar detection. This will improve the performance of the traffic lights. This contract was awarded to Karvo Companies Inc.



Bassett Road and Sunset Drive Waterline and Pavement Rehabilitation - \$3,767,800

This project will install a new waterline on Bassett Road from Hilliard Blvd. to Detroit Road and on Sunset Drive. The line was originally constructed in 1956 and has a high break rate, as evident by the numerous road patches in the north bound lane. This project will upgrade about 7,000 feet of waterline and full replacement of any existing lead water connections. Some remedial storm main repairs will also take place along with improved roadside drainage. The entire roadway will also be repaved. This contract was awarded to Don Wartko Construction, Inc.



North Glen and Glenmore Storm Sewer Rehabilitation - \$2,000,000 (Budgeted)

The existing storm sewer along these streets is in poor condition and will be replaced with new storm sewer. Also, the storm sewer watershed for these streets will be reconfigured to promote improved drainage. All the storm drainage for the southern end of the streets along with the properties along Center Ridge Road will have a new storm sewer plumbed to the existing Ashford Estates Retention Basin, which has available capacity. The proposed project has not been awarded yet.



Kenley Court/Sentry Lane Retention Basin - \$1,000,000 (Budgeted)

This project is the renovation of both retention basins located on Kenley Court (dry basin) and Sentry Lane (wet basin). The new retention basins are intended to improve water quality by filtering the contaminants from urban runoff prior to entering Lake Erie. Other benefits include restoring Creekside native vegetation, preventing erosion, and improving creek water quality through the reduction of high sediment and nutrient loads. The Kenley Court basin has a large amount of sediment creating a "dead" lake. The proposed project has not been awarded yet. The City received a grant of \$300,000 from the Ohio EPA for this project.

2024 Crack and Joint Seal Program - \$137,851

This preventative maintenance program seals structural and reflective cracks in asphalt and concrete streets with a hot tar joint sealer. Sealing the cracks and preventing water from penetrating into the pavement historically extends the pavement life. Freeze-thaw cycles are very damaging for pavements in Northeast Ohio due to water expanding when it freezes, damaging the existing pavement to obtain more space. Protect-A-Cote, Inc will perform work on the following streets:

Bellerive Court	Halls Carriage Path	Regency Circle
Belmont Drive	Hampshire Place	Regency Place
Breckenridge Trail	Holdens Arbor Circle	Riviera Lane
Carousel Court	Holdens Arbor Run	Sequoia Trail
Chatham Court	Inverness Circle	Settlers Reserve Oval
Coes Post Run	King Arthur Court	Settlers Reserve Way
Concord Drive	Lands End Lane	Silveridge Trail
Cooley Court	Limperts Vine Row	South Melrose Drive
Coventry Drive	Magnolia Parkway	South Windsor Court
East Melrose Drive	Maybelle Drive	Sperrys Forge Trail
Excalibur Avenue	Melrose Drive	Sycamore Oval
Farrs Garden Path	North Windsor Court	Tamarack Trail
Fernwood Drive	Persimmons Drive	Taylors Mill Turn
Fresno Drive	Pinyon Lane	West Melrose Drive
Grande Court	Reeds Court Trail	Weybridge Drive

In addition, the following major streets will be included:

Center Ridge Road: North Glen Drive to Westwood Road

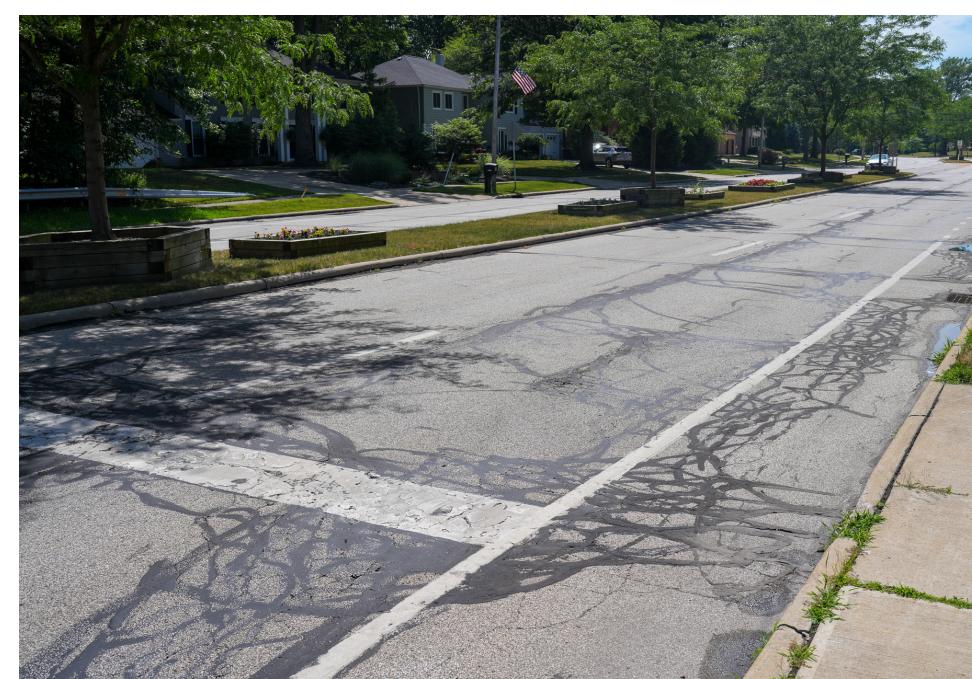
Clague Road: Detroit Road to Southern Corporation Limit

