



City of Strongsville

16099 Foltz Parkway
Strongsville, Ohio 44149-5598
Phone: 440-580-3110
www.strongsville.org

December 30, 2025

City Council

James A. Kaminski
Ward 1

Annmarie P. Roff
Ward 2

Thomas M. Clark
Ward 3

Gordon C. Short
Ward 4

James E. Carbone
At-Large

Kelly A. Kosek
At-Large

Anthony Zacharyasz, Jr.
At-Large

Aimee Pientka, MMC
Clerk of Council

MEETING NOTICE

City Council has scheduled the following meetings for **Monday, January 5, 2026**, to be held in the Caucus Room and the Council Chamber at the ***Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road***:

Caucus will begin at 6:30 p.m. All committees listed will meet immediately following the previous committee:

6:30 P.M. **Building & Utilities Committee** will meet to discuss Ordinance Nos. 2025-140 and 2026-001.

Planning, Zoning & Engineering Committee will meet to discuss Ordinance No. 2025-144.

Public Service & Conservation Committee will meet to discuss Ordinance No. 2026-002.

Public Safety & Health Committee will meet to discuss Ordinance Nos. 2026-003, 2026-004 and 2026-005.

Committee of the Whole will consider a motion to adjourn into **Executive Session** for the purpose of discussing personnel matters of the Council office pertaining to the appointment of a public official.

7:00 P.M. **Organizational and Regular Council Meeting**

Any other matters that may properly come before this Council may also be discussed.

BY ORDER OF THE COUNCIL:

Aimee Pientka, MMC
Clerk of Council

**HAPPY
NEW YEAR**



**ORGANIZATIONAL AND REGULAR
STRONGSVILLE CITY COUNCIL MEETING
MONDAY, JANUARY 5, 2026 AT 7:00 P.M.**
Mike Kalinich Sr. City Council Chamber
18688 Royalton Road, Strongsville, Ohio



AGENDA

1. CALL TO ORDER:
2. PLEDGE OF ALLEGIANCE:
3. CERTIFICATION OF POSTING:
4. ROLL CALL:
5. ORGANIZATION:
 - A. Election of Council President
 - B. Election of Council President Pro Tem
 - C. Appointment of Council Representative to Planning Commission
 - D. Appointment of Council Representative to Southwest General Health Center Board of Trustees
 - E. Appointment of Council Representative to Strongsville School Board
 - F. Appointment of Standing Council Committees
6. COMMENTS ON MINUTES:
 - *Regular Council Meeting – December 15, 2025*
7. APPOINTMENTS, CONFIRMATIONS AWARDS AND RECOGNITION:
 - Mayor's appointment and Council confirmation of Robert W. Hawk to a four (4) year term on the City's Board of Zoning Appeals, effective January 17, 2026, and expiring on January 16, 2030.
 - Mayor's re-appointment and Council confirmation of Jeanne Georgeadis and Ken Dooner to four (4) year terms on the City's Civil Service Commission, effective February 1, 2026, and expiring on January 31, 2030.
 - Mayor's re-appointment and Council confirmation of Michael (Mick) Polo to a four (4) year term on the City's Planning Commission, effective January 19, 2026, and expiring on January 18, 2030.
8. REPORTS OF COUNCIL COMMITTEE:
 - ECONOMIC DEVELOPMENT – Clark
 - BUILDING & UTILITIES – Roff
 - PUBLIC SERVICE AND CONSERVATION – Roff
 - PUBLIC SAFETY AND HEALTH – Kosek
 - COMMUNICATIONS AND TECHNOLOGY – Kosek

- RECREATION AND COMMUNITY SERVICES – Kaminski
 - PLANNING, ZONING AND ENGINEERING – Short
 - SCHOOL BOARD – Carbone
 - SOUTHWEST GENERAL HEALTH SYSTEM – Short
 - FINANCE – Short
 - COMMITTEE-OF-THE-WHOLE – Short
9. REPORTS AND COMMUNICATIONS FROM THE MAYOR, DIRECTORS OF DEPARTMENTS AND OTHER OFFICERS:
- MAYOR PERCIAK:
 - FINANCE DEPARTMENT:
 - LAW DEPARTMENT:
10. AUDIENCE PARTICIPATION:
11. ORDINANCES AND RESOLUTIONS:
- Ordinance No. 2025-140 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTION 1252.17 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING FENCES IN RESIDENTIAL DISTRICTS, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 12-15-25. Favorable recommendation by the Planning Commission 12-18-25.*
 - Ordinance No. 2025-144 by Mayor Perciak and All Members of Council. AN ORDINANCE ENACTING NEW CHAPTER 878 "FIBER OPTIC INSTALLERS" OF TITLE TWO OF PART EIGHT-BUSINESS REGULATION AND TAXATION CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 12-15-25. Favorable recommendation by the Planning Commission 12-18-25.*
 - Ordinance No. 2026-001 by Mayor Perciak and All Members of Council. AN ORDINANCE ENACTING NEW CHAPTER 1485 "DEMOLITION OR REMOVAL OF STRUCTURES" OF TITLE EIGHT OF PART FOURTEEN-BUILDING AND HOUSING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
 - Ordinance No. 2026-002 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING AND AUTHORIZING THE FILING OF AN APPLICATION FOR FINANCIAL ASSISTANCE WITH THE CUYAHOGA COUNTY SOLID WASTE DISTRICT UNDER THE 2026 COMMUNITY RECYCLING AWARENESS GRANT PROGRAM; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.

- Ordinance No. 2026-003 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH THE CHAGRIN VALLEY DISPATCH COUNCIL FOR THE LEASE OF A PORTION OF THE CITY OF STRONGSVILLE COMMUNICATIONS CENTER BUILDING PREMISES LOCATED AT 13213 PEARL ROAD, STRONGSVILLE, OHIO, WHICH IS CURRENTLY OCCUPIED BY THE SOUTHWEST EMERGENCY DISPATCH CENTER, AND DECLARING AN EMERGENCY.
- Ordinance No. 2026-004 by Mayor Perciak and all Members of Council. AN ORDINANCE RATIFYING, APPROVING AND AUTHORIZING AN APPLICATION FOR FINANCIAL ASSISTANCE WITH THE U.S. DEPARTMENT OF JUSTICE OFFICE OF JUSTICE PROGRAMS UNDER THE BULLETPROOF VEST PARTNERSHIP GRANT ACT OF 1998, FOR FISCAL YEAR 2025; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.
- Ordinance No. 2026-005 by Mayor Perciak and all Members of Council. AN ORDINANCE AUTHORIZING THE SALE AT PUBLIC AUCTION OF CERTAIN OBSOLETE AND SURPLUS POLICE VEHICLES NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, AND DECLARING AN EMERGENCY.

12. COMMUNICATIONS, PETITIONS AND CLAIMS:

- Application for Permit: TRFO C-2, C-1, D-6 To: Shri Ghajanan, LLC; 7908 W. 130th Street Strongsville, Ohio 44136 (Responses must be postmarked no later than 1/10/2026).
- Application for Permit: NEW C-1, C-2, D-6 To: A-2-Z Retail, LLC/Strongsville Grocery Outlet; 12421 Pearl Road, Strongsville, Ohio 44136 (Responses must be postmarked no later than 1/16/2026).

