

SUMMARY OF CAUCUS DISCUSSION AND MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON, MONDAY, MARCH 2, 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, March 2, 2026, at 6:20 p.m.**

Present: Council Members: Gordon C. Short, Thomas M. Clark, James E. Carbone, Kelly A. Kosek, Annmarie P. Roff, James A. Kaminski, and Anthony J. Zacharyasz, Jr. **Also Present:** Council Secretary Marialena Beach. **Administration:** Mayor Thomas P. Perciak, Law Director Neal Jamison, Finance Director Eric Dean, and Human Resources Director Stephen Kilo.

Council President Gordon C. Short., called the caucus to order at 6:23 p.m.

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

Planning, Zoning, & Engineering Committee:

Chairman Zacharyasz – Thank you President Short. Tonight, I have four items to report. First, is ordinance number 2025-144; this regards the city enacting a new chapter in our codified ordinances titled Fiber Optic Installers. After Council placed it on first reading on December 15, 2025, it was referred to the Planning Commission, whom gave a favorable recommendation on December 18, 2025. At the January 5, 2026 meeting, Council voted to amend the legislation. Additionally, Council placed it on second reading as amended, and then sent it back to the Planning Commission to review. At the Planning Commission's January 15, 2026 meeting; they gave a favorable recommendation to the legislation as amended. Council on January 20, 2026, placed it on third reading and set it for a public hearing, which that public hearing is tonight. Bearing how the public hearing goes, the recommendation is to adopt as amended. The second is Ordinance No. 2026-017; this will rescind approval and adoption of Ordinance No. 2025-107; this concerns the lot split and consolidation plat of the Armelli subdivision located at 17963 and 18179 Marks Road. Neal, if there is anything to add on this, we would be happy to hear.

Mr. Jamison – Yes, thank you. These homeowners on Marks Road had asked to do this, but they have had a change of heart and have asked us now to withdraw it. Remember, they were adding onto a residential parcel - they decided not to go forward with that. They came back to the city and asked if they could undo the knot, so that's what we're doing.

Mr. Short – As I understand, it was never recorded either, so this just...

Mr. Jamison – Correct.

Mr. Short - ...made it a lot easier.

Mr. Jamison – Correct, they never followed through and filed the plat.

Chairman Zacharyasz – Thank you, Neal. The recommendation tonight is to suspend and adopt. Third, is Ordinance No. 2026-018; this will authorize the Mayor to enter into a community cost-share agreement between the Northeast Ohio Regional Sewer District and the city. It will allow the sewer district to provide reimbursement of funds to the city in connection with the Westwood Drive Culvert Replacement project, which we discussed at the last Council meeting. The total reimbursement funds is \$500,000.00. That is the correct amount, Neal?

Mr. Jamison – That is correct.

Chairman Zacharyasz – Okay, thank you. The recommendation tonight is to suspend and adopt. Lastly, is Resolution No. 2026-019 authorizing the Mayor to advertise for bids for the 2026 Pavement Reconstruction program in the city. Funds for this will be paid from the General Capital Improvement Fund. Per the engineering department, the streets included in this specific legislation are: Glencreek Lane, Falling Leaves Road, Park Lane Drive, and Woodshire Drive. There are two other streets: Brookstone Way and Beech Creek Trail that is a part of the engineering 2026 schedule of streets program. This will be bid separately and not a part of this specific legislation. When talking to engineering, this was due to waterlines that will also be replaced on the two streets I just mentioned. The recommendation tonight is to suspend and adopt. That concludes my report, but I will be happy to take any questions.

Ms. Roff – If you don't mind answering...the waterlines that need to be replaced, who will be doing that work do you know? Or who is responsible?

Chairman Zacharyasz – When talking to engineering, they just said that it was going to be a separate bid, and they haven't put it out yet to my knowledge. Neal, I don't know if there is anything else.

Mr. Jamison – Yes, I think this is going to be a separate matter. I think they are going to combine that with the waterline replacement and put that all into one package.

Ms. Roff – Okay, thank you.

Mr. Short – Thank you, Mr. Zacharyasz.