Dover Center Road: Various Locations

Hall Road: Complete roadway

Horseshoe Boulevard: Center Ridge Road to Clague Road

Walter Road: Various Locations



2024 Asphalt Rejuvenating Sealer - \$90,993

This preventative maintenance program applies a rejuvenating sealer onto the existing asphalt pavement to restore the durability of the pavement and extend its useful life. Work will be performed on the following streets under a contract with Pavement Technology, Inc., a Westlake-based business:

Walter Road: Various Locations Bassett Road (Hilliard Blvd. to Dover Center Road)

Hawkins Drive (Center Ridge Road to End)

Hilliard Boulevard (East Corporation Limit to Columbia Road)

Marview Drive

Rose Road (Dover Center Road to Columbia Road)

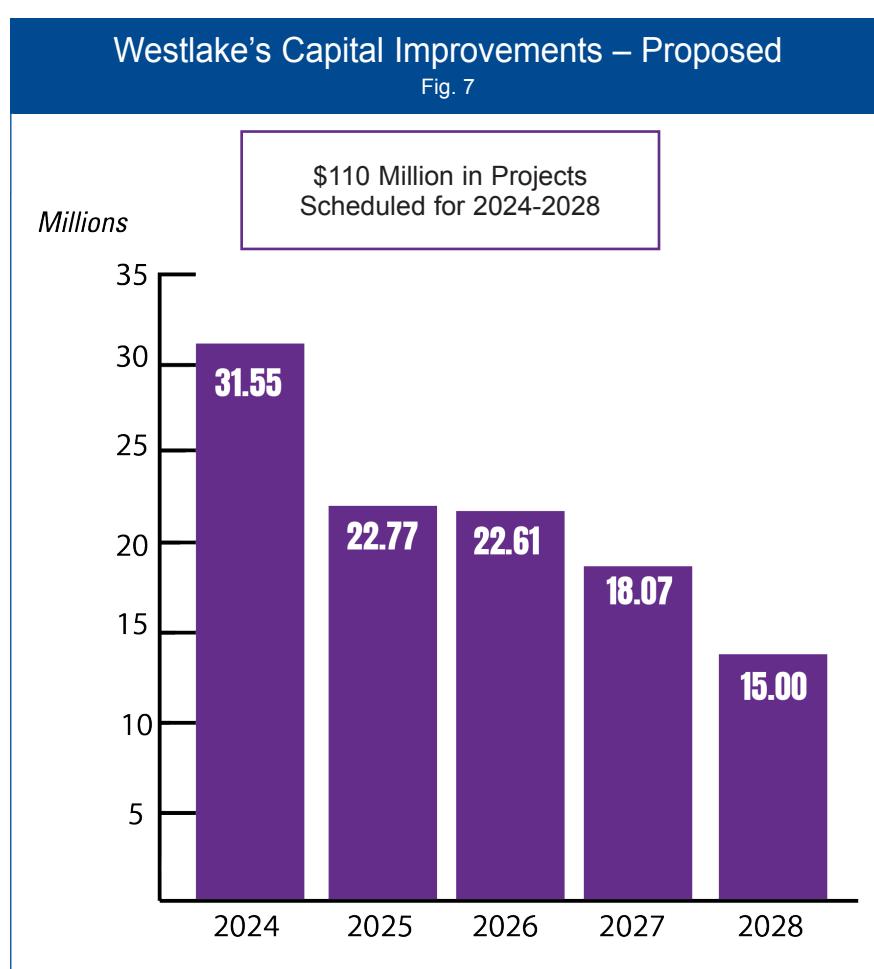
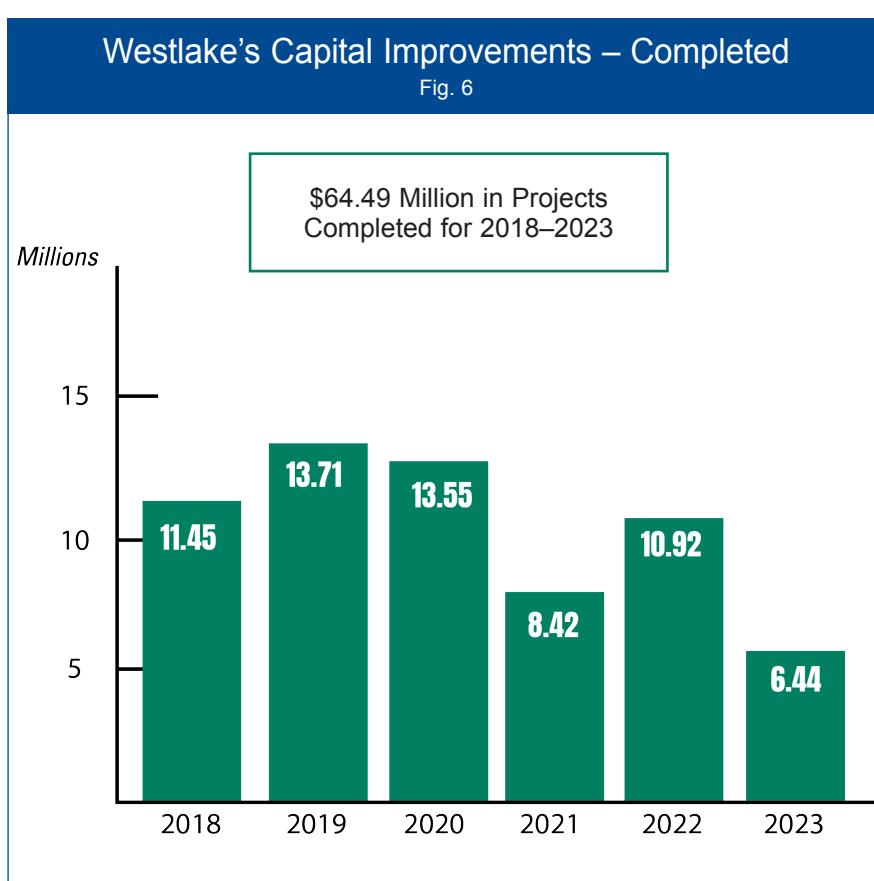
Long Term Capital Planning