13. MISCELLANEOUS BUSINESS:

14. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 140

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING SECTION 1252.17 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING FENCES IN RESIDENTIAL DISTRICTS, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That Section 1252.17 Landscape Features, Fences, Walls and Driveways, of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville be and is hereby amended to read in its entirety as follows:

**CHAPTER 1252
Residential Districts**

* * *

1252.17 LANDSCAPE FEATURES, FENCES, WALLS AND DRIVEWAYS.

Landscape features, such as hedges, trees and shrubs and yard structures, such as fences, trellises, walls and outdoor fireplaces, may be permitted in a required front, side or rear yard as follows:

- (a) Front Yards, Interior Lot. Fences and hedges shall not be permitted along a side lot line in the front yard, except a two-rail type of fence not to exceed forty-two inches in height.
- (b) Front Yard, Corner Lot. Landscape features within a triangle formed between points on front and side lot lines within thirty-five feet from their intersection shall be maintained to a height not exceeding two and one-half feet above curb level.
- (c) Side and Rear Yards. Fences, walls and hedges shall be permitted along a side and rear yard lot line to a height of not more than six feet above the average grade.

All fences shall be designed and constructed in such fashion that the finished side of such fence faces to the exterior of the lot. If a fence is designed so that only one side is finished, and the unfinished side contains structural members, including posts and framing, which are exposed to view, then the unfinished side of the fence shall face the interior of the lot upon which the fence is erected.

All fences shall be treated with appropriate weather preservatives or painted and maintained in good condition.

On a corner lot, fences, walls and hedges shall be set back from the side street right-of-way and any sidewalk not less than twelve feet (12') if the fence, wall or hedge is four feet (4') in height or less and not less than sixteen feet (16') if the fence, wall or hedge is higher than four feet (4') in height.

Tool sheds and other enclosed structures shall conform to the yard regulations for accessory buildings set forth in Section 1252.15.

- (d) Driveways. Driveways to garages or parking areas shall be permitted in any required side yard that is not less than ten feet wide.
- (e) Other Structures. Floodlights, search lights, loudspeakers or similar structures shall not be erected or used in a residential district in any manner that will cause hazards or annoyance to the public generally or to the occupants of neighboring property.
- (f) Permits. Fences and walls over four feet high and all accessory buildings shall require a building permit.
- (g) Fence in Storm Sewer, Swale System and/or Easement. Any fence located within a storm sewer, swale system and or easement must not obstruct drainage. Fence shall be subject to removal, by owner, at the discretion of the City Engineer, if deemed to interfere with the operation, maintenance or repair of the swale, storm sewer system or easement.
- (h) Fences Parallel or Near Each Other. Where two (2) fences run parallel and/or near to one another, a minimum distance of twenty-four (24) inches of separation is required for maintenance of each fence.

~~(Ord. 2012-085. Passed 9-17-12.)~~

* * *

Section 2. That in case of conflict between any provision of this Ordinance and any other ordinance or resolution, or part thereof, the provisions of this Ordinance shall prevail and apply, unless a conflicting provision is deemed to be more restrictive.

Section 3. That 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 of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is necessary to set forth further regulations for fences in residential districts. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First reading: December 15, 2025

Second reading: _____

Third reading: _____

Public Hearing: _____

President of Council

Date Passed: _____

Referred to Planning Commission

December 16, 2025
Favorable recommendation
Approved: _____
by Planning Commission
December 18, 2025

Approved: _____
Mayor

Date Approved: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 - 140

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	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Attest: _____
Clerk of Council

Ord. No. 2025-140 Amended: _____
1st Rdg. 12-15-25 Ref: PC / Bldg. & Util.
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 144

By: Mayor Perciak and All Members of Council

AN ORDINANCE ENACTING NEW CHAPTER 878 “FIBER OPTIC INSTALLERS” OF TITLE TWO OF PART EIGHT-BUSINESS REGULATION AND TAXATION CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to the Constitution of the State of Ohio and Ohio Revised Code, municipalities have the right to enact planning laws that are for the health, safety, welfare, comfort and peace of the citizens of the municipality; and

WHEREAS, the City of Strongsville has the right to establish regulations for the use, placement and construction of various structures and devices in the public right-of-way and adjacent thereto; and

WHEREAS, the City of Strongsville has established regulations for the orderly placement and construction of wireless communication facilities and wireless telecommunication towers within its municipal borders and the public right-of-way; and

WHEREAS, Council deems it to be in the best interests of the community and for the protection and preservation of the public health, safety and welfare to adopt regulations concerning the acceptance and issuance of permits for the construction, reconstruction, use or change of use of fiber optic cable and/or lines and associated appurtenances and structures in the City public right-of-way and adjacent thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That Chapter 878 Fiber Optic Installers of Title Two of Part Eight-Business Regulation and Taxation Code, of the Codified Ordinances of the City of Strongsville, be and is hereby enacted in order that it shall read in its entirety as follows:

**CHAPTER 878
Fiber Optic Installers**

878.01 Definitions.

878.02 Permit required.

878.03 Permit application; fee.

**878.04 Detailed drawings required; Planning Commission review;
Insurance.**

878.05 General Public Right-of-Way use regulations.

878.99 Penalties and other remedies.

878.01 DEFINITIONS.

(a) City means the City of Strongsville, Ohio.

(b) City Property means and includes all real property owned by the City, other than Public Streets and public easements, and all property held in a proprietary or

governmental capacity by the City, which are not subject to Public Right-of-Way consent and requirements of this Chapter.

- (c) Occupancy, Occupy or Use means, with respect to the Public Right-of-Way, to place a tangible thing in the Public Right-of-Way for any purpose, including, but not limited to, constructing, repairing, positioning, maintaining or operating lines, poles, pipes, conduits, ducts, equipment, other structures, or appurtenances.
- (d) Person means and includes corporations, companies, associations, joint stock companies or associations, firms, partnerships, limited liability companies, trusts, public utility, any other entity, and individuals and includes their lessors, trustees and receivers; but specifically excludes the City itself.
- (e) Public Right-of-Way means the surface of, and the space within, through, on, across, above or below, any Public Street, public road, public highway, public freeway, public lane, public path, public alley, public court, public sidewalk, public boulevard, public parkway, public drive, public easement, and any other land dedicated or otherwise designated for a comparable public use, which is owned or controlled by the City or other public entity or political subdivision.

878.02 PERMIT REQUIRED.

No person shall place, construct, reconstruct, erect or install fiber optic cables and/or lines and associated appurtenances and structures in, under, across and upon the Public Right-of-Way, utility easement and/or private easement within the City, without first obtaining a permit from the Building Commissioner. Any new residential subdivision proposed after the enactment of this Chapter, shall not be required to obtain a permit under this Section.

878.03 PERMIT APPLICATION; FEE.

Every applicant for a permit to place, construct, reconstruct, erect or install fiber optic cables and/or lines and associated appurtenances and structures in, under, across and upon the Public Right-of-Way of the City or adjacent thereto, shall file an application with the City upon a form provided by the Building Department and pay a non-refundable application fee of Five Hundred Dollars (\$500.00).

