

**SUMMARY OF CAUCUS DISCUSSION AND MINUTES OF THE STRONGSVILLE CITY COUNCIL ORGANIZATIONAL AND REGULAR MEETING HELD ON, MONDAY, JANUARY 5, 2026.**

The Council of the City of Strongsville met in the Caucus Room at the Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road, on **Monday, January 5, 2026, at 6:30 p.m.**

**Present: Council Members:** Gordon C. Short, James E. Carbone, James A. Kaminski, Kelly A. Kosek, Annmarie P. Roff, Thomas M. Clark, and Anthony Zacharyasz, Jr. **Also Present:** Clerk of Council Aimee Pientka. **Administration:** Mayor Thomas P. Perciak, Law Director Neal Jamison, and Finance Director Eric Dean.

Council President, Gordon C. Short, called the caucus to order at 6:33 p.m.

The following Council Committees met to review legislation on the agenda:

Building & Utilities Committee:

Chairwoman Roff – My first one...do you want to go over that? It's going to be on public...

Mr. Short – Yes, so this is to amend the Zoning Code regarding the construction of fences in residential districts in the city. That was sent to the Planning Commission. The Planning Commission, at their December 18, 2025 meeting, made a favorable recommendation for this ordinance. It is now back at the Council, and we will place that for a public hearing for February 17, 2026. Are there any questions on the fencing, or that ordinance before the public hearing?

Mr. Jamison – Just to remind everybody - this is an ordinance that the building department requested to give clarity as to people putting fences up in terms of the spacing and everything like that. The building commissioner thought that it would be good that if he could point to something to say, that at the end of the day, this is what you have to follow. It helps people when they are planning to do this going forward. If you have any questions in the interim, like Gordon said, we are going to do the public hearing in February; but reach out to me or Ted Hurst.

Chairwoman Roff – How will they announce that then though Neal? Will that be going out to the public? Do we have to do a...?

Mr. Jamison – Yes, I can talk to David Sems about, maybe, putting something on the website like – “Be aware of this regulation.”

Chairwoman Roff – I wasn't sure because I know it is different for the other stuff that we do public hearings for.

Mr. Jamison – Yes, but this is really more for if, down the road, you are planning to put a fence up. We can always...the building department can say, “Hey, here is the Code, and here is what you have to follow; so that they don't come back later and say, “Wait a minute, why didn't you tell me this ahead of time?”

Chairwoman Roff – I just wasn't sure if we had to put it like how we do for all the other public hearings.

Mr. Jamison – Right.

Chairwoman Roff – Thank you.

Mr. Jamison – You're welcome.

Chairwoman Roff – My second one is just more of a housekeeping thing - the demolishing of some of our structures that we are not going to be using anymore. There is a list of them, but I'm not going to go ahead and read those off - suspend and adopt for those.

Mr. Jamison – If I can explain this one. This is again the building department. They wanted some structure for a residential or commercial structure to be demolished in terms of also setting the permit fees and things like that. Again, spelling out in detail what needs to be done as it relates to when the contractor comes in. Also, the process that will go through the building, fire, and even the engineering department to make sure that's being done properly. We didn't really...we didn't have anything before. He thought that it would be helpful, going forward, to have this. This is not something that has to go to the Planning Commission.

Chairwoman Roff – Okay, that's what I was going to ask.

Mr. Jamison - If everyone is okay with it, you can suspend and adopt that tonight.

Chairwoman Roff – Perfect...thank you.

Mr. Jamison – You're welcome.

Mr. Short – Any questions on that?

(No questions)

Mr. Short – Do you want to stick there Ms. Roff since you have the floor with Public Service and Conservation – Ordinance No. 2026-002?

Public Service & Conservation Committee:

Chairwoman Roff – I have just one for that and that will be...this will be for solid waste...

Mr. Jamison – This is a grant...

Chairwoman Roff – Sorry, thank you, Neal.

Mr. Jamison - ...that we do annually with the county for the recycling program.

Chairwoman Roff – Okay, gotcha.

Mr. Jamison – Suspend and adopt will be the recommendation.

Chairwoman Roff – They are going up, and it's going up by how much? Do we know?

Mr. Jamison – It's not a huge amount - \$6,000.00 or \$7,000.00.

Chairwoman Roff – Thank you so much. I appreciate it.

Planning, Zoning and Engineering Committee:

Mr. Short – Ordinance No. 2025-144, if you recall, this was read at the last meeting and referred to the Planning Commission regarding the regulations that the city wanted to enact in part of a new ordinance regarding the “Fiber Optic Installers,” and the installation of fiber optics in the city right-of-way’s. That was referred to the Planning Commission that did receive a favorable recommendation, again, at their December 18<sup>th</sup> meeting; however, we do have an amendment to that.

Mr. Jamison – Right, so...

Mr. Short – We are going to re-read that as amended and then send that back to the Planning Commission. Go ahead Mr. Jamison with the amendment.

Mr. Jamison – In Section 878.02, in the second sentence, we want to add the words: “Any fiber optic cable and or lines approved and installed with the initial improvements for...” That’s the new language. Then it will continue to read: “Any new residential subdivision that is proposed after the enactment of this Chapter, should not be required to obtain a permit under this Section.” The concern became after we did this initially. The thought process was if a new housing division was coming in, and they had to go through all the processes to get the plat approved and to get the project approved, that they wouldn’t have to go through this Chapter if they were putting in fiber optic cable. The concern became with the way that we have the language. Let’s say that new subdivision came in and ten years later, a new fiber optic installer comes in, that entity can say, “Well, wait a minute – that’s a new subdivision and we don’t have to get a permit.” We cleaned the language up to, basically, provide after the initial construction or installation of that fiber...when the homes are initially built, if someone comes in later, that they would then have to get a permit under this Chapter. We felt the language was a little loose before; so, we wanted to tighten that up before we put it into action. Like I said, we have one company that is waiting for us to get this done and then they are going to come in. This is one of the reasons why we are doing it. This has become a very competitive market. I think that as the formal cable structure is sort of going away for people to get their internet service, this is an alternative that has popped up for people to get their internet for not only their computer need, but also their streaming needs and other things that go with it.

Mayor Perciak – You’re going to see a lot more of this.

Ms. Roff – I’m sorry to interrupt, but if you go back to Ordinance No. 2026-001. Are there any changes on how they can dump and get rid of that stuff when it’s demolished? Are there changes to that at all? Can they take it to...?

Mr. Jamison – There is language in the ordinance that provides that has to be properly disposed of. If there is asbestos...

Ms. Roff – Will there be a charge for it?

Mr. Jamison – We don’t pay for that. That’s...

Ms. Roff – I’m saying from the person doing it. How will that work?

Mr. Jamison – That's on them. We just make sure that it goes to the proper...if there is asbestos or something like that, it has to be appropriately disposed of. There are special landfills that kind of material has to go to.

Ms. Roff – But not into the regular garbage?

Mr. Jamison – Correct.

Ms. Roff – Thank you.

Mr. Jamison – There's also language in there about how they have to properly go through with utilities making sure that is all taken care of ahead of time.

Ms. Roff – Thank you.

Mr. Jamison – It's formalizing that whole process.

Ms. Roff – Alright, thank you.

Mr. Jamison – You're welcome.

Mr. Short – Again, we will refer that back to the Planning Commission for them to make a recommendation.

Mr. Jamison – Yes, unfortunately it has to go back, thank you.

Mr. Short – Any other questions?

Mr. Clark – What date will that...when would the next Planning Commission meeting be for them? I ask because the current organization and I want to make sure we have a representative.