Public Safety & Health Committee:

Chairman Kaminski – Yes, we have two ordinances. Ordinance No. 2026-020 is for the Mayor to enter into a contract to purchase three new Dodge Durangos, and two new Chevy Tahoes – that's for the police department. The spend on that is \$246,116.00 and not to exceed that for all five vehicles. The recommendation is suspension and adoption on that this evening. I also have Ordinance No. 2026-021; this is actually a three-year contract with two one-year extensions. This is the same company that has been doing the work for the past ten years, I believe.

Mr. Jamison – Correct.

Chairman Kaminski – Yes, so the past ten years they have been doing a great job for us, so we are extending that contract. That is for an agreement for the medical services billing...EMS billing. Again, just a reminder that those funds go into the emergency vehicle fund. That is what is actually funding those vehicles this evening, so that is very helpful. The recommendation on that is suspension and adoption. That concludes my report.

Mr. Clark – Jim, just a quick question. We are not in the middle – we are starting a new contract with the first three years and the one-year extension, correct?

Chairman Kaminski – Yes.

Mr. Clark – Same incumbent vendor though?

Chairman Kaminski – Yes.

Mr. Clark – Thank you for clarifying.

Chairman Kaminski – Yes, you're welcome. Sorry about that.

Ms. Roff – For the vehicles Jim, where will those be designated to as far as administration, officers...?

Chairman Kaminski – Yes, the police department.

Ms. Roff – Yes, but who will...do we know?

Chairman Kaminski – That I don't know. Neal, do you know who is getting those vehicles? Or how they are being utilized?

Mr. Jamison – The vehicles, that is all the police department.

Ms. Roff – Do we know as far as administration, does it go to the officers, does it go to...?

Mr. Jamison – My understanding it's to the officers.

Ms. Roff – Okay, thank you so much.

Mr. Jamison – Just to let you know on the billing, that was as a result of an RFP process - Request For Proposal, so that...we went through that formal process. They were the only ones who expressed interest in it. Eric, the chief, and his staff sat down with them and we hammered out this contract.

Ms. Roff – But these will all be...there will be (unintelligible) on the road with patrol officers?

Mr. Jamison – That's my understanding, yes.

Ms. Roff – Okay, thank you.

Mr. Short – For the police contracts, since it is a state...under the state contracts, and it's a no bid, we are getting the state minimum pricing, so we will need all seven for that.

Mr. Jamison – No, it is not a state...they are meeting the state.

Mr. Short – Oh okay, sorry, I was misinformed.

Mr. Jamison – Yes, that is why we need all seven.

Chairman Kaminski – Yes.

Mr. Short – Okay, gotcha.

Chairman Kaminski – That concludes my report. Are there any additional questions?

(No questions)

Mr. Short – Thank you, Mr. Kaminski.

Chairman Kaminski (cont'd) – Alright, thanks. One more update really quickly – we are going to schedule time for the next meeting - I am thinking about 15 to 20 minutes. David is going to have a presentation that we can share on just the emergency and community alerts. We were able to add the community alerts, so he is going to cover that on the next Council meeting. Again, if we have 10 or 15 minutes prior to, I think that would be sufficient for the Public Safety and Health Committee.

Ms. Roff – Jim, you are still going to go ahead and put that email out then and include...?

Chairman Kaminski – Yes, after tonight once we agree on a time.

Ms. Roff – I think David said, too, that he will bring in all different options for programs and what we are as far as...

Chairman Kaminski – David will join us that evening.

Ms. Roff – I appreciate that, Jim. Thank you.

Chairman Kaminski – Yes.

Mr. Short – Thank you, Mr. Kaminski.

Committee of the Whole Committee:

Motion made by Mr. Short, second by Ms. Roff, to approve the Committee of the Whole meeting minutes of February 2, 2026. All members present voted aye and the motion carried.

Ms. Kosek – Before we go, can we talk about if we are going to change...you were talking about at the next meeting, you want to have 10 or 15 minutes. You talked about a couple of meetings ago that there seemed to be consensus that we were wanting to move to 7:30 p.m. We held off because you weren't here at the last meeting, so are we going to put that on the agenda?

Mr. Short – Well, I wanted to discuss with this group because I had some members reach out that maybe 7:00 p.m. was best to stay at because of the consistency of the meetings that the residents are used to, and we just changed a few years ago. I am happy with what this body wants as a whole, but unless I see if we all want to do that, that's fine, but if not...

Ms. Roff – Do we put it on the agenda so we have a vote on the floor, or no?