Capital Improvements Program

The 2024 projects and future year capital improvements will be paid from planned revenue sources which have been legally restricted and/or designated for these projects.

The residents of Westlake approved a 3/8 of 1 percent increase in the City income tax in 1993 which was later renewed for another fifteen years. The tax is solely for the purpose of improving the infrastructure within the City such as roads, sewers, and waterlines. In November of 2017, voters extended the 1/8 of 1 percent income tax that can be used toward recreation projects and expanded the scope of the tax to include the Community and Senior Center project. These income tax dollars can only be used for the authorized purpose approved by the residents of Westlake. The City collects these revenues and allocates them to the eligible projects identified in the tables below. The projects go through a rigorous series of planning, prioritizing, and final review before making it into the Five-Year Capital Improvement Plan.

Some of the projects are partially funded through State or Federal grants and timing may be changed depending on the funding requirements.



Five-Year Capital Plan: \$110.0 Million

PROJECTS	ESTIMATED CONSTRUCTION COSTS
Summary of Capital Projects	
Road Improvements	27,910,000
Sanitary & Storm Sewers	21,750,000
Water Line Improvements	28,420,000
Recreation Improvements	29,051,500
Building Construction and Improvements	2,861,300
Total	\$109,992,800
2024	
Road Improvements	3,390,000
Sanitary & Storm Sewers	3,770,000
Water Line Improvements	4,100,000
Recreation Improvements	18,730,000
Building Construction and Improvements	1,556,300
Total	\$31,546,300
2025	
Road Improvements	10,010,000
Sanitary & Storm Sewers	5,365,000
Water Line Improvements	3,980,000
Recreation Improvements	3,206,500
Building Construction and Improvements	205,000
Total	\$22,766,500
2026	
Road Improvements	6,570,000
Sanitary & Storm Sewers	4,345,000
Water Line Improvements	6,620,000
Recreation Improvements	4,245,000
Building Construction and Improvements	830,000
Total	\$22,610,000
2027	
Road Improvements	5,850,000
Sanitary & Storm Sewers	3,045,000
Water Line Improvements	6,480,000
Recreation Improvements	2,680,000
Building Construction and Improvements	20,000
Total	\$18,075,000
2028	
Road Improvements	2,090,000
Sanitary & Storm Sewers	5,225,000
Water Line Improvements	7,240,000
Recreation Improvements	190,000
Building Construction and Improvements	250,000
Total	\$14,995,000