(Unintelligible background conversation)

Mr. Jamison – I think January 15<sup>th</sup> is what Aimee just indicated.

Mr. Clark – Thank you.

Mr. Jamison – It will come back to us on January 20<sup>th</sup>. You'll set it for a public hearing...

Ms. Roff – Who is the second for our public hearing?

Mr. Jamison - ...probably for the first meeting in March.

Ms. Roff – Who is our second, though, for our public hearing? That's how that will work, right?

Mr. Jamison – I missed what you said, Ann.

Ms. Roff – So, Jim will go – just making sure.

Mr. Clark – Thursday, January 15<sup>th</sup>.

Mr. Jamison – Right, but after it comes back from the Planning Commission it will probably get set for public hearing sometime in early March.

Ms. Roff – But like Tom was saying, just to have somebody there.

Mr. Jamison – Oh, I get you. Okay.

Ms. Roff – So, it will be Jim Kaminski.

Mr. Jamison – That's up to whoever the Council President is going to be, and whoever they appoint to that committee.

Mr. Jamison – I'm sure that will be done before that.

Public Safety & Health Committee:

Chairwoman Kosek – Yes, we have three tonight. Ordinance No. 2026-003; this is an ordinance that would authorize the Mayor to enter into a lease with Chagrin Valley Dispatch Council to lease a portion of the city's current communication center facilities that we are currently using for our Southwest Dispatch. The lease is attached so that everyone can take a look at that. I did speak with Neal earlier today and asked that we be added as an additional insured on CBD's insurance policy to the extent that there might be any lawsuit related to the locations that we were covered. We will have our own insurance; but I think it would be better for the city to be an additional insured. Neal did say that he would make sure that happens. I don't know, does anybody else have any other questions about the lease or the ordinance on this?

Mr. Carbone – Is there any reason why we are only doing a one dollar lease? Typically, that is our partners...our internal partners with our schools and our Strongsville Community Theater, and stuff like that. To have them come in and we still have to pay the utilities with this...

Mr. Jamison – This is part of...

Ms. Roff – Especially the utilities, yes.

Mr. Jamison – This is part of the discussion we had when we negotiated this way back in July in terms of not having to pay \$500,000.00 when we would do this. That's why we didn't have to come up with \$500,000.00.

Ms. Roff – We are also giving them the rest of the equipment and I thought that was part of it.

Mr. Jamison – Some of the equipment.

Ms. Roff – That's why I asked for some of the itemized stuff that I never received.

Mr. Jamison – Some of the equipment – not all of it. Remember, we are keeping some of it as the backup. Not everything is going over there. Again, this is just to formalize. As Kelly related, it's really for the insurance in terms of making sure if something happens there, we are covered. That was probably the main...Eric and the Mayor were the main ones that insisted we do this so that we are covered in that kind of situation. That's the reason we are doing this. That payment was always part of the original understanding when we made the decision to go forward and do this. That they wouldn't be paying...

Ms. Roff – That was part of the questions that I had on my list though, Neal.

Mr. Jamison – Pardon me?

Ms. Roff – I said that was part of the questions I had on my list because I don't feel that it's right that we are still paying for that and then giving them...nowhere was there a time where you said we are only going to rent it for a dollar. Like Jim said, that's more for our non-profit...the schools, or for an organization renting a space to...like one of the programs that we have here in Strongsville that are non-profit.

Mr. Short – In lieu of the \$500,000.00 fee, part of that was the leasing. You have to formalize that...

Ms. Roff – The fee is also being paid for by the equipment. That's how it was explained at the meeting that we had.

Mayor Perciak – Not really. Hold on, there is a conversion...anytime you have a conversion from any entity whether you are in a private sector or the public sector – that goes without saying. Number 2: David Sems can tell you about the equipment we have today. As we continue to replace equipment, we can't even afford to do some of that at today's cost. Some of the stuff...

Ms. Roff – We are still replacing it, Mayor. We have to...

Mayor Perciak – Please, let me finish. At the end of the day, a lot of this equipment is outdated; let them take it. We have to address it for what it is today, please.

Mr. Jamison – Again, Ann...

Ms. Roff – We also have to address what's costing us to keep them running there. Nobody else is paying that.

Mayor Perciak – And we have.

Ms. Roff – Okay. I think a dollar is not...

Mayor Perciak – That is just a legal consideration.

Ms. Roff – I think that is arguable.

Mayor Perciak – Please, Neal tell her.

Ms. Roff – It's arguable.

Mr. Jamison – Again, they are a public entity. This is not some private corporation. They are a public entity - it's a Council of Governments. This is not unusual when we enter into these kinds of agreements. As an example, when we had some entities using our space at the recreation center for the senior bussing from Berea – they were paying a nominal amount. It was conducive to do it because they were working with our program to do it. This is not unusual when we do this kind of venture with a public entity.

Ms. Roff – I'm just wondering what we are getting in return for it, though. That was like my previous email before this all came up. I never got back any information from it – that's all.

Mr. Jamison – It all goes back to the vote we took back in September.

Ms. Roff – Neal, you know what I'm talking about. I wanted a breakdown; and I don't think that is fair that we are only charging them a dollar and we still have to pay to keep the equipment up because they are going to be using the equipment there. We are responsible to keep that equipment up. The Mayor says that's expensive...

Mr. Jamison – We are not maintaining the equipment.

Ms. Roff – Are we positive we are not going to maintain...

Mr. Jamison – Yes.

Ms. Roff – Our equipment there we are not going to maintain, okay. We still have to pay for all of the electric – the heat, and all those things for them to use our facility that we are paying for them to do their job.

Mr. Jamison – Again, this was all discussed over the summer and up to September. This was, again, part of the consideration for doing this. As Gordon just related to you, this was part of the equation. It wasn't just the equipment. It was this factored into it as well. A lot of communities when they want to come over, they have to pay \$500,000.00 to do this. We didn't have to do that in this case because this is one of the reasons – not the only reason. This is one of the reasons and the equipment was another reason. There were other things as well. It's not just in a vacuum this one particular item - we have discussed this. We went through, basically, two months of these discussions back in August and September.

Ms. Kosek – I appreciate that, Neal. I understand the position that we are in at this point because of the prior vote. I would say I was also surprised that it was a dollar. I did not know that it was going to be a dollar. I don't think that was shared with us. I didn't think to ask that question. It is what it is. Does anybody else have any other questions?

Mr. Clark – Somewhat of a question. Eric, this is for you. Our agreement with them is based on a cost-to-serve model, correct? If we charge them more than a dollar in rent, they would then...the Council of Governments would say, "Okay Strongsville, you are going to have to pay a larger amount in your services." That's what Neal is referring to. This allows for a smooth transition that has an expiration date on it of January 31, 2027. If for some reason they are not ready to transition to the new consolidated site at that time, we then are no longer in obligation to renew that and anything else. Then, we would assess the situation at that time?

Mr. Dean – Yes, you know...

Ms. Roff – So...go ahead.

Mr. Dean – That's correct...

Ms. Roff – Can I add to that though? I just want to note the only break that we are getting then, financially for this dollar, is only going to be for those two years? Then, we will have to increase it after those two years? I want to know the difference between those two years, thank you.

Mr. Dean – They have a process coming up with their fee. Obviously, they take in their cost. We negotiated our fee with them as \$1,200,000.00 for 11 months. That was part of the negotiation. That fee was higher before we talked about letting them use the facility - they did lower that fee. I guess if we did charge them the higher amount of rent, it would have been a higher fee for those 11 months for the city to join the group.