Ms. Kosek – I don't think the consistency is a good enough reason considering I have been able to make these meetings when they were at 7:00 p.m. when I had the flexibility to work from home on Mondays. I don't have that flexibility anymore. Today, making it for 6:20 p.m., I left at 5:00 p.m. and I rolled in just able to make that 6:20 p.m. meeting. That was a hardship for me. When we have the meetings at 7:00 p.m., I never get to have dinner with my family. I don't get to see them until after our meeting. If we move it to 7:30 p.m., there is a chance I get to see my kids, and I will be able to actually make it from Wickliffe, Ohio. I would ask that we consider that while it may be a challenge for our residents to understand 7:30 p.m., it's only a half an hour and it allows me the ability to actually make the meetings without being completely stressed out.

Ms. Kosek (cont'd) - I would ask that you guys consider that I am asking you as a request that 7:30 p.m. is going to make my life a whole lot easier. The consistency of having it at 7:00 p.m. doesn't seem quite fair when it's really an issue for me.

Ms. Roff – I don't think it's a bad idea to keep looking at it. Also, I think a lot of families are probably in the same boat, as far as activities go, when they come to the dinner table, and when they leave their homes. If residents want to come and participate in the meeting, I feel like a lot of activities will start at 7:00 p.m., which gives them time to drop off kids and come be a part of what is going on here in our city. If there is discussion from people that had second thoughts, if they want to throw some reasons as to why out there.

Mr. Carbone – I think as we move forward; especially with...this is two-fold...as we look at having more committee meetings, I think it's challenging for them to be before. But if it's this body's request to keep it at 7:00 p.m., then I think we just have to be open to then have committee meetings after the meeting. I know when there is a hot topic, residents seem to be here. With the last one, I know talking with some of the constituents there around the Meijer project, there were challenges - "Hey, we had to do this, this, and this to get here." - which they did get here. Would it be more flexible with the same concerns with time constraints after working and everything, for the community, to be able to come up and give their one opportunity to speak with us...in front of us?

Ms. Roff – Obviously, there was some conversation at some point between others, not myself, as far as...when we left here the last time, I thought that we were all kind of when we spoke out here in public on record, that we were all kind of comfortable with looking at 7:30 p.m., or going back to 8:00 p.m., but 7:30 p.m. seemed to be more of the consensus there. I don't know where conversations happened other than that, or I guess I want to hear from people that are not comfortable with that 7:30 p.m. time.

Mr. Kaminski – I wasn't in favor of moving the time because we just moved it to 7:00 p.m. a couple of years ago. I'm fine leaving the time. I think more the residents and our seniors like the early time slot – that's my personal opinion. The residents that I did talk with sort of echoed that. Yes, that made me actually be a little stronger about the 7:00 p.m. time period. We can survey the other cities, but I think most of them are starting early.

Ms. Kosek – Respectfully, this is not a question of what time other cities are starting. It's what time we are going to start. We don't do what other cities always do. We were doing 8:00 p.m. and we moved to 7:00 p.m. in part because of the pandemic and everybody was here. Things are changing and so to me it's...I haven't heard from one resident who said that they can't make it at 7:30 p.m. I agree, you did say you didn't like the 7:30 p.m. start before, but I didn't hear...

Ms. Roff – I thought that was actually what you had offered, Jim...Mr. Kaminski, sorry.

Mr. Clark – I think it was me that said split the difference and go with 7:30 p.m.

Ms. Roff – Yes, split the difference.

Ms. Kosek – I was asking for 8:00 p.m., but 7:30 p.m. would make things a lot better than 7:00 p.m. Tom, are you now opposed?

Mr. Clark – No, I am not opposed. I like...I struggle with the idea of forcing the committee meetings to be before. I understand the reason why we don't fully believe that we can't say that it will start 15 minutes after this Council meeting ends. Maybe there is some clarity we can get around that. If we are going to adjust the time, or we are not going to adjust the time, I think that we should get some clarity around that. I do understand the concern. I don't think that 7:00 p.m. is challenging. It's 7:00 p.m. when we want to do committee meetings ahead of that.

Ms. Kosek – Tonight, we did not even have a committee meeting, and we are still doing 6:20 p.m.

Mr. Short – Which brings me to this next point. This is a good discussion, but we are going to have to continue this at the next meeting; because we do have a need for an executive session tonight.