In addition to completing the items on the application, the applicant shall also include the following:

- (a) The identity of the applicant, including all affiliates of the applicant or service provider that will use the improvements proposed.
- (b) The name, address and telephone number of the local officer, agent or employee responsible for the accuracy of the application, and if different, the same information for the person responsible for the maintenance of the improvements after installation or contact person in the event that the improvements are damaged or need to be moved.

Each application and corresponding permit shall be limited in size to not more than 30,000 linear feet of fiber installation.

878.04 DETAILED DRAWINGS REQUIRED; PLANNING COMMISSION REVIEW; INSURANCE.

Before a permit is issued by the Building Commissioner to place, construct, reconstruct, erect or install fiber optic cable and/or lines and associated appurtenances and structures in, under, across and upon the Public Right-of-Way of the City, utility easement and/or private easement, the following is required:

- (a) The applicant shall provide detailed drawings to the City Engineer for his or her review and approval. The drawings shall show, among other things, the following items:
- (i) The location, height and dimensions of any proposed above ground structures or appurtenances.
 - (ii) Include a copy of any easement for property where an improvement is proposed that is outside of the Public Right-of-Way.
 - (iii) The location of all proposed improvements and appurtenances.
 - (iv) The location of any current improvements in the Public Right-of-Way, whether owned or installed by the City, other governmental entity, public entity, or private carrier in the near vicinity of the proposed improvements.
 - (v) The affect of the proposed improvement on any City sewers and/or storm drainage.
 - (vi) Any other information deemed necessary by the Engineering Department based on the location of the proposed improvements.
- (b) For any appurtenance and/or related structure that is proposed to be placed, constructed, reconstructed, erected or installed over and upon the Public Rights-of-Way of the City or within a utility or private easement that exceeds 15 cubic feet and/or 3.5 feet in height measured from the ground elevation, then said proposed appurtenance and/or related structure shall be submitted to the Planning Commission of the City for its review and approval.
- (c) The applicant must secure and maintain, at a minimum, the following liability insurance policies insuring both the applicant and the City as additional insured:
- (1) Comprehensive general liability insurance with limits not less than
 - (A) One Million Dollars (\$1,000,000.00) per occurrence, Two Million Dollars (\$2,000,000.00) annual aggregate, for bodily injury or death to each Person;
 - (B) One Million Dollars (\$1,000,000.00) per occurrence, Two Million Dollars (\$2,000,000.00) annual aggregate, for property damage resulting from any one accident; and
 - (C) One Million Dollars (\$1,000,000.00) per occurrence, Two Million Dollars (\$2,000,000.00) annual aggregate, for all other types of liability.
 - (2) The liability insurance policies required by this Section shall be maintained by the applicant throughout the period of time during which the applicant is occupying or using the public right-of-way, or is engaged in the removal of its fiber optic cables and/or lines and associated appurtenances. Each such insurance policy shall contain the following endorsement:

“It is hereby understood and agreed that this policy may not be canceled nor the intention not to renew be stated until thirty (30) days after receipt by the City, by registered mail, of a written notice addressed to the Building Commissioner of such intent to cancel or not to renew.”
 - (3) Within thirty (30) days after receipt by the City of said notice, and in no event later than fifteen (15) days prior to said cancellation, the Service Provider shall obtain and furnish to the City replacement insurance policies meeting the requirements of this Section.

- (4) All insurance policies required herein shall be written with an insurance company authorized to do business in the State of Ohio in relation to the specific type of insurance required.
- (5) Upon written application to, and written approval by, the Director of Finance of the City, an applicant may be self-insured to provide all of the same coverages as listed in this Section. As part of the review process, the Director of Finance may require, and the self-insurance applicant shall provide, any and all financial documents necessary to make a valid determination of the applicant's ability to meet the needs of this Chapter.
- (d) Unless designated by the Ohio Public Utilities Commission as a public utility, each application for a permit, to the extent permitted by law, shall include the applicant's express undertaking to defend, indemnify and hold the City and its elected and appointed officers, officials, employees, agents, representatives and subcontractors harmless from and against any and all damages, losses and expenses, including reasonable attorney's fees and costs for suit or defense arising out of or resulting from the improvements installed by the applicant.
- (e) In the event that the improvements or appurtenances installed by the applicant cause the City to incur real estate taxes, the applicant agrees to pay such taxes on the City's behalf and/or to promptly reimburse the City if it has paid those taxes.

878.05 GENERAL PUBLIC RIGHT-OF-WAY USE REGULATIONS.

(a) The issuance of a permit to an applicant to Occupy or Use the Public Right-of-Way under Section 878.02 shall be limited to a grant to Occupy or Use the specific Public Right-of-Way and defined portions thereof, as approved by the City.

(b) No permit granted under Section 878.02 shall confer any exclusive right, privilege, or license or franchise to Occupy or Use the Public Right-of-Way, other than as specifically provided in said permit.

(c) No permit granted under Section 878.02 shall convey any right, title or interest in the Public Right-of-Way, but shall be deemed a consent only to Occupy or use the Public Right-of-Way for the limited purposes granted by the permit. Further, the issuance of a permit shall not be construed as any warranty of title.

(d) No applicant may locate its fiber optic cables and/or lines and associated appurtenances or structures so as to unreasonably interfere with the Use of the Public Right-of-Way by the City, by the general public or by other persons authorized to use or be present in or upon the Public Right-of-Way. All fiber optic cables and/or lines and associated appurtenances or structures shall be moved by the applicant, temporarily or permanently, as determined by the Building Commissioner when necessary to protect the public, comply with the provisions of this Chapter, or otherwise comply with local, state or federal laws. The expense or cost to move said fiber optic cables and/or lines and associated appurtenances or structures shall be the responsibility of the applicant.

(e) Each applicant who is granted a permit under Section 878.02, shall maintain its fiber optic cables and/or lines in good and safe condition and in a manner that complies with all applicable federal, state and local requirements.

(f) No applicant nor any person acting on the applicant's behalf shall take any action or permit any action to be done which may impair or damage any City Property, Public Right-of-Way, or other public or private property located in, on or adjacent thereto.

(g) Restoration of Public Right-of-Way, Other Ways and City Property.

- (1) When an applicant, or any person acting on its behalf, does any work in or affecting any public Right-of-Way or City Property, it shall, after the work is completed and at its own expense, promptly remove any

obstructions therefrom and restore such ways or property, within ten (10) to thirty (30) days, at the Building Commissioner's discretion, to as good a condition as existed before the work was undertaken, unless otherwise directed by the City.

- (2) If weather or other conditions do not permit the complete restoration required by this Section within the time periods set out herein, the applicant shall temporarily restore the affected ways or property as directed by the Building Commissioner. Such temporary restoration shall be at the applicant's sole expense and the applicant shall promptly undertake and complete the required permanent restoration when the weather or other conditions no longer prevent such permanent restoration in a time period determined by the Building Commissioner.

(h) Unless directly and proximately caused by the willful, intentional or malicious acts of the City, the City shall not be liable for any damage to or loss of any fiber optic cables and/or lines and associated appurtenances or structures in the Public Right-of-Way of the City as a result of or in connection with, but not limited to, any public works, public improvements, construction, excavation, grading, filling, salting, snow removal or work of any kind in the Public Right-of-Way by or on behalf of the City.