Ms. Roff – What are those numbers? Why is that hard to answer?

Mr. Dean – I wasn't involved in the direct negotiations, but I did see a higher quote for 11 months that they are going to be there for 2026.

Ms. Roff – Which was what?

Mr. Dean – It was about \$100,000.00 more. Originally, that was what we were looking at. Then, it was negotiated with them using the building and the cost associated with that.

Ms. Roff – I don't think that's acceptable; but we are at a point now we don't have a choice. Not all that information was given to us once again. I requested it by email and not one email was returned with anything.

Mr. Jamison – No, you said...I asked you to call me.

Ms. Roff – I didn't want a phone call...

Mr. Jamison – I left you a voice mail...

Ms. Roff – ...I wanted an email returned...

Mr. Jamison - ...and I never got a call back.

Ms. Roff - ...that had a breakdown – I didn't want a phone call.

Mr. Jamison – I never got that email.

Ms. Roff – The email came, and nobody had it apparently. We could go back in public record and look at it – there was an email. I asked for those specific things and never were they given.

Mr. Jamison – We discussed this in August and September; this was discussed a lot. At that point, I remember distinctly saying, "If you have any questions, call me." I even left you a voicemail.

Ms. Roff – I remember distinctly returning with an email asking for an itemized amount.

Mr. Jamison – I never saw that.

Ms. Roff – It went to you. We could go back and look.

Mr. Jamison – That being said, this was discussed amongst us in caucus and on the floor during that whole process. This is not the first time that this has come up.

Ms. Roff – And it's not the first time that I asked for it, Neal, by email. I asked for a breakdown – that was all. That shouldn't have been very hard to do.

Mr. Short – At this point this evening, though, for this lease, are there any other questions regarding this lease? The recommendation tonight is to suspend and adopt. This is time sensitive, is that correct?

Mr. Jamison – It has to be done by the end of January.

Ms. Kosek – Okay, so everybody vote their conscience. Ordinance No. 2026-004; this is an ordinance ratifying, and approving our request for a grant for bulletproof vests from the DOJ (Department of Justice). We are requesting 10 vests for just over \$16,000.00 is the value. I would ask that we suspend and adopt that so that they can go out and get the application and accept it assuming that we are awarded the grant. We also have Ordinance No. 2026-005; this would be a sale at public auction of certain obsolete and surplus police vehicles that are no longer needed. There is a list at the end on an Exhibit A – looks like there are six vehicles. I didn't have an opportunity to talk to the chief. Are...if Neal or the Mayor...I'm sorry. Can we just clarify? Some of these are old and some of them are not as old. Are these all at the end of their useful life these vehicles?

Mr. Jamison – Yes. Sometimes the age is deceptive because of the mileage on them particularly the patrol vehicles. Our service and police department do a pretty good job of identifying which ones they can try and use for other purposes. I think these they determined that the best thing is to go ahead do it at the public auction.

Ms. Kosek – Okay. With that being said, there are six vehicles that we would like to put up for public auction. I would ask that everybody suspend and adopt that, so that we can get whatever value they might have left. I think that is all that I have.

Mr. Short – Thank you, Ms. Kosek.

#### Committee of the Whole:

Chairman Short – Under Committee of the Whole, I think we have a need for an executive session this evening before our regular scheduled Council meeting.

***Mr. Carbone made 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, and matters pertaining to collective bargaining. It was seconded by Mr. Kaminski to adjourn from open session into executive session [Article XI, Section 9, City Charter]. All members present voted aye and the motion carried. Council adjourned into executive session at 6:56 p.m. Also present from the Administration: Law Director Neal Jamison. Neal Jamison left the executive session at 6:59 p.m. The executive session concluded at 7:57 p.m. and reconvened into open session.***

***\*\*Please note – The legislation discussed above on tonight's agenda can be viewed in entirety at: <https://www.strongsville.org/government/city-council/minutes-agendas> by clicking on the January 5, 2026 agenda link. \*\****

**MINUTES OF THE STRONGSVILLE CITY COUNCIL ORGANIZATIONAL AND REGULAR MEETING HELD ON MONDAY, JANUARY 5, 2026 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBERS.**

**CALL TO ORDER:**

Council President Gordon C. Short called the meeting to order at 8:00 p.m. All joined in the Pledge of Allegiance to the Flag.

**CERTIFICATION OF POSTING:**

The Clerk of Council certified that the meeting had been posted in accordance with Ordinance No. 2023-182.

**ROLL CALL:**

**Present: Council Members:** James E. Carbone, Gordon C. Short, James A. Kaminski, Kelly A. Kosek, Annmarie P. Roff, Thomas M. Clark, and Anthony Zacharyasz, Jr. **Also Present:** Clerk of Council Aimee Pientka. **Administration:** Mayor Thomas P. Perciak, Law Director Neal Jamison, and Finance Director Eric Dean.

Also in attendance was Assistant Law Director Dan Kolick.

**COMMENTS ON MINUTES:**

The Minutes of the Regular Council Meeting held on December 15, 2025 were approved as submitted.

**Other Business:**

Mr. Short – Before we begin our organizational portion of the meeting tonight; first, Happy New Year everybody, and welcome to 2026. I also would like to recognize and congratulate James Carbone and Kelly Kosek for their re-election to Council; and to Anthony Zacharyasz, Jr. to his election to Council. They were all duly sworn in here on January 1, 2026, to begin their terms on this City Council.

**ORGANIZATION:**

**Election of Council President:**

*Council President Gordon Short opened up the nominations for Council President.*

*Mr. Kaminski nominated Mr. Short for Council President. There were no further nominations and President Short then closed nominations for Council President without objection.*

**A motion was made by Ms. Kosek and seconded by Mr. Kaminski to elect Gordon C. Short as Council President.**

**Roll Call: All Ayes. Motion carries.**

**ORGANIZATION (cont'd):**

***At this time, Mayor Perciak administered the Oath of Office of President of Council to Gordon C. Short.***

**Election of Council President Pro Tem:**

*Mr. Zacharyasz, Jr. nominated Mr. Clark for Council President Pro Tem. There were no further nominations and President Short closed nominations for Council President Pro Tem without objection.*

**A motion was made by Mr. Zacharyasz, Jr. and seconded by Mr. Kaminski to elect Thomas M. Clark as Council President Pro Tem.**

**Roll Call: All Ayes. Motion carries.**

***At this time, Mayor Perciak administered the Oath of Office of President of Council Pro Tem to Thomas M. Clark.***

Mr. Short – In terms of our Council committees, our Planning Commission representative, and representative of Southwest General, we will keep those the same for this meeting. However, before our next meeting on January 18<sup>th</sup>. Please submit to me, via email, the committees you would prefer.

Ms. Kosek – It's January 20<sup>th</sup>.

Mr. Short – It is the 20<sup>th</sup>?

Ms. Kosek – Yes, because it's a federal holiday.

Mr. Short – So before the...actually, if you could by January 16<sup>th</sup> have to me your preference for any committees, or reassignment of committees that you are currently assigned to or chair of. Also, I will be creating an Ad Hoc Committee to deal with transportation, infrastructure, and traffic issues in the city. If you have an interest in that, as well, please let me know for that committee. We can discuss more about that at our next caucus.

Mr. Jamison – Mr. Chairman, I would just suggest since Mr. Spring was the previous appointment to the Planning Commission, that the next meeting is January 15<sup>th</sup>. If you can make that appointment before that meeting, so that we could have that appropriate person at the next Planning Commission meeting.

Ms. Roff – Are we able to do a temporary (member) for one meeting?