Ms. Kosek – Okay, we can have an executive session, but this was supposed to be on the agenda two meetings ago. Now, it's still not on it and it is a hardship for me. I want to hear from the Council that you are unwilling to move it when I am asking for this when we all agreed, other than Jim, who said he did not like it. Anthony, I did not hear you say you didn't like it, so I assumed you were okay with it. If you don't, I would like to hear that too.

Mr. Zacharyasz – I'm not opposed to it, but getting up the next day at 6:00 a.m. – a nightly routine on the other half of this all, I think it is important as well to get up and go to my day job then.

Ms. Roff – Which I understand, yes, and I get up a little bit earlier than that. I think that we had a lot of discussion and then all of a sudden, it was just gone. It just kind of went by the wayside and I wasn't sure where things had changed.

Ms. Kosek – I'm just asking that we put it on the agenda the next time. If everybody is...if there is not support for it, communicate that to me so that I understand it. I really would like to have it on the agenda, have it moving forward, and I know we need to go into executive session.

Ms. Roff – I believe we could put it on there and let everybody vote their conscience, possibly. Does that work? Discuss it when we...we can always put it on a first reading once it goes on there, too, if we want to. At least we have some ability to have discussion when we are on record, also, during a regular meeting.

Mr. Short – Alright, I will take it all under advisement for the next meeting. With that...

Mr. Clark made a motion to adjourn into executive session for the purpose of discussing personnel matters pertaining to the Council office. It was seconded by Ms. Roff to adjourn from open session into executive session [Article XI, Section 9, City Charter]. All members present voted aye and the motion carried. Also present from the Administration: Human Resources Director Steve Kilo. Council adjourned into executive session at 6:43 p.m. The executive session concluded at 7:22 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 March 2, 2026 agenda link. ****

MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON MONDAY, MARCH 2, 2026 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBERS.

CALL TO ORDER:

Council President Gordon C. Short called the meeting to order at 7:23 p.m. All joined in the Pledge of Allegiance to the Flag.

CERTIFICATION OF POSTING:

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

ROLL CALL:

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

COMMENTS ON MINUTES:

The Minutes of the Regular Council Meeting held on February 17, 2026 were approved as submitted.

PUBLIC HEARING:

Ordinance No. 2025-144 (As Amended) 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. *As Amended. First reading and referred to the Planning Commission 12-15-25. Favorable recommendation by the Planning Commission 12-18-25. Amended, second reading and referred back to the Planning Commission "As Amended" 01-05-26. Favorable recommendation by the Planning Commission 01-15-26. Third reading 01-20-26. Public hearing 03-02-26.*

*Mr. Short opened the public hearing and invited anyone wishing to speak **IN FAVOR** of the Ordinance to approach the podium and address Council.*

(No comments)

*Mr. Short then invited anyone wishing to speak **IN OPPOSITION** of the Ordinance to approach the podium and address Council.*

(No comments)

PUBLIC HEARING (cont'd):

Hearing no further comments in regard to this matter, Council President Short closed the Public Hearing on said Ordinance.

APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITIONS:

Mayor Perciak – Thank you, Mr. President, and good evening, everyone. This evening, we have the privilege of having Dr. Ryba with us – the superintendent of Strongsville City Schools. He will be presenting, with his team, the Foundation of the Future – Cameron, it is all yours.

****At this time, Dr. Ryba provided Council and Administration with a handout that is attached to the back of these minutes****

Mr. Short – Dr. Ryba, it is always a pleasure to see you.

Dr. Cameron Ryba, Superintendent of the Strongsville City Schools, will provide a presentation in regards to the Foundation of the Future Plan.