(i) The permit granted by the City to Occupy or Use the Public Right-of-Way of the City may be revoked for any one of the following reasons:

- (1) Construction, reconstruction, installation, location, operation or excavation at an unauthorized location.
- (2) Construction, reconstruction, installation, location, operation or excavation in violation of City safety and/or Construction requirements.
- (3) Material misrepresentation or lack of candor by or on behalf of an applicant in any permit application or registration required by the City.
- (4) Abandonment of any fiber optic cable and/or line and associated appurtenances or structures in the Public Right-of-Way.
- (5) Insolvency or bankruptcy of the applicant.
- (6) The fiber optic cable and/or lines and associated appurtenances or structures are in a state of disrepair which creates a public nuisance.
- (7) Violation of material provisions of this Chapter.
- (8) Construction under the permit is not commenced within two (2) years of the consent approval date.

(j) In the event that the Building Commissioner believes that grounds exist for revocation of the permit to occupy or Use the Public Right-of-Way or Construction Permit, the Building Commissioner shall give the applicant written notice of the apparent violation or noncompliance, providing a short and concise statement of the nature and general facts of the violation or noncompliance, and providing the applicant a reasonable period of time not exceeding thirty (30) days to furnish evidence:

- (1) That corrective action has been, or is being actively and expeditiously pursued, to remedy the violation or noncompliance;
- (2) That rebuts the alleged violation or noncompliance; and/or
- (3) That it would be in the public interest to impose some penalty or sanction less than revocation.

(k) The applicant shall remove at its sole cost any and all improvements when they are no longer being used by the applicant or are otherwise abandoned. In the event of such removal, the property shall be restored to its original condition as approved by the City's Building and Engineering Departments.

878.99 PENALTIES AND OTHER REMEDIES.

(a) Penalties. In addition to any other penalty set out in this Chapter, any Person found guilty of violating, disobeying, omitting, neglecting or refusing to comply with any of the provisions of this Chapter shall be guilty of a misdemeanor of the fourth (4th) degree. A separate and distinct Offense shall be deemed committed each day on which a violation occurs or continues.

(b) Civil Violations and Forfeiture.

- (i) In lieu of the criminal penalties set forth above, the Building Commissioner may make an initial finding of a civil violation by the applicant for violating, disobeying, omitting, neglecting or refusing to comply with any of the provisions of this Chapter.
- (ii) The Civil Forfeiture shall be in an amount payable to the City of not less than \$100.00 nor more than \$500.00 for each offense. A separate and distinct offense shall be deemed committed each day on which a violation occurs or continues.
- (iii) An action for civil forfeiture shall be commenced by providing the applicant with written notice describing in reasonable detail the applicant's alleged violation of one or more provisions of this Chapter and the amount of the penalty that will be assessed against it.
- (iv) The applicant shall have fifteen (15) days subsequent to receipt of the notice of violation in which to correct the violation before the City may assess penalties against the applicant. The time in which to cure the violation may be extended by the City if, in the City's sole discretion, it determines that additional time is required to correct the violation; provided that the applicant commences corrective action within seven (7) days of the notice of violation and proceeds with reasonable diligence.
- (v) The applicant may dispute the alleged violation by providing the City with written notice within five (5) days of receipt of the notice of violation, setting forth in reasonable detail the reasons for its dispute. The City shall set a date for hearing of the alleged violation before the Board of Building Code Appeals no sooner than thirty (30) days and not later than sixty (60) days from receipt of the notice of dispute.
- (vi) The City shall issue a written decision on the applicant's alleged violation within thirty (30) days after the hearing, which decision shall be final and subject to the administrative appeal procedures under Ohio law. If the City finds after hearing that the alleged violation(s) did occur, the penalty shall be assessed starting fifteen (15) days from the notice of violation and shall continue until the violation has been corrected.

(c) Nothing in this Chapter shall be construed as limiting any administrative or judicial remedies that the City may have, at law or in equity, for enforcement of this Chapter.

Section 2. That 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 of this Council; 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.

Section 3. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that there is a need to accommodate and manage

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2025 – 144
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the increasing demand for the use of public rights-of-way within the City. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First reading: December 15, 2025
 Second reading: _____
 Third reading: _____
 Public Hearing: _____

Referred to Planning Commission

December 16, 2025
Favorable Recommendation
 Approved: _____
by Planning Commission
December 18, 2025

 President of Council

Approved: _____
 Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Attest: _____
 Clerk of Council

Ord. No. 2025-144 Amended: _____
 1st Rdg. 12-15-25 Ref: Pub Bldg. & Util
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 001

By: Mayor Perciak and All Members of Council

**AN ORDINANCE ENACTING NEW CHAPTER 1485
“DEMOLITION OR REMOVAL OF STRUCTURES” OF TITLE
EIGHT OF PART FOURTEEN-BUILDING AND HOUSING CODE
OF THE CODIFIED ORDINANCES OF THE CITY OF
STRONGSVILLE, AND DECLARING AN EMERGENCY.**

WHEREAS, pursuant to the Constitution of the State of Ohio and Ohio Revised Code, municipalities have the right to enact building and housing laws that are for the health, safety, welfare, comfort and peace of the citizens of the municipality; and

WHEREAS, the City of Strongsville has the right to establish regulations for the demolition and removal of structures; and

WHEREAS, Council deems it to be in the best interests of the community and for the protection and preservation of the public health, safety and welfare to adopt regulations concerning such demolition or removal of structures.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That Chapter 1485 Demolition or Removal of Structures of Title Eight of Part Fourteen-Building and Housing Code, of the Codified Ordinances of the City of Strongsville, be and is hereby enacted in order that it shall read in its entirety as follows:

**CHAPTER 1485
Demolition or Removal of Structures**

- 1485.01 Permit required before demolition or removal of structures.**
- 1485.02 Type of demolition and removal permits required.**
- 1485.03 General permit requirements.**
- 1485.04 Standard demolition procedure.**
- 1485.05 General requirements upon demolition or removal.**
- 1485.06 Dump tickets.**
- 1485.07 Hard surfaces.**
- 1485.08 Equipment.**
- 1485.09 Protection of party walls and adjoining buildings.**
- 1485.10 Underground storage tanks.**
- 1485.11 Utilities.**
- 1485.12 Waste disposal and environment control.**
- 1485.13 Damages**
- 1485.14 Asbestos hazard abatement.**
- 1485.15 Costs.**
- 1485.16 Fees.**
- 1485.17 Penalty.**

1485.01 PERMIT REQUIRED BEFORE DEMOLITION OR REMOVAL.

(a) A demolition permit is required to be applied for and obtained before any building or structure in the City is demolished or removed.

(b) The Building Commissioner has the authority, within his sole discretion, to waive the permit fee, as required in this Chapter, based on the size of the structure, utilities serving the structure, underground foundations, and other safety factors as determined by the Building Commissioner.

(c) The permit shall be applied for by the owner and/or contractor.

1485.02 TYPE OF DEMOLITION AND REMOVAL PERMITS REQUIRED.

Before commencing any removal or demolition of a building or structure, the applicant shall secure the following permits:

(a) Building permit to demolish and/or remove from the Building Department.