Mr. Jamison – He can appoint someone tonight, tomorrow, or...

Mr. Short – Mr. Kaminski, would you take that meeting on the 15<sup>th</sup>?

Mr. Kaminski – Yes, I was the co-chair last year, so I can do that.

**ORGANIZATION (cont'd):**

Mr. Short – Mr. Kaminski will represent Council at that January 15<sup>th</sup> meeting before we have a permanent member.

Mr. Jamison – Okay, Mr. Spring is not here so that's why I brought it up.

Ms. Kosek – Mr. President, I have a question about the traffic subcommittee that you were...

Mr. Short – Ad Hoc.

Ms. Kosek – Ad Hoc, sorry. Is that something that is going to be interacting with NOACA? What is your answer?

Mr. Short – Yes, they will be interacting with NOACA, attending those meetings, assisting the administration on any meetings with the state, and just keeping Council more informed - having more of a voice, more of a presence, and a voice in any potential decisions being made by NOACA and the state for our traffic problems.

Ms. Roff – So, maybe multiple people to rotate that?

Mr. Short – I expect at least three people in the committee.

Ms. Roff – Okay.

Ms. Kosek – Thank you, I appreciate that.

Mr. Short – You're welcome.

**APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITIONS:**

***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.***

***Motion made by Mr. Clark, seconded by Ms. Roff to appoint Robert W. Hawk, to a new four (4) year term on the City's Planning Commission, effective January 17, 2026. All members present voted aye and the motion carried.***

Mayor Perciak – Thank you sir, the current occupant will be moving out of the city. As much as we would like to reappoint him, we are unable to do so. I just wanted to thank him for all of his hard work and dedicated service to our community for how many years, Dan?

Mr. Kolick – Over 25 years.

Mayor Perciak – Over 25 years.

Mr. Jamison – That was Ken Evans, Mayor.

**APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITIONS (cont'd):**

Mayor Perciak – I'm sorry, I thought everybody knew. I want to thank Ken Evans for his many, many years of service to the city, BZA, and for all the other activities he has participated in within this community. He will be leaving our community and moving into another community here in the spring.

Mr. Short – Let him know that Council thanks him as well for his 25 years of service to the city in that position.

***Mayor's reappointment 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.***

Mr. Jamison – Mr. Chairman, it makes sense to do two separate motions because somebody might say, well, I like one but I don't like the other. If you could do one for each individual, please.

Mayor Perciak – Jeanne Georgeadis, please.

Mr. Clark – Thank you, Neal, for the guidance.

***Motion made by Mr. Clark, second by Ms. Roff, to the reappointment of Jeanne Georgeadis to a four (4) year term on the City's Civil Service Commission, effective February 1, 2026, and expiring on January 31, 2030. All members present voted aye and the motion carried.***

***Motion made by Mr. Clark, second by Ms. Roff to the reappointment of Ken Dooner to a four (4) year term on the City's Civil Service Commission, effective February 1, 2026, and expiring on January 31, 2030. All members present voted aye and the motion carried.***

***Mayor's reappointment 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.***

***Motion made by Mr. Clark, second by Ms. Roff, to the reappointment 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. All members present voted aye and the motion carried.***

Mr. Short – Any further awards?

Mayor Perciak – Nothing else.

Mr. Short – Thank you, Mr. Mayor.

**REPORTS OF COUNCIL COMMITTEES:**

**ECONOMIC DEVELOPMENT – Mr. Clark:** Thank you, President Short. We have not had an Economic Development Committee meeting since our last Council meeting in December. Tentatively, we are looking at Monday, January 26, 2026. I want to put that as a tentative date, as we may have transitions in the committees; however, I want to have a meeting set. With that, I will happily take any questions, but that concludes my report.

**REPORTS OF COUNCIL COMMITTEES (cont'd):**

**ECONOMIC DEVELOPMENT – Mr. Clark:**

Mr. Carbone – Mr. Clark, the only thing that I want to point out for 2025, was a small/big business in our community celebrating 50 years - that's the Sheiban family from Sheiban Jewelry. It's one heck of an accomplishment. I remember as a kid, it used to be over by the Rini Rego's, and they just grew that. Anything they do in town, they do it to the level of what the residents of Strongsville want. Really, a shout-out to them. Another one that just opened in our ward is Ashley Clark moved their business...

Mr. Clark – No relation, but welcome to ward 3.

Mr. Carbone – What an amazing transformation she made to a building over on Prospect Road by the railroad tracks, and the time and effort that has been put into that. So, another small/big business, and a female business owner - it's a great thing. It continues to...our business community does great things. I wanted to spotlight those two.

Mr. Clark – I know, Jim, you have been eyeing something nice for that property there on Prospect Road. She gave it probably an even better facelift than you could have visioned. I assume she has someone other than you to help take over the landscaping that you've done for a long time.

Mr. Carbone – I'm hoping. My jersey is wearing out.

Mr. Clark – Great shout-outs to two wonderful businesses here in Strongsville. Thanks, Jim.

Mr. Short – Any other questions for Mr. Clark?

(No questions)

**BUILDING AND UTILITIES – Ms. Roff:** For Building and Utilities I have Ordinance No. 2025-140. That is going to be placed on second reading for public comment...

Mr. Short – Public hearing, correct.

Ms. Roff – Public hearing, yes.

Mr. Short – The public hearing will be on February 17, 2026.

Ms. Roff – Okay, that is for the fences for residential fencing here in Strongsville. I have Ordinance No. 2026-001; this is for demolition and removal of existing buildings. That will also be placed for public hearing, correct?

Mr. Short – No, that's...

Mr. Jamison – Suspend and adopt that.

Mr. Short - ...suspend and adopt.

Ms. Roff – Okay.

**REPORTS OF COUNCIL COMMITTEES (cont'd):**

**BUILDING AND UTILITIES – Ms. Roff:**

Mr. Jamison – We can suspend and adopt that on the demolition, yes.

Ms. Roff - I thought you said that one...so then this one...okay.

**PUBLIC SERVICE & CONSERVATION – Ms. Roff:** I have Ordinance No. 2026-002, and that is for our recycling program – it's a grant. Suspend and adopt for that.

Mr. Short – Any other questions for Ms. Roff?

(No questions)

Mr. Short - Thank you.

**PUBLIC SAFETY & HEALTH – Ms. Kosek:** We have three for Public Safety and Health. We have Ordinance No. 2026-003; this is to authorize the Mayor to enter into a lease agreement with Chagrin Valley Dispatch Council for a portion of our current communications center that is currently housing our Southwest Emergency Dispatch Center - the lease is attached. I'd ask that we suspend and adopt that tonight, so that we could move forward with the business of the dispatch with Chagrin Valley. We had an extensive conversation during caucus. We also have Ordinance No. 2026-004; this would ratify, approve, and authorize the application to the Department of Justice to acquire funding under their grant program for 10 bulletproof vests. The amount would be approximately \$16,375.00. I always want to be supportive of our police, so I'd ask that we suspend and adopt that. We have Ordinance No. 2026-005; this is an ordinance authorizing the sale at public auction of certain vehicles that no longer have any municipal purpose. There are six vehicles of various ages dating back to 2017 that are no longer able to be bandaged and able to be used. We would like to sell those and get as much money as we can to go back into our coffers. I'd ask that we suspend and adopt that as well. That is all that I have. If anyone has any questions, I'm happy to answer those.

(No questions)

Mr. Short – Thank you, Ms. Kosek.