Dr. Ryba – Thank you, President Short. I appreciate the opportunity to be with everybody tonight. Mayor, thank you for providing time to share our Foundation of the Future plans. There are going to be some slides behind you that may be a little washed out on the screen, but the Mayor and I were talking before everybody got back, and I was asking him when he started as Mayor in Strongsville. He started in 2004, as everybody knows, and I started in 2003 as my first administrative job in the district. During that time, one of the things I truly admired about this city is the long-range planning in having a vision of the future—whether it would be the growth of our neighborhoods, the development of our business parks, or the investment our community has provided in our schools over the years—that truly exemplifies how Strongsville thinks long-term. During this time, our elementary schools were built years ago, in a time where there was rapid expansion. They served our community, especially our elementary buildings very well over the past 60 years; but they were built for a different era of education, different safety expectations, and different enrollment patterns. Now, in 2026, every day thousands of kids enter our schools. They bring with them curiosity, enthusiasm, and dreams for the future. Our responsibility as a school, and as a community, is to ensure those spaces where they learn rise to meet those dreams. Tonight, what I would like to spend a few minutes sharing with you on that tradition of long-term planning is our plan that is informed by data, community voice, and responsible stewardship. It is my hope to share with you how the Foundation of the Future’s Facilities Plan does just that—building on our community’s legacy. So, what I want to share with you is an informational overview to explain what we’ve done: the planning process, the facility data, and what’s included in the bond. As superintendent, I will do that through factual information about our facilities plan, explain how it was developed, share the current facility needs, and review the scope, the cost, and the timelines. As we talked about in my introductory statement, this is about long-term planning. In 2012, if you remember, we had a long-term plan for how we would address the preschool, the high school renovations, and building the brand-new middle school. Mr. Carbone, I know you were a huge part of making that as a reality. It is now time to look at our elementary schools—the majority of which were built in the 1960s during that period of rapid growth. These schools have been well maintained, but they are 65-plus years old, and they were designed for a different era of education. Let’s take a look at what some of the current challenges are that we are facing now. Any building that you have, even though they have been well maintained, you have aging infrastructure.

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

Dr. Ryba (cont'd) - Over the past summer, we've spent multi-million dollars on replacing roofs at two of our elementary buildings. We have replaced the HVAC system at Kinsner Elementary School. I had to replace the roof on my own house—it's not a fun price tag for your own roof, let alone an enormous elementary school - we are talking millions of dollars. As we take a look at school safety, which is on the forefront of everybody's minds, school safety and security expectations have changed. Those changes require additional infrastructure upgrades. We need to ensure that our buildings are ADA-accessible (Americans with Disabilities Act). As we take a look at Muraski Elementary School, it has stairs in it that don't have a lift or elevator there for students to get up those. We can go on about different ADA compliance issues that we have in our other buildings that would be remedied with our facilities plan. We are growing in student enrollment. We are not growing leaps and bounds, right? There's not a huge amount of growth, but we are one of the only communities in Cuyahoga County that is still growing. When we see 30 to 40 new students every year, we need upgrades to our buildings to allow for the adequate instructional space—not only space-wise, but in terms of adequate instructional space that meets the learning needs of our kids today. As we've talked about throughout already, when we take a look at repairing 65-year-old buildings, the amount of money, and the repair costs, become challenging with the relative lifespan of the building. As you could see at the bottom, the key point is that we are going to have ongoing repairs to maintain these buildings, but those repairs do not eliminate the long-term limitations of those buildings. Where are we at right now? We have five elementary schools in our district, and all of those elementary schools hold between 400 to a little over 600 students, but we have run out of space. Out of four of those elementary schools, we have mobile units. We have mobile units, and each of those mobile units has two classrooms in it. To meet the space demands we currently have in the elementary schools, we have 14 additional classrooms that are in those mobile units. They help to address limited or undesirable space for art, music, band, and orchestra. Our media centers have been piecemealed up into different smaller rooms to help provide support. Small group instruction in our student supports... it gives me no pride to share this, but we have small group supports that are happening in the vestibules of doors because we are out of room in our buildings to provide the support and services that our students need to thrive in their education. Again, the aging systems are becoming challenging to keep up with. So, what we did is we got a group of people together about three years ago to start looking at—and when I say a group of people, some of you in this room were a part of this work: community members, parents, and staff. We began taking a look at, first of all, our facility assessments. Where are our current facilities at in terms of their viability and their lifespan? We commissioned an updated enrollment study to look at our enrollment trends for the next ten years to ensure that those were stable and solid moving forward. We looked at financial options and modeling for each of those plans, and we evaluated a variety of facility configurations. What I wanted to start with is to share—which I think is the heart of where we started with the plan—is that there is a ratio: a Renovate versus Replace analysis. It is what is set as the standard by the Ohio Facilities Construction Commission. What they share is that if the renovation cost exceeds 67% of what the replacement cost would be, it is recommended from the state agency that you should replace versus renovate. You could take a look... now, this is not Strongsville City Schools doing our own assessment. These are outside experts that come in to assess all aspects of our building. All of the details to this are on our website, if you want to take a look at it. You can see the renovate-to-replace ratio for all five of our elementary buildings.