(b) Hydrant permit, when required, from the Cleveland Division of Water.

1485.03 GENERAL PERMIT REQUIREMENTS.

(a) Any contractor doing demolition or removal work must be registered and licensed with the City.

(b) All work shall be completed within the number of calendar days set forth in the schedule of demolition approved by the Building Commissioner. The City reserves the right to withdraw those structures from scheduled demolition which are not completed within the time limitations set forth in the permit granted.

(c) All work shall be done in strict compliance with the provisions of this Chapter.

1485.04 STANDARD DEMOLITION PROCEDURE.

The Building Department shall be notified of the time and location at which demolitions or removals will be performed. Permits are subject to cancellation in the event the applicant fails to properly notify the Building Department of the work schedule.

1485.05 GENERAL REQUIREMENTS UPON DEMOLITION OR REMOVAL.

(a) All sewers shall be bulkheaded at the public right-of-way. An authorized agent of the Engineering Department shall inspect bulkheading.

(b) All demolition debris shall be removed from site including all slab, basement walls and floors, footers and any other sub-grade structures.

(c) All basements or other excavations resulting from demolition shall be backfilled with clean sandy fill (sand, clay or loam) to existing grade. All backfill is subject to inspection and approval by the Engineering Department prior to backfilling.

(d) No excavating shall be made on the job for the purpose of removing soil or burying debris. All excess debris shall be removed from premises and shall be properly disposed.

(e) In the event the applicant buries debris on the site, the applicant shall be responsible for removal of said debris at the applicant's own expense. If the applicant fails to remove said debris the City may take whatever steps are required to re-excavate and properly dispose of improperly buried debris. This includes the hiring of a contractor and any costs shall be incurred by the original applicant responsible for the violation and may be taxable to the tax duplicate certifying the cost to the County Fiscal Officer.

(f) No demolition work shall be performed on Saturday, Sunday or legal holidays without the expressed written consent of the Building Department.

(g) Existing curb cuts shall be restored per the Engineering Department's requirements.

1485.06 DUMP TICKETS.

The applicant shall provide the Building Department with verified, original receipts from an approved landfill or approved dump site, evidencing that all waste material from the job site herein was disposed of in a proper manner. Receipts shall bear the job address, location of the landfill or dumpsite, cubic yardage dumped and shall bear the signature of the landfill operator.

1485.07 HARD SURFACES.

All concrete or hard surfaces, walks, drives and slabs shall be removed from the premises, unless otherwise specifically permitted in the permit.

1485.08 EQUIPMENT.

All structures shall be razed by front end loaders unless special equipment is required. The Building Department must approve special equipment. For most projects, loaders or excavators with special attachments or cranes will be regarded as approved special equipment.

1485.09 PROTECTION OF PARTY WALLS AND ADJOINING BUILDINGS.

(a) Whenever a building or other structure on one side of a party wall is removed, existing party walls shall be maintained in a safe, weatherproof condition by and at the expense of the applicant. Temporary or permanent bracing shall be provided as necessary for maintaining the stability of such party wall or adjoining building. Whenever such stability is endangered by the removal of a building or other structure, or part thereof, it shall be corrected with approved masonry by and at the expense of the applicant.

(b) No accumulation of water which may undermine foundations, or enter the basement or cellar of adjoining property, or result in other injury to adjoining property shall be permitted in any excavating.

1485.10 UNDERGROUND STORAGE TANKS.

All underground storage tanks shall be removed and upon such removal, the excavation shall be filled to grade with clean-fill and compacted to existing lot grade. All underground storage tanks shall be removed under supervision of the Fire Department.

1485.11 UTILITIES.

The applicant is responsible for contacting all affected utility companies and assuring that all utilities are disconnected and capped in accordance with the procedures established by the respective utility companies prior to demolition.

1485.12 WASTE DISPOSAL AND ENVIRONMENT CONTROL.

(a) The applicant shall maintain adequate dust control at all times and is responsible for the removal of dirt and debris from City streets and sidewalks at the end of each day.

(b) The applicant shall at all times keep the site of the work free from accumulations of waste material or rubbish, and upon completion of the work, shall remove all tools, equipment, surplus materials and rubbish and leave the work site in a safe, clean and secure condition.

(c) The applicant shall comply with all federal, state and local environmental statutes, ordinances and regulations ("Environmental Laws"), including emergency planning and community right-to-know laws, and shall obtain any necessary permits and comply with all reporting requirements required by such environmental laws. Applicants shall submit to the Building Department copies of all documents submitted to and any permits obtained from any federal, state and local environmental agencies.

(d) Applicant shall not treat, store or dispose of hazardous wastes or hazardous substances on the site of the work, or allow such waste or substances to be released to the environment: provided, however, that the applicant may store such waste and substances temporarily in approved tanks and containers, in accordance with all environmental laws, so long as a permit is not required therefor under the Federal Resource Conservation and Recovery Act (RCRA), as amended, or analogous or derivative state or local laws. Applicant shall remove from the site of the work and dispose of all waste, including all solid waste, in compliance with applicable environmental laws. Any penalty or other liability arising from the applicant's failure to comply with environmental laws shall be borne by the applicant.

1485.13 DAMAGES.

(a) General. The applicant shall be responsible for all damages occurring as a result of the demolition or removal.

(b) Sidewalks.

(1) All sidewalks damaged during the course of demolition or removal shall be repaired or replaced by the applicant to the satisfaction of the Building Department within ten (10) calendar days after completion of work as directed by the Building Department. These improvements shall be done at the applicant's sole expense.

(2) If the applicant does not correct such damaged sidewalks and remove and replace such damaged sidewalks within a reasonable time, as specified in a written notice from the Building Department, the City may have the deficiency corrected or the sidewalk(s) removed and replaced. The applicant shall pay all direct and indirect cost of such correction of removal and replacement. The applicant will also bear the expense of making good all work of other destroyed or damaged areas by applicant's corrections, removal and replacement of defective work.

(c) All structures shall be abated of non-friable asbestos, razed and have sites properly graded within the time set forth in the proceed order. Failure to comply with the requirement will result in the assessment against the applicant of Five Hundred Dollars (\$500.00) per day as liquidated damages.

1485.14 ASBESTOS HAZARD ABATEMENT.

(a) Friable asbestos.

- (1) An asbestos hazard abatement Contractor, licensed by the State of Ohio, shall be responsible for the removal and proper disposal of any friable asbestos located on the site. The asbestos hazard abatement Contractor may be the general contractor or a sub-contractor but in either event a copy of the license will be required for those portions requiring asbestos hazard abatement.
- (2) Removal and disposal of friable asbestos shall be performed in compliance with all applicable local, state and federal laws and regulations. The asbestos hazard abatement contractor shall be responsible for insuring that all phases of the removal and disposal process are performed in strict compliance with all sections of the National Emission Standards for Hazardous Air Pollutants (40 C.F.R. 61) and other applicable acts. All notice and reporting requirements specified by the above referenced standards shall be directed to the Building Commissioner.