**COMMUNICATIONS AND TECHNOLOGY – Ms. Kosek:**

(No report)

**RECREATION & COMMUNITY SERVICES – Mr. Kaminski:**

(No report)

**PLANNING, ZONING AND ENGINEERING – Mr. Short:** We have Ordinance No. 2025-144; this is the ordinance enacting a new chapter dealing with Fiber Optic Installers in the City of Strongsville. The original ordinance was sent to the Planning Commission back in December. It did receive a favorable recommendation by the Planning Commission; however, there is an amendment to the language of that ordinance.

**REPORTS OF COUNCIL COMMITTEES (cont'd):**

**PLANNING, ZONING AND ENGINEERING – Mr. Short (cont'd):** We will send that amended ordinance back to the Planning Commission. We will place it on second reading and send it to the Planning Commission for their next meeting in January. Mr. Jamison, did you have something to say?

Mr. Jamison – We will amend it tonight, and then send it back to the Planning Commission.

Mr. Short – So, we need to vote to amend?

Mr. Jamison – Yes.

Mr. Short – Okay.

Mr. Jamison – Motion to amend, and then we will refer it back to the Planning Commission.

Mr. Short - We will do that this evening...

Mr. Jamison – Please.

Mr. Short - ...and then refer that back to the Planning Commission. Any questions?

(No questions)

**SCHOOL BOARD – Mr. Carbone:** Yes, as the students and staff have been enjoying their holiday break, our administrative offices and our school board have been working diligently on coming up with a plan for the elementary facilities and capital improvement configurations with our elementaries. There was, at the last meeting, a recommendation that was given for three new buildings: renovating one and renovating another for preschool. It's so much more in-depth. We will wait to see what the next vote is with the school board with this configuration if they move forward. At that point, I know that they have planned on being very transparent and trying to get as much information out to the community as possible about the configuration, about the bond issue, and what to expect moving forward. That will be it.

Mr. Short – Thank you, Mr. Carbone. Any questions for Mr. Carbone?

(No questions)

**SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Short:** We did not have a board meeting, nor do we have the monthly update yet from the CEO. However, the system did reach an agreement with Anthem Insurance to provide coverage effective as of January 1, 2026. Any residents that have that insurance are now still covered and in-network at Southwest General Health System. Any questions on the health system?

(No questions)

**FINANCE – Mr. Short:**

(No report)

**REPORTS OF COUNCIL COMMITTEES (cont'd):**

**COMMITTEE OF THE WHOLE - Mr. Short:**

(No report)

**REPORTS AND COMMUNICATIONS FROM THE MAYOR, DIRECTORS OF DEPARTMENTS AND OTHER OFFICERS:**

**MAYOR PERCIAK:**

(No report)

Mr. Short – Thank you, Mr. Mayor.

**FINANCE DEPARTMENT – Mr. Dean:** Thank you Council President, I hereby certify that funds will be made available for all ordinances and resolutions on tonight's agenda requiring certification of funding. Thank you.

**LAW DEPARTMENT – Mr. Jamison:** All ordinances and resolutions are in proper legal form. That concludes my report.

Mr. Short - Thank you.

**AUDIENCE PARTICIPATION:**

Christa Heckman, 20788 North Greystone Drive, Strongsville, OH 44149: Good evening, my name is Christa Heckman. I'm at 20788 North Greystone Drive. Happy New Year, and a welcome to Councilman Zacharyasz. Thank you all for your time tonight. This is my third time speaking on Ordinance No. 2025-128—the proposed rezoning of property on Pearl Road, near Stony Hill and the Brunswick border, from Public Facilities (PF) to General Business (GB) in order to accommodate a Meijer grocery store. I am, again, here to formally register my opposition on behalf of myself, my family, and also as a sitting member of the HOA of Fieldstone Preserve in the Enclave, which directly borders the proposed site and into which traffic currently appears to be planned to be routed—at least according to the initial submissions to the Planning Commission. When I was here last on December 15th, I asked a question of everybody. My question was: "What do we want Strongsville to look like?" My question is not just rhetorical; it's actually a mandate. Section 1240.02 of Strongsville's Codified Ordinances lays out the purpose and intent of our Zoning Code. It directs the city to promote public health, safety, convenience, prosperity, and general welfare. It specifically calls for protecting the character and the value of residential areas—preventing overcrowding, managing traffic impacts, and ensuring development aligns with the city's Comprehensive Plan. These goals are expanded upon in the 2019 Strongsville Master Plan. Its "Community Vision" section, in particular, emphasizes connectivity, sound traffic solutions, protection of green space, attractive and vibrant neighborhoods, and redevelopment that creates more usable and appealing spaces. It also stresses modernizing development patterns to anticipate future needs, and not simply repeating what already exists. Section 5 of that plan further promotes thoughtful commercial redevelopment, mixed-use development, landscaping requirements, and identifying uses that are not appropriate for certain commercial areas. Moving onto the 2023 Economic Development Strategic Plan, that also reinforces these visions. It focuses on attracting higher-paying jobs and emerging industries to the city.

**AUDIENCE PARTICIPATION (cont'd):**

Ms. Heckman (cont'd) - Notably, it includes a community feedback section that states, "Many workers needed by Strongsville's employers can't actually afford to live here unless they commute from elsewhere." The question before you is this: Does rezoning this property from Public Facility (PF), with healthcare and healthcare workers employed there, to General Business (GB) to allow a Meijer grocery store advance these data goals? Does it bring high-paying or emerging jobs? Or are these going to be entry-level and low-wage positions? Does it improve traffic flow? Is it going to make it worse? Does it protect nearby residential character? I suspect you are going to hear about a lot of that tonight from some of my neighbors who are here. Does it add meaningful green space or modern design? Looking at the plan that they have put out so far—understanding that could change—the resounding answer is no, it doesn't. It's going to be a giant pile of concrete. This is approximately an 11-acre site. The rendering shows a development dominated by concrete with limited room for meaningful landscaping or green space, particularly at the road frontage. Traffic congestion has worsened, not improved. It is proposed to be routed directly into a quiet residential neighborhood. There is nothing innovative or forward-looking about another grocery here in town. It doesn't meet an unmet need. We already have roughly ten of them just in our city alone, let alone what's in our surrounding areas. Let me be clear: I agree that economic development is extraordinarily important. I support the economic development of Strongsville. Those of us in Fieldstone Preserve, where I live, have always understood that this land was going to be developed at some point. None of us are naïve enough to think that it was going to end up staying as the, frankly, pretty ugly empty field that it is right now. We knew it would be developed, but what is built matters. This property is currently zoned for a public facility, and a development similar to The Avenue would be consistent with that zoning and the city's planning goals. Maybe mixed-use residential and commercial development, innovative housing, or some other thoughtfully designed options could also end up being appropriate. There are a lot of good possibilities for that site, but a grocery store is not one of them. A grocery store that brings increased traffic, noise, light pollution, theft concerns, and quality of life impacts on a site that is too small to properly mitigate those issues just is not the right solution for that space. I urge you to consider whether this rezoning truly reflects Strongsville's stated vision and long-term interests as set out in the 2019 Master Plan, the 2023 Master Plan, and as is indicated from 1978 in the ordinances as the purpose of zoning here in Strongsville. Thank you for your time and consideration. I look forward to continuing this conversation on January 20th. Thank you.

(Applause)

Mr. Short – Thank you.

Sydney Merz, 23017 South Greystone Drive, Strongsville, OH 44149: Good evening, and Happy New Year. My name is Sydney Merz. I reside at 23017 South Greystone Drive.

Mr. Short – Can you spell your last name?