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

Dr. Ryba (cont'd) - You could see that the recommendation is: Don't put any more money... invest any more money into these buildings because the cost to renovate is exorbitant. Look at replacing those buildings with new structures; except for Kinsner Elementary School, and the new addition—the 2005 addition to Muraski Elementary School. What the plan includes, based on that analysis we went through—and I will talk a little bit about the details of the plan, but what the plan includes—is to build three newly constructed K-5 elementary schools on the Albion Road, Chapman Circle, and Surrarrer Park properties that will hold about 700 students each. We would renovate and expand the Muraski Elementary School as a centralized preschool, unifying both preschool classrooms that are at Chapman Circle and Lunn Road. We would renovate Kinsner Elementary School; that would be the fourth elementary school, which would serve approximately 500 students. What went into that final recommendation was a thorough three-year analysis looking at capacity, site limitations, and neighborhood impact. We studied a variety of configurations all the way from one building that would host 2,600 K-5 students, to five buildings, which is very similar to the structure we have now and in-between. We spent a lot of time looking at two of these options. One was having four elementary schools—that's the one we selected—as well as three elementary schools that were evaluated. As we took a look at that three-elementary-school option, that put us at about 1,000 students in each elementary site. When we did the site plan to see could these buildings actually fit in a responsible way? The answer was no. We did, as a school district, take a look at our properties. If you take a look at the properties, we have available to us, outside the former Albion Middle School property, they do not have the acreage to build buildings built bigger than the buildings we are proposing; we wanted to be good neighbors. We wanted to look at the feasibility of the property, the compatibility with the neighborhood, as well as site safety and traffic. The plan that we selected represents the greatest consolidation that we could possibly do and do responsibly. Since I have been here for a while, if you do not remember, we used to have eight elementary schools when I started in 2003. With this plan, we would have four elementary schools serving the students of Strongsville. When we take a look at Kinsner Elementary School, Kinsner Elementary School is a building that we believe was built in the 90s and still has a lot of viable years as a building to serve our students. We want to provide some additional funds to renovate Kinsner Elementary School to create interior upgrades so that they will have similar learning spaces and experiences to those students going to the newly constructed buildings, as well as infrastructure and exterior investments such as painting, flooring, playgrounds, and outdoor education spaces. When we take a look at the preschool, it's important to know that one question that I get frequently is, "Why are we building a preschool? We have a lot of preschools in Strongsville—you build a lot of them." By law, as a public school district, we have to service students with disabilities at age three. We could either pay somebody else to do that, or we provide those services ourselves. Not only educationally is it the best option to provide those services through Strongsville City Schools, but it is also the most cost-effective way to do that. By law, we have to provide preschool services. We are looking, as I said, to unify those services at Muraski Elementary School. That provides a central site as we bring our students from all over the city to get their preschool education—not only our students with disabilities, but our same-age peers. That provides efficiency and consistent services for the specialized resources that we have. As we take a look at the impact on the whole plan for our community: it's fewer sites, which improves traffic and planning. It also creates a safer experience for arrival and dismissal where bus traffic and car traffic will be able to be separated at all of our sites, a better neighborhood compatibility, and preserves the 2005 addition at Muraski Elementary School to be repurposed as the preschool. If we look at what this plan all culminates to be, on the May 5, 2026 ballot, it is a \$147.6 million bond issue.