(b) Non-friable asbestos. The applicant shall be responsible for the removal and proper disposal of any non-friable asbestos located on the site. Non-friable asbestos is material containing more than one percent asbestos by weight that hand pressure cannot crumble, pulverize or reduce to powder when dry. Asbestos shingle siding has been determined to be in a non-friable form. The following procedure is recommended for proper removal of asbestos shingle siding or other non-friable asbestos materials:

- (1) Remove non-friable asbestos materials as units or in sections to the greatest extent possible;
- (2) Adequately wet the non-friable asbestos materials to, prevent the generation of dust when separating, cutting or breaking up these asbestos materials;
- (3) Discharge no visible emissions of asbestos particulate material to the ambient air;
- (4) After the removal has been completed, the waste materials (dust, debris) should be wetted, swept up and bagged in a plastic bag) with a combined thickness of at least six mils. Following this, a HEPA vacuum should be used to clean up all additional dust.
- (5) The non-friable asbestos materials shall be bagged while wet in a plastic bag) with a combined thickness of at least six mils and deposited at a suitable landfill and covered with at least six inches of compacted non-asbestos containing material. Prior approval should be obtained from the landfill for the disposal of this non-friable asbestos material.

1485.15 COSTS.

Costs incurred by the City due to the use of its employees, materials and equipment of the City or by contract for labor, materials and equipment, or both, for correcting any deficiencies in the applicant's work required under this Chapter, including the cost of service or publication of the notice, together with a proper description of the premises, may be certified by the Clerk of Council to the County Fiscal Officer and by him placed upon the tax duplicate.

Such costs shall be a lien upon such lands and shall be collected as other taxes and returned to the City.

1485.16 FEES.

The fee for a permit for demolition or removal as required in this Chapter shall be as follows:

- (a) Two Hundred Dollars (\$200.00) for each residential structure governed by the Ohio Residential Code.
- (b) Ten Dollars (\$10.00) per square foot for each commercial, business, industrial structure and any other structures not included in item (a) herein.

1485.17 PENALTY.

In addition to any other penalty provided in this Chapter, whoever violates or fails to comply with any of the provisions of this chapter is guilty of a misdemeanor of the fourth degree and shall be fined not more than two hundred fifty dollars (\$250.00) or imprisoned not more than thirty days, or both, for each offense. A separate offense shall be deemed committed each day during or on which a violation or noncompliance occurs or continues.

Section 2. That 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 of this Council; 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.

Section 3. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further purpose of regulating demolition or removal of structures. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

 President of Council

Approved: _____
 Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Attest: _____
 Clerk of Council

Ord. No. 2026-001 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 002

By: Mayor Perciak and All Members of Council

AN ORDINANCE APPROVING AND AUTHORIZING THE FILING OF AN APPLICATION FOR FINANCIAL ASSISTANCE WITH THE CUYAHOGA COUNTY SOLID WASTE DISTRICT UNDER THE 2026 COMMUNITY RECYCLING AWARENESS GRANT PROGRAM; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.

WHEREAS, The Cuyahoga County Solid Waste District has established a Community Recycling Awareness Grant program and once again allocated monies to help local governments in Cuyahoga County promote their community-sponsored recycling programs to residents; and

WHEREAS, the grant provides for funding of the cost of a community-sponsored recycling program; and

WHEREAS, in order to submit a timely application to receive funding under the Community Recycling Awareness Grant program for the year 2026, the City, through its Coordinator of Natural Resources, is requesting authorization to apply for funding in the amount of \$6,000.00, in order to continue publishing the recycling newsletter.

WHEREAS, when the City is advised that its application for funding under the Grant program is approved, the City is desirous of accepting such award.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That this Council hereby approves and authorizes the Mayor and City Coordinator of Natural Resources to submit an application for financial assistance to the Cuyahoga County Solid Waste District for the Community Recycling Awareness Grant program for the year 2026, in the form on file with the City Coordinator of Natural Resources.

Section 2. That this Council hereby approves the acceptance of any award of funding under such Grant program for 2026, and hereby authorizes the Mayor, Director of Finance, Coordinator of Natural Resources, and other appropriate officers of the City to do all things necessary in furtherance thereof.

Section 3. That any advance of funds under this Ordinance and/or the City's share will be made from the General Fund, subject to reimbursement under the Grant.

Section 4. That 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 of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 002

Section 5. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to authorize the submission of such application for financial assistance in order to meet the application deadline to enable the City to proceed with promotion of the City's recycling awareness program, to accept such funds when awarded, and to ensure continuity of such program. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Attest: _____
Clerk of Council

Ord. No. 2026-002 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 003

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH THE CHAGRIN VALLEY DISPATCH COUNCIL FOR THE LEASE OF A PORTION OF THE CITY OF STRONGSVILLE COMMUNICATIONS CENTER BUILDING PREMISES LOCATED AT 13213 PEARL ROAD, STRONGSVILLE, OHIO, WHICH IS CURRENTLY OCCUPIED BY THE SOUTHWEST EMERGENCY DISPATCH CENTER, AND DECLARING AN EMERGENCY.

WHEREAS, by and through Ordinance No. 2025-086, the City of Strongsville (hereinafter "City" or "Lessor") authorized the Mayor to enter into a New Member Participation Agreement with the Chagrin Valley Dispatch Council (hereinafter "CVDC" or "Lessee") in order for the City to become a participating member in the Chagrin Valley Regional Communications Center for the dispatch of public safety services, to be effective February 2, 2026; and

WHEREAS, the City is the operator of the City of Strongsville Southwest Emergency Dispatch Center, which is currently located at the City's Communications Center building premises at 13213 Pearl Road, Strongsville, Ohio; and

WHEREAS, the public safety dispatch services for the cities of Brook Park, Middleburg Heights, North Royalton and Strongsville ("Cities") are currently in operation at the Southwest Emergency Dispatch Center in Strongsville; and

WHEREAS, CVDC is a regional Council of Governments of the State of Ohio, operating the Chagrin Valley Regional Communications Center and currently located at the University Hospital Bedford Medical Center, 88 Center Road, Bedford, Ohio; and

WHEREAS, the Cities will become new participating members of the Chagrin Valley Regional Communications Center as of February 2, 2026; and

WHEREAS, inasmuch as the CVDC is in the process of preparing to relocate the operations of such Chagrin Valley Regional Communications Center, it has become necessary for the CVDC, as Lessee, to enter into a Lease Agreement with the City, as Lessor, in order to temporarily lease a portion of the City of Strongsville Communications Center building premises, which is now being utilized by the Southwest Emergency Dispatch Center operations, located at 13213 Pearl Road, Strongsville, Ohio, in order to continue to provide public safety dispatch services; and

WHEREAS, therefore, in consideration of the covenants and agreements set forth in the Lease Agreement between the City, as Lessor, and CVDC, as Lessee, a copy of which is attached hereto as Exhibit "1", the CVDC intends to lease a portion of the City's Communications Center building premises located at 13213 Pearl Road, Strongsville, Ohio; and

WHEREAS, pursuant to the Charter of the City of Strongsville, Chapter 264 of the Codified Ordinances of the City of Strongsville, the Ohio Revised Code and the Ohio Constitution, and in order to carry out the public purpose of providing for the health, safety and

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 003

Page 2

welfare of the people in the State of Ohio and the aforementioned Cities, the City has determined to lease a portion of the City's Communications Center building, which is currently occupied by the Southwest Emergency Dispatch Center, to the CVDC for the purposes set forth in the Lease Agreement attached hereto as Exhibit "1"; and

WHEREAS, therefore, the City and CVDC are desirous of entering into such Lease Agreement on the terms and conditions set forth in the Lease Agreement, and further, unless terminated sooner as provided in the Agreement, the term of the Agreement shall be from February 2, 2026 until January 31, 2027.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO BY TWO-THIRDS VOTE OF ITS MEMBERS:

Section 1. That this Council hereby finds and determines that leasing a certain portion of the City's Communications Center building currently occupied by the Southwest Emergency Dispatch Center, located at 13213 Pearl Road, Strongsville, Ohio, to the Chagrin Valley Dispatch Council, a regional Council of Governments of the State of Ohio, as set forth in the Lease Agreement attached hereto as Exhibit "1", is in furtherance of a public purpose and in the best interest of the City.