Ms. Merz – M-E-R-Z. Mayor Perciak and Council, thank you again for this opportunity to come speak to you. Unfortunately, this will be the last time—I hope the last time—you speak with me, because I will not be here on January 20th. I will be representing the Strongsville Mustangs Special Olympics Basketball Team in Portage County. I'm here to also discuss Ordinance No. 2025-128: the rezoning of 19156 Pearl Road and the vacant land that's there. I'm going to really talk about the impact to safety. I was advised to do a little bit of homework; a few of us did that, and we want to share our results with you this evening.

**AUDIENCE PARTICIPATION (cont'd):**

Ms. Merz (cont'd) - One of the missions of the Strongsville Police Department is to enhance the quality of life while identifying and solving community problems and preventing crimes. Now, I understand preventing crime is kind of an ideal state that is often challenging to anticipate, as there are several external factors beyond our control that impact this desired state. However, what is within our control is sustainable and responsible development that doesn't place any additional demand on our police department. With that in mind, please allow me to share some data we have obtained from the Brunswick and Seven Hills Police Departments, as well as recent statistics from a report in Cleveland Magazine. Let's start with Brunswick. Brunswick has a Meijer, and it opened on April 28, 2022. From that time—April 28, 2022, through early December 2025—the Brunswick Police Department responded to almost 1,100 incidents at the Meijer grocery store. They were kind enough to show us what those were about: theft, shoplifting, lost property, domestic violence, disputes, follow-up investigations, trespassing, traffic, assaults, disturbances, animal control, child abuse, suspicious activity, suspicious persons, and incidents within the parking lot. On average, the Brunswick Police are responding to 0.83 incidents per day at their Meijer grocery store. That means the police are going there at least once a day for various things. Okay, so that is one data point: Brunswick Meijer. Let's look at Seven Hills. The Seven Hills Meijer opened on May 13, 2021—a year earlier than the Brunswick Meijer. Since it opened, and through early December, the Seven Hills Police Department responded to close to 1,000 incidents. The police department within Seven Hills was less forthcoming on the type of incidents than Brunswick was, but they gave us some numbers anyway. They are responding to Meijer about 0.6 incidents per day. More likely, a little bit over every other day, they are being called to their Meijer. We wanted to know a little bit more about retail and police involvement. We know that it's preventable, but it's hard; you are dealing with human behavior. Based on a conversation with the Brunswick Police Department, it is our understanding that Meijer prosecutes all shoplifting and theft cases despite the value of the product, which is not the same as most of our retail places here. It doesn't matter if it is a pack of gum or high-priced meat products; they are going for it, and they are prosecuting. If we look at that, the demand upon our police is going to be higher because you have to do the follow-ups and the prosecutions. It's just not like, "Hey, we are calling here; can you help control the situation or send support?" It is, "We are prosecuting." Furthermore, let's expand this out a bit with more of a public lens. According to Cleveland Magazine's 2025 "Best Places to Live," they give different stats for the local greater communities in Cleveland—the Greater Cleveland communities. One of them is safety statistics. Those statistics were based on 2024 data. Strongsville ranked 18 out of 73 communities in the area for safety. Not bad... pretty good. I think that's great, in the top 25%. However, if you get a little bit more detailed in there and you review the data more closely, we are in the top 10 for theft and larceny—top 10. Now, I understand that we can attribute that probably to the mall; Walmart globally has been known to be a place where a lot of that happens. I'm not saying that all of a sudden, we aren't great, but it's not cool to be part of a community where you have to think about this where you live. Based on these threats shared by Brunswick and Seven Hills, compounded by Meijer's desire to prosecute all shoplifting and theft cases, this will only increase the demand on the police force and exacerbate the statistic as a desirable place to live—especially when that's going to be in front of your neighborhood. I want you to think about that. You are driving home and you're coming down Pearl Road; you get past Ellsworth Drive, you're going to see a nice ice cream place to the right, and to the left you go a little further and you see an eye outfitter and doctor's office...

Ms. Pientka – Five minutes, Mr. President.

**AUDIENCE PARTICIPATION (cont'd):**

Ms. Merz (cont'd) - ...and you keep going, and everything is there. What is that going to be like for you if you are turning into the development, and there's police every day, or close to that? In closing, just like Christa said, not opposed to reasonable thoughtful development, and not naïve that this is to be developed, but who else is sharing an entrance with a retail location in their neighborhood? I just ask that you kindly put yourselves in our shoes, and your family's shoes if you had young kids at that time. What would that be like for them with traffic rerouted there? I kindly ask you to consider what this could look like not only for our police department, but the residents of the Fieldstone Preserve and surrounding communities? I appreciate your service, and thank you for your time. Happy New Year.

(Applause)

Mr. Short – Thank you.

Beth Ann Shenz, 24136 South Greystone Drive, Strongsville, OH 44149: Beth Ann Shenz; ward 4, 24136 South Greystone Drive in Strongsville, Ohio. Welcome to the new year, and congratulations to those newly elected, re-elected, and the two appointments that we saw today. Strongsville is not lacking stores. Strongsville is lacking intentional places. We already have an abundance of grocery stores, big box retail, and national chains. What we do not have is a clear civic heart, integrated senior services, and thoughtfully planned transitions between commercial activity and residential life. When we look at peer cities like Beachwood, Westlake, Solon, and even Hudson, we see a clear pattern. They have invested in discipline, land-use planning, protected residential edges, and concentrated high-intensity retail where infrastructures and context support it. They planned first, and the economic success followed. When competing with these peer cities, Strongsville should be aligned in creating the same level of intentional structure. A good start is Strongsville Town Center. The Town Center stands out as a clear example of this Council's thoughtful, and resident focused planning. The Community venue: Pickleball Courts, Splash Pad, and shared gathering spaces were intentionally designed to serve families, seniors, and residents across generations. That project reflects careful stewardship, long-term vision, and an understanding of what truly strengthens community life. This is the kind of deliberate planning Strongsville did well. It is the standard we should continue to uphold in decisions like the one affecting Rockglen Drive and Pearl Road. It is also important to remember that this Council itself voted, not that long ago, to uphold the intent of public facility zoning for Rockglen Drive and Pearl Road. That decision reflected foresight and respect for long-term planning. It is a decision worth standing by. The question before us is not whether development is good, it is whether development is right for this location. This site sits next to senior living, rehabilitation, outpatient surgery, and medical facilities in established neighborhoods. Those are not accidental neighbors. That is exactly why it was zoned Public Facilities (PF). The zoning exists to protect places where care, recovery, and community stability matters more than constant traffic and late night activity. Strongsville's strongest revenue does not come from grocery carts. It comes from jobs, professional services, and employers that bring steady daytime populations without overwhelming surrounding neighborhoods. A large retail store does not meaningfully expand that base. It redistributes spending that already exists in Strongsville; while adding traffic, noise, lighting, and infrastructure strain. What Strongsville is missing are places that serve people across generations. Senior services clustered near housing, and healthcare support uses that compliment recovery – not disrupt it. Civic and community spaces that build long-term value rather than short-term activity. Public Facility zoning is not a placeholder. It's a planning tool. It creates buffers, it protects residential gateways, and it also allows us to think 20 or 30 years ahead; not just the next sale cycle.

**AUDIENCE PARTICIPATION (cont'd):**

Ms. Shenz (cont'd) - This location works best when it supports care, community, and neighborhood stability. Rezoning it for high-intensity retail ignores both its context and its purpose. Strongsville does not need more retail at its residential edges. It needs thoughtful land-use decisions that allow us to catch-up to and compete with communities like Beachwood, Westlake, Solon, and Hudson. Finally, thank you to the Council for your service, your time, and your commitment to making decisions that shape Strongsville for generations to come. That is why this site should remain Public Facility (PF). Thank you.