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

Dr. Ryba (cont'd) - I would like to share that the total cost for this entire project is a little north of \$158 million dollars; but because of the financial stewardship of the school district, we were able to allocate \$10.5 million dollars from our 070 Fund to reduce that bond cost for our community. What this would be—the estimated millage rate right now is 3.43 mills. That gives you an average cost of \$120.00 per \$100,000.00 of appraised valuation. If you take a look at the average home cost in Strongsville—around \$300,000.00—you are looking at three brand-new buildings, a renovated preschool, as well as a renovated Kinsner Elementary School for \$1.00 a day: \$360.00 for the average Strongsville homeowner. One dollar a day to put a long-term plan in place that is going to serve this community for the next 60 years. Repayment of the bond would be over 35 years. As you may know, bond funds can only be used for the purposes of construction, renovation, site work, or infrastructure. None of these funds can be used for salaries, benefits, supplies, or operating costs for the school district. In terms of a projected timeline, if the bond issue passes on May 5th, it would take roughly three years for the new buildings to be built... designed, planned, and built. The targeted opening date for the three new buildings would be the fall of 2029, and then site completion would finalize the following fall in 2030. Because of the staging that we would have to do, Kinsner Elementary School would be completely vacated for a year; those students would go to Muraski Elementary. The Kinsner renovation would begin in the summer of 2029 and would wrap up in a year. It would be open for the 2030/2031 school year. Muraski Elementary would be vacated and Kinsner Elementary School students would go back to Kinsner. Then, we will start in the final phase, the construction and renovation beginning in the summer of 2030, with the completion anticipated in either the fall of 2031 or 2032 for the preschool. That is the overview that I was blessed to have the time to share for our plan. Again, I appreciate the vision in the long-range planning of this group of leaders in our community. We have put our heads together over the last three years to put together a thoughtful plan that is going to build upon our community's legacy moving forward to provide great school facilities for the next 60-plus years for this generation of students. If you or anyone else would love to get into all of the details, and all of the resources that we have, we have a website... a webpage that is specifically dedicated to this. As you could see, it is www.scsmustangs.org/f4f (Foundation for the Future plan). Anything that you could possibly need or want is on that website. Again, I appreciate your time and attention. Mr. Short, if anybody has any questions for me, I'd be happy to entertain them at this time.

Mr. Short – Council, do you have any questions for Dr. Ryba?

Ms. Roff – I do. I guess my only question is, and I am sure it is something that you guys had already looked at and are thinking about, but just the buzz going around as far as property taxes go. Putting this forward and not knowing where we are going to end up as far as if that property tax comes to a vote.

Dr. Ryba – That's a phenomenal question, Ms. Roff. We have taken a deep look at that. Let's just kind of play out that scenario. First of all, we have to remember that there are billions of dollars of bonds already out there in the state of Ohio for school districts. We have another bond already—the middle school bond is still being paid back. With the property tax issue that is out there, the State of Ohio would have to partner with school districts to look. It's not just a faucet that you can turn off; the investors are recouping their funds. There are a lot of people in a similar boat that have recently passed bonds or will pass bonds in the same time period as us. Secondly, if the bond passes in May, we would go out to the bond market in August or September. By that time, it should be known whether this issue would be on the November ballot.

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

Dr. Ryba (cont'd) - We have already worked with our financial advisors that do the bond work for us to take a look at what the impact could be. The impact could be that maybe interest rates are higher than right now—they are projected at 5%. Maybe the interest rates would be higher, and then we as a school district have choices to make. The choices could be: Okay, we are going to take the higher interest rate and we are going to pass that higher interest rate onto the community, and it would be more than 3.43 mills because of the higher interest rate. Option 2, would be that we are not going to ask the community to take on that higher interest... the cost of that higher interest rate. We are going to take the project and look at where we can have some cost-saving measures so the cost is not felt by the community. The idea that we should stop, pause, hold, and wait—is not the time for that, and we've thought deeply about it. It's not a quick off-the-hip answer, but these things have been vetted and thought out. I would also share this for the Council and everybody that is engaged in this conversation: We've waited for two years for this project because of different factors that have happened. This project—and I may be off a little bit in my math, but this project right now in May of 2026 is going to cost us \$12,000,000 to \$18,000,000 more for the same project that would have been passed two years ago, just by the construction costs going up. If we would say, "Hey, let's wait another two more years to see where all this property tax stuff lands out," I would come back to you with the same project and say, "Hey, we've got this exciting project," and now it is \$160,000,000. That is why the time is now, and we have levers in place to address should something go on the ballot in November.

Ms. Roff – Thank you.

Mr. Carbone – I will just say, you had mentioned vetted and thought out. This is a process that really started when we opened the middle school because we knew of the infrastructure issues at our elementary buildings. When we looked at this at their Facilities Committee meetings, it just didn't make sense to take taxpayers' money and put band-aids on something that we knew, ultimately, was going to come back to this. I applaud the schools for really getting out into the community and really having the websites and community meetings to hear what the community is thinking, and constantly listening to what the community is thinking. Every option was on the table because I challenged the schools with other options—it always came back to this one. If we are going to be good stewards of our neighbors around these elementary buildings... I heard there were some concerns already. That was something that was thought out by the school and by the Facilities Committee. Whether it was the amount of traffic, or things that you pointed out in your PowerPoint, the resident was always kept in mind. At the end of the day, there are some major challenges ahead with these elementary buildings. I applaud the efforts of the schools. Our job is to look at these things, and do what we think is best for the community and, ultimately, they have the say. One thing that I know that you guys are committed on is that we do have a good story to tell, and we are going to tell that story this spring.

Dr. Ryba – I appreciate it, Mr. Carbone. In terms of just as a little note just for your information, Dan Foust, Communications Coordinator, helped me. We've sent a personal letter to every Strongsville community member that borders one of our elementary properties. We have invited them, starting on Wednesday, to a neighborhood meeting at each of the buildings so that everybody can be well informed, because I understand. My backyard has been the same for... since 1965, and now we are talking about changing it—that there could be some concerns. We are looking to partner with people to ensure that they know the plan. And then, how can we adjust the plan to ensure we are being good neighbors as well?

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

Mr. Kaminski – What would you share with someone at the current Whitney Elementary School, then? What would the plan be there if the new one was built on Albion Road?

Dr. Ryba – We had a study done to take a look at two buildings. We took a look at our current administrative offices, and Whitney Elementary School to see which building has the longest lifespan for the future of our administrative offices. We just got the results of that back, and our current building has the greatest longevity, so we are going to stay there. Which means Whitney Elementary School would be demolished and abated. Right now, Whitney Elementary School is going to be a green space that we are starting to work on ideas and plans for on how we can maybe partner with the city. What is a viable option for that property that we don't have any future plans for right now? We are not looking to eliminate the property from our portfolio. That is something where we will be... Wednesday night, when I talk to the neighbors, we will generate some ideas that they have. I will talk with the Mayor and start with his leadership to see if there is any partnership with the city where we can see that park. I have had some community members reach out to me to share some ideas they may have for ideas that could be a good partnership. Those are things we will start to plan on for those properties that will not have a building on it moving forward.

Mr. Short – Dr. Ryba, so Muraski will not be...it's just going to be renovated – it's not going to be demolished and rebuilt? Muraski is just going to be renovated for preschool?

Dr. Ryba – There are two parts to it – the new 2005 addition will stay and be renovated to accommodate the class sizes that we have to fit for preschool. If you have been to Muraski, the atrium to the back of the property, the original section of the building will be demolished.

Mr. Short – Okay, that will be.

Dr. Ryba – That's an original wing from the 1950s, and then some renovations - that will be demolished. There will be some new construction there to accommodate some additional rooms and space that we need for the preschool.

Mr. Short – Okay, thank you for the clarification.

Dr. Ryba – Yes.

Mr. Clark – Dr. Ryba, do you have a forecast on the preschool student population? You shared some things that I think folks don't know, and I appreciate you bringing that up tonight. The city...the schools are required by law to provide that service for three years and above. Do you have a forecast on what the student headcount is? I think you mentioned we grow about 30 – 40% per year, but that is a very specific population. Do you have a forecast on what that looks like in 2029, 2030, or 2031?

Dr. Ryba – It's difficult to forecast that because everything...so we've averaged 110 to 120 preschool students each year. We've spiked there for a while, and now we have leveled out. When we spiked, that's when we had to go to Chapman Elementary School to add those additional classrooms. As we do our enrollment projections and we contract with consultants that do this work, a lot of the data is based on birthrates – birthrates in the city. When you take a look, they are projecting for what our enrollment would be in 2029 and 2030. It's a very small pool and it just becomes an algorithm that maps out.

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

Dr. Ryba (cont'd) – But what we are... preschool in the State of Ohio is the most regulated thing that we do as a school district. What I mean by that is that there needs to be certain square footage, there needs to be a certain adult-to-student ratio, and there needs to be a certain ratio—depending on the classroom—from a student with disabilities to same-age peers that are in the classroom. If you take a look and say, “Hey, in the elementary school or in the kindergarten classroom, we can have 25 students in a classroom.” In a preschool classroom, we can have 12 students in a classroom with 3 adults in the classroom, and then you need so much space for bathrooms, play areas, and education areas. The space is a challenge. Two things: First of all, having that space at Muraski and having preschool classrooms that