Section 2. That this Council hereby further authorizes and directs the Mayor to enter into the Lease Agreement with the Chagrin Valley Dispatch Council, substantially in accordance with the terms and conditions set forth in the Lease Agreement attached hereto.

Section 3. That 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 of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is in the best interest of the City to enter into a Lease Agreement with the Chagrin Valley Dispatch Council in order to ensure the usual daily operations and continuity of critical services of the Public Safety Department of the City, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 003

Page 3

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Attest: _____
Clerk of Council

Ord. No. 2026 003 Amended: _____

1st Rdg. _____ Ref: _____

2nd Rdg. _____ Ref: _____

3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____

Adopted: _____ Defeated: _____

EXHIBIT "A"

LEASE AGREEMENT

BY AND BETWEEN

CITY OF STRONGSVILLE, LESSOR

AND

CHAGRIN VALLEY DISPATCH COUNCIL, LESSEE

FOR A CERTAIN CHAGRIN VALLEY DISPATCH CENTER ("CVDC")
PREMISES AND APPURTENANT AREAS LOCATED AT:

STRONGSVILLE DISPATCH CENTER
13213 PEARL ROAD
STRONGSVILLE, OHIO 44136

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LEASE AGREEMENT

THIS INDENTURE OF LEASE AGREEMENT made this _____ day of _____, 2025 between the CITY OF STRONGSVILLE, an Ohio Municipal Corporation (herein called the "City" or "Lessor"), and CHAGRIN VALLEY DISPATCH COUNCIL ("CVDC"), an Ohio Council of Governments, (herein called the "Council" or "Lessee,"), pursuant to authority duly adopted by the City on _____, 2025 and pursuant to authority duly adopted by the Lessee on _____, 2025, respectively, copies of which are attached hereto as Exhibits "A" and "B." As required by the context herein, and as permitted by law, reference to the "City" shall also include its respective officials, agents and employees.

The City for and in consideration of the covenants and agreements hereinafter set forth on the part of the Lessee to be kept and performed, has demised and leased, and does hereby demise and lease unto the Lessee, and the Lessee does hereby take and hire, upon and subject to the conditions hereinafter expressed, the premises located at 13213 Pearl Road, Strongsville, Ohio 44136, hereinafter referred to as the Premises, which shall be known as the "Dispatch Center."

SECTION 1

TERM

Unless terminated sooner as provided herein, the term of this Lease Agreement shall be from February 2, 2026 until January 31, 2027.

SECTION 2

BASE RENT

For the initial term of this Lease, the Lessee shall pay to the City as a base rent the sum of one dollar (\$1.00) per year payable in annual installments of one dollar (\$1.00) on the commencement date and annual installments from such date thereafter until January 31, 2027.

SECTION 3

MAINTENANCE OF PREMISES AND ALL OTHER EQUIPMENT

The Lessor shall permit CVDC to use the Strongsville Dispatch Center facility and all other equipment and related software and other items necessary for the continuation of the Strongsville Dispatch Center's operation by CVDC. The City also agrees to keep the Premises in good and tenantable

condition and repair during the term of this Lease Agreement and agrees to repair, maintain and replace same as needed or required by any governmental entity.

During the term of this Lease Agreement the City shall also be responsible for all maintenance agreements, for utilities, and shall provide cost-free use of the Strongsville Dispatch Center facility until January 31, 2027.

SECTION 4

USE OF PREMISES

The Lessee agrees that the Premises shall be exclusively used for providing Emergency Dispatch Services for the certain Members of the Lessee, being the cities of Strongsville, North Royalton, Brookpark and Middleburg Heights, and for no other purposes whatsoever, unless said use is first approved by the City in writing. The Lessee shall not assign this Lease or any right, title, interest, estate or obligation of the Lessee hereunder, or sublease, without the express prior consent of the City, which consent may be withheld for any reason within the sole discretion of the City.

The Lessee agrees that it will not permit, authorize or allow any other person, organization or other entity, whether private or public, to use the Premises for any purpose whatsoever without first obtaining the City's written permission.

SECTION 5

RUBBISH REMOVAL

The Lessor shall provide a dumpster for the collection, removal and disposal of any and all wastes generated by CVDC's use of the Premises.

SECTION 6

RIGHT TO ENTER PREMISES

The City, upon 24-hour advance written notice by its duly authorized representative, shall have the right to enter the Premises during usual business hours for the purpose of inspecting it and the operation therein and for the purpose of making repairs which may be necessary, provided that to the extent practicable, any such entry and/or work shall be scheduled so as to minimize interference with normal Premises operations.

SECTION 7

UTILITY CHARGES

Beginning with the commencement of this Lease and continuing thereafter during the term of this Lease, the Lessor shall pay all gas, electric, telephone, internet, data and other utility charges and fees for service provided to the leased Premises known as the Dispatch Center.

SECTION 8

INSURANCE

Lessee, at its cost, shall insure all equipment transferred to Lessee pursuant to the CVDC New Member Agreements with Strongsville, Middleburg Heights, Brookpark and North Royalton, and any and all other equipment related to the CVDC operations at the Strongsville Dispatch Center. Lessee shall have liability insurance for any injury and/or incident to a third-party invitee occurring in the interior of the premises.

Lessor, at its cost, shall continue all other insurance currently in place for the Strongsville Dispatch Center.

SECTION 9

COMPLIANCE WITH LAW

The Lessee, during the term of this Lease Agreement and any renewal or continuation thereof, shall comply with all applicable governmental laws, ordinances, regulations and requirements relating to use and occupancy of the Premises.

SECTION 10

REDELIVERY OF PREMISES

At the expiration of the term of this Lease or of any renewal or continuation thereof, the Lessee will surrender and deliver to the City the demised Premises in good repair and condition, subject only to ordinary wear and tear.

SECTION 11

NOTICES

Any notice, permitted or required hereunder, shall be in writing and shall be deemed to have been properly given by mailing such notice by registered or certified mail, postage prepaid, addressed to such party as follows:

(a) To the Lessor:

Mayor Thomas. P. Perciak
The City of Strongsville
16099 Foltz Parkway
Strongsville, Ohio 44149

(b) To the Lessee:

Chagrin Valley Dispatch Council
9018 Brecksville Road
Brecksville, Ohio 44141

(c) Or such other address as either party may from time to time designate in writing at least fifteen (15) days in advance of such notice.

SIGNATURE PAGE FOLLOWS

Signed, sealed and acknowledged
in the presence of:

THE CITY OF STRONGSVILLE, Lessor

Thomas P. Perciak, Mayor
City of Strongsville

APPROVED AS TO FORM ONLY:

Neal Jamison, Law Director
City of Strongsville

Signed, sealed and acknowledged
in the presence of:

CHAGRIN VALLEY DISPATCH COUNCIL, Lessee

Mayor Kirsten Holzheimer Gail, President

APPROVED AS TO FORM ONLY:

David J. Matty, Law Director

CITY OF STRONGSVILLE

STATE OF OHIO)
) SS: **NOTARY PUBLIC**
COUNTY OF CUYAHOGA)

On this _____ day of _____, 2026, before me, a Notary Public in and for said County and State, personally appeared Thomas P. Perciak, the Mayor of the City of Strongsville, Ohio, to me personally known, and acknowledged the execution of the foregoing instrument, and that the same is his voluntary act and deed on behalf of said City of Strongsville, Ohio, and the voluntary and corporate act and deed of said City of Strongsville, Ohio.

IN WITNESS WHEREOF, I have hereunder subscribed my name and affixed my official seal on the date and year aforesaid.

Notary Public

CHAGRIN VALLEY DISPATCH COUNCIL

STATE OF OHIO)
) SS: **NOTARY PUBLIC**
COUNTY OF CUYAHOGA)

On this _____ day of _____, 2026, before me, a Notary Public in and for said County and State, personally appeared Mayor Kirsten Holzheimer Gail, the President of the Chagrin Valley Dispatch Council, Lessee, to me personally known, and acknowledged her signing of the foregoing instrument, and that the same is her voluntary act and deed on behalf of said Chagrin Valley Dispatch Council.

IN WITNESS WHEREOF, I have hereunder subscribed my name and affixed my official seal on the date and year aforesaid.

Notary Public

EXHIBIT A

ORDINANCE BY STRONGSVILLE AUTHORIZING LEASE

EXHIBIT B

RESOLUTION BY CHAGRIN VALLEY DISPATCH COUNCIL

TO ENTER LEASE

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 004

By: Mayor Perciak and All Members of Council

AN ORDINANCE RATIFYING, APPROVING AND AUTHORIZING AN APPLICATION FOR FINANCIAL ASSISTANCE WITH THE U.S. DEPARTMENT OF JUSTICE OFFICE OF JUSTICE PROGRAMS UNDER THE BULLETPROOF VEST PARTNERSHIP GRANT ACT OF 1998, FOR FISCAL YEAR 2025; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.

WHEREAS, Congress enacted the Bulletproof Vest Partnership (BVP) Grant Act of 1998, reauthorized said Act by the BVP Act of 2000 and allocated monies nationwide to be used to help state and local jurisdictions purchase armor vests and body armor for use by law enforcement departments; and

WHEREAS, the Act provides for funding for up to 50% of the cost of purchasing National Institute of Justice (NIJ) approved vests to each local agency that receives and accepts a federal grant under the Act; and

WHEREAS, in order to timely submit an application to receive funding under the Bulletproof Vest Partnership Grant Act of 1998 for the fiscal year 2025, the City, through its Police Department, has applied for funding in the amount of \$8,187.50 for the replacement of approximately ten (10) armor vests to be purchased during 2025 and 2026; and

WHEREAS, when the City is advised that its application for funding under the Bulletproof Vest Partnership Grant is approved, the City is desirous of accepting such award.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That this Council hereby ratifies, confirms and approves the submission of an application for financial assistance to the Office of the Director of the Bureau of Justice Assistance under the Bulletproof Vest Partnership Grant Act of 1998, for fiscal year 2025, in the form on file with the Chief of Police.

Section 2. That execution and filing by the Mayor, Chief of Police, and/or other appropriate officers of the City be and is hereby ratified, approved and authorized for an application to the U.S. Department of Justice Office of Justice Programs for funding for the replacement of approximately ten (10) vests during 2025 and 2026, having a cost of approximately \$16,375.00, to provide the required assurances therein, and to provide all information and documentation required in said application.

Section 3. That this Council hereby approves the acceptance of any award of funding under such Grant program for fiscal year 2025, and hereby authorizes the Mayor, Director of Finance, Chief of Police, and/or other appropriate officers of the City to do all things necessary in furtherance thereof.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 004

Page 2

Section 4. That the funds required to meet the City’s obligations under said application have been appropriated and shall be paid from the General Fund.

Section 5. That 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 of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 6. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that the prompt execution of such application is required in order to comply with application deadlines, protect the health and safety of the City’s police officers, to enhance continuity of Police Department operations, to accept such funds when awarded, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Attest: _____
Clerk of Council

Ord. No. 2026-004 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

 Public Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 005

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE SALE AT PUBLIC AUCTION OF CERTAIN OBSOLETE AND SURPLUS POLICE VEHICLES NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council finds that the Police Department of the City of Strongsville has various obsolete and surplus vehicles, as described in Exhibit A, a copy of which is attached hereto and incorporated herein by reference, which are unfit for public use by reason of obsolescence or as surplus items, and are no longer needed for any municipal purpose; and further finds that it will be in the best interests of the City that such vehicles be sold at a public auction.

Section 2. That, pursuant to Article IV, Section 3(e) of the City Charter, the Mayor and Director of Finance be and are hereby authorized and directed to sell such vehicles at public auction.

Section 3. That the Director of Finance and the Mayor are authorized to retain the services of the **MANHEIM MARKETING, INC. AUTO AUCTION** to effectuate the sale of all such vehicles for auction; and the Director of Finance and Mayor are further authorized and directed to execute all documents and perform all acts required to complete the auction and the sale of the auctioned vehicles.

Section 4. That any proceeds of sale shall be deposited into the Emergency Vehicle Fund, and any funds required for the purposes of this Ordinance have been appropriated and shall be paid from the Emergency Vehicle Fund.

Section 5. That 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 of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 6. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that the immediate sale of such vehicles is necessary in order to remove obsolete vehicles from service, to provide needed storage space for the Police Department, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2026 - 005
Page 2

President of Council

Date Passed: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Zacharyasz	_____	_____

Approved: _____
Mayor

Date Approved: _____

Attest: _____
Clerk of Council

Ord. No. 2026-005 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

EXHIBIT A

**POLICE DEPARTMENT
VEHICLES TO AUCTION
JANUARY, 2026**

<u>Car</u>	<u>Year</u>	<u>Make/Model</u>	<u>VIN</u>
#12	2018	Ford Explorer	VIN #1FM5K8AR4JGC44220
#18	2017	Ford Explorer	VIN #1FM5K8AR8HGD93529
#24	2018	Ford Explorer	VIN #1FM5K8ARXJGC44223
#30	2021	Dodge Charger	VIN #2C3CDXAT2MH684686
#35	2019	Dodge Charger	VIN #2C3CDXKT3KH726908
#37	2018	Ford Explorer	VIN #1FM5K8AR7JGC44227