(Applause)

Mr. Short – Thank you.

Harshith Janapati, 20759 North Greystone Drive, Strongsville, OH 44149: Hello, my name is Harshith Janapati. I live at 20759 North Greystone Drive. I'm a high school student here in Strongsville. I would like to talk today about Ordinance No. 2025-128. I'm not here to talk about how rezoning would not be beneficial to our city's economy or anything; I am here to talk about the impact it would have on the younger generation, especially kids. Most kids don't really attend these kinds of meetings, so they are not able to speak out. I have gone around and done a survey of about 25 responses from people aged 10 to 18. Most of them say that they play outside almost five days a week in the summer, and almost all of them said that cars disrupt their playtime. They don't feel safe playing when there are cars constantly in the neighborhood. Now, introducing a large grocery store into the neighborhood would increase the flow of traffic with hundreds of cars coming in day in and day out. This means that kids have nowhere safe to really play. They would have to stay indoors or go to a park, but there are not really any parks in our neighborhood. Most of them play games on the road, bike, or use their scooters; they say they are frequently interrupted by cars. Sixty-two percent of respondents stated that cars have come really close to them, and 79% of respondents said they feel unsafe due to cars. The main reason I'm here is because kids have no other easy way to speak up. They don't really know what this issue is; a lot of them didn't even know that a Meijer grocery store is being built here. Another thing is that we already have a lot of grocery stores here. Having another grocery store wouldn't really impact the kids in a positive way. Instead, use this land to create alternatives, such as parks or a sports facility, that would benefit the kids better and give them a safer place to play rather than the road. It reduces danger and improves the quality of life for families living in the neighborhood. Once a high-use commercial area is built, it can't be reversed easily: crime rates go up, noise pollution goes up, and light pollution goes up. It would be difficult for kids to find a safe place to play. I urge you to reconsider Ordinance No. 2025-128. Consider that kids don't have a voice they can express easily and that they should have a safe place to play outside. Thank you.

(Applause)

Mr. Short – Thank you, for representing the kids in the neighborhood.

**AUDIENCE PARTICIPATION (cont'd):**

Sri Aluri, 18904 Ledgestone Drive, Strongsville, OH 44149: Good evening, members of Council and Mayor. My name is Sri Aluri, and I reside at 18904 Ledgestone Drive. I am a member of the Fieldstone Preserve, and some of my neighbors have been here talking about Ordinance No. 2025-128. Thank you for the opportunity to speak today as a concerned resident of Strongsville to express my strong opposition to Ordinance No. 2025-128, which proposes rezoning the property at 19156 Pearl Road from its current Public Facilities (PF) to General Business (GB). There are a few things to highlight. Council has already studied this parcel carefully in 2022. Council took a careful and thoughtful look at this property and made the deliberate decision to zone it Public Facilities (PF). That wasn't a quick or casual choice; it came after discussion, evaluation, and consideration of what would best serve Strongsville in the long run. The conditions that led to the 2022 decision haven't changed. The reasons the Council chose Public Facilities (PF) zoning still apply today. The recognition that this is a parcel that sits in a sensitive, high-traffic corridor—nothing about the surrounding area, the city's needs, or the market has changed in a way that would justify reversing that thoughtful decision. Reversing a well-considered decision undermines planning stability. Strongsville residents rely on the city's zoning decisions to be consistent, predictable, and rooted in long-term vision. If a carefully considered Public Facilities designation can be undone just a few years later for a big-box store, it sends a message that zoning is fluid and reactive—not stable and strategic. The 2022 decision was made with the community in mind. The Public Facilities (PF) zoning was chosen because it protects land for future public use, which is something that benefits every resident. Changing it now for a big-box store like Meijer, in a market already saturated with grocery and big-box options, does not serve the same broad public interest. I urge the Council to consider the following key reasons, which directly impact the quality of life and the future of our neighborhood. We already have more than enough grocery options; oversaturation hurts local businesses. More traffic comes without meaningful benefits: a big-box store brings heavy traffic, delivery trucks, long operating hours, and constant vehicle flow. Unlike a public facility or a unique community asset, the trade-off isn't worth it. We would be accepting more congestion, more noise, and more water runoff for something we already have plenty of. Strongsville should grow with intention, not just expansion. A saturated grocery market means this rezoning isn't about meeting a community need; it's about creating more commercial sprawl. Strongsville deserves thoughtful planning that prioritizes quality of life over quantity of retail. A Meijer does not meaningfully increase our city's revenue, either. Strongsville's prime source of city revenue is residential property tax, not big-box retail. Commercial properties contribute far less to the city's budget. A saturated grocery market means lower sales, not higher revenue. With so many grocery stores and big-box options already in Strongsville, adding another one doesn't grow the market—it just divides it. When stores split the same customer base, sales tax does not increase; it simply shifts from one retailer to another. With so many grocery and big-box options serving Strongsville, adding another massive retailer does not meet a real community need—it simply adds traffic, noise, and commercial congestion. We should protect this land for uses that truly benefit residents, not for a store we don't need. I respectfully urge you to vote no on the ordinance. Thank you.

(Applause)

Mr. Short – Thank you.

**AUDIENCE PARTICIPATION (cont'd):**

Aruna Hajeebu, 21290 Rockglen Drive, Strongsville, OH 44149: Good evening, Council. Happy New Year, and congratulations to everyone on the board. My name is Aruna Hajeebu. I live at 21290 Rockglen Drive, and I am here to clearly oppose the idea of a rezoning for a Meijer grocery store at the Fieldstone Preserve entrance. I am here as a mother, a neighbor, and someone who wakes up every day thinking about my child's safety. I'm not here as a developer, a business owner, or someone with a financial stake; I'm here as a parent who simply wants my child and every other child in our neighborhood to grow up safely. Our neighborhood is not just a collection of homes or houses. It is the place where children bond, run barefoot in the summer, and ride bikes on the streets. They don't have a designated playground. They also walk to school because we have no busing this year. Our streets are their play space, their walking paths, and their childhood with tons of memories—relocation is not even on our minds. Now, we are being asked to accept a major commercial entrance for Meijer directly into that space. I would like to highlight a few points and concerns from my side. First, a child's safety is not negotiable, and the data is terrifying. I want to share numbers that no parent should have to think about. According to Safe Kids Worldwide, 385 children were killed as pedestrians in motor vehicle crashes – among the years, and another 9,257 were injured. The Children's Safety Network reports that more than three in four child pedestrian injuries involve motor vehicles. These are not statistics from highways or busy commercial districts; these are children like ours, hit while walking, playing, and simply being kids. Here is the most chilling fact: according to analysis, a pedestrian hit by a vehicle traveling at 40 mph has only a 10% chance of surviving. Our neighborhood lane was never designed for commercial traffic—especially not truck traffic. It has traffic islands, narrow turns, and children everywhere. Adding delivery trucks, semis, and increased customer flow is not just inconvenient; it is dangerous. This year, with no school busing, our children will be walking even more—more mornings, more afternoons, more exposure, and more risk. We cannot pretend these numbers don't apply to us; they do. Our street design cannot handle truck traffic. Let's talk about infrastructure: our lane has traffic islands, narrow turning radii, no sidewalks in some areas, no dedicated play area, no community center, and children playing on the street almost every day. Large trucks will be forced to make U-turns, wide swings, and abrupt stops. These maneuvers are difficult for adults where there are no obstacles, let alone when there are children running around. This is not speculation; this is physics. We paid for a residential community, not a commercial corridor. Many of us paid premium prices for our homes because of the woods, the privacy, and the promise of a quiet, family-oriented neighborhood. Those are already gone, and now we are being asked to accept a big-box store entrance—something none of us were told to expect. This will affect property values, noise levels, traffic patterns, pollution, our children's freedom to play, and, above all, our peace of mind. Families do not choose neighborhoods with truck entrances; they avoid them. We are in a situation where we can't even make a decision like that. This decision is about priorities: children or convenience. City Council, please, you are being asked to make a choice—not between Meijer or no Meijer, and not between growth or no growth, but between responsible development and dangerous development, between children's safety and corporate convenience, and between parents' peace of mind and traffic flow for a big-box store. We are not anti-business, and we are not anti-growth. We are asking for growth that does not put our children in harm's way. There are other access points, there are other designs, and there are other solutions. There is only one childhood for our kids.

Ms. Pientka – Five minutes.

**AUDIENCE PARTICIPATION (cont'd):**

Ms. Hajeebu (cont'd) - When one safety is compromised, we cannot undo it. We support development, but it must be responsible. We want Strongsville to thrive, we want businesses to succeed, and we want thoughtful sustainable growth. We cannot and will not accept a commercial entrance that places heavy truck traffic directly into the heart of a residential lane where children play, walk, and live. Responsible development is possible.

Mr. Short – Your five minutes is up, so if you could please...thank you.

Ms. Hajeebu – Alright, our children cannot stand here and speak for themselves, so we are speaking for them. Please choose safety, and help us choose families. Thank you everyone, and Happy New Year again. Thank you for the extra time.

(Applause)

Mr. Short – Thank you.

Kalyani Veturi, 21287 Rockglen Drive, Strongsville, OH 44149: Good evening, Mayor and the members of City Council. Happy New Year to you all. Thank you for the opportunity to speak today. My name is Kalyani Veturi, I am a resident of Fieldstone Preserve at 21287 Rockglen Drive.

Mr. Short – Spell your last name, please.

Ms. Veturi – It's Veturi – V-E-T-U-R-I.

Mr. Short – Thank you.

Ms. Veturi – I'm here to speak on Ordinance No. 2025-128 regarding the rezoning of the property to business for the Meijer development. I, along with my husband, who stays at the same address, strongly oppose the proposed Meijer development at the corner of Pearl Road and Rockglen Drive—at the bottom of the Boston Road hill, right in front of our neighborhood. We are not against growth or responsible development in Strongsville, as my fellow neighbors said; however, we strongly believe that this location is not right for a large commercial store. We ask the Council to consider the long-term effects on safety, zoning, the environment, and our quality of life. I would like to highlight a few points, which are not new. All my neighbors already mentioned these points. First is traffic and safety: this area is already busy. With the growing traffic in Strongsville and the steep hill on Boston Road, visibility is difficult, especially in winter months. A large store will bring more cars, delivery trucks, and conditions creating serious risks for children, pedestrians, cyclists, and school buses. Conditions can also delay emergency vehicles in and out of the neighborhood, which is highly unacceptable. Second, environmental and flooding concerns: the area has green space and natural greenery that help prevent flooding. Construction and added pavement will increase runoff and raise flood risks. This could have a long-lasting effect on homes and local infrastructure, too. Third, noise, light, and pollution: delivery trucks, traffic, and extended store hours will increase noise beyond normal neighborhood levels. Bright parking lights and signs will affect nearby homes, especially at night. Increased traffic will also bring more air pollution, impacting residents' health and comfort. Community safety, as my friend Sydney said: beyond traffic, this location could increase theft and property crimes. As I see on the Ring neighborhood app, there is always someone's car broken into or... I see some suspicious (person) in the backyard or in the front yard.

**AUDIENCE PARTICIPATION (cont'd):**

Ms. Veturi (cont'd) - You see this guy...we don't want to live that life every day, with especially young children. Forth, the property values: studies show that homes near large commercial developments often lose value, which is unfair to homeowners. Families bought here expecting a residential neighborhood, and a big box store like Meijer at the entrance would change the look, feel, and character of the community permanently. Declining property values generally harm city finances and stability by reducing property tax revenue, which funds critical services like schools, police, and infrastructure. In closing, we respectfully urge the Council to oppose or reconsider this location. Protecting safety, preserving the environment and wildlife, and keeping our neighborhood livable and residential should remain the city's top priorities. Thank you for your time and your service to our community. Happy New Year to one and all.

(Applause)

Mr. Short – Thank you. Is there anyone else in the audience that would like to address Council on this or any other topic?

(No comments)

Mr. Short – Again, the public hearing for this is January...at our next Council meeting, which is January 17<sup>th</sup> here...

Ms. Pientka – It's the 20<sup>th</sup>...Tuesday, January 20<sup>th</sup>.

Mr. Short – January 20, 2026, sorry, here in this Council chamber.

**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.*

***Placed on second reading and set for public hearing on February 17, 2026.***

**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.*

**Motion by Mr. Clark to amend the legislation, second by Ms. Roff. All members present voted aye and the motion carried.**

***Placed on second reading and referred back to the Planning Commission "As Amended".***

**ORDINANCES AND RESOLUTIONS (cont'd):**

**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.

Motion by Mr. Clark to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Ms. Roff. All members present voted aye and the motion carried.

**Motion to adopt by Mr. Clark, second by Ms. Roff.**

**Roll Call: All ayes. Motion carries. Ordinance No. 2026-001 ADOPTED.**

**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.

Motion by Mr. Clark to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Ms. Roff. All members present voted aye and the motion carried.

**Motion to adopt by Mr. Clark, second by Ms. Roff.**

**Roll Call: All ayes. Motion carries. Ordinance No. 2026-002 ADOPTED.**

**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.

Motion by Mr. Clark to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Ms. Roff. All members present voted aye and the motion carried.

**Motion to adopt by Mr. Clark, second by Ms. Roff.**

**Roll Call: All ayes. Motion carries. Ordinance No. 2026-003 ADOPTED.**

**ORDINANCES AND RESOLUTIONS (cont'd):**

**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.

Motion by Mr. Clark to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Ms. Roff. All members present voted aye and the motion carried.

**Motion to adopt by Mr. Clark, second by Ms. Roff.**

**Roll Call: All ayes. Motion carries. Ordinance No. 2026-004 ADOPTED.**

**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.

Motion by Mr. Clark to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Ms. Roff. All members present voted aye and the motion carried.

**Motion to adopt by Mr. Clark, second by Ms. Roff.**

**Roll Call: All ayes. Motion carries. Ordinance No. 2026-005 ADOPTED.**

**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).*

***Motion by Mr. Clark, second by Ms. Roff to file a conditional objection to the application for permit based upon the applicant's lack of compliance with the City's Building, Health and/or Safety Codes; provided that when and if compliance is confirmed by the Building Department, the Clerk will withdraw the objection in Columbus. All members present voted aye and the motion carried.***

*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).*

***Motion by Mr. Clark, second by Ms. Roff to file a conditional objection to the application for permit based upon the applicant's lack of compliance with the City's Building, Health and/or Safety Codes; provided that when and if compliance is confirmed by the Building Department, the Clerk will withdraw the objection in Columbus. All members present voted aye and the motion carried.***

**MISCELLANEOUS BUSINESS:**

(None)

**ADJOURNMENT:**

There being no further business to come before this Council, President Short adjourned the meeting at 9:05 p.m.

Marialena Beach  
Marialena Beach  
Council Secretary

01/20/2026  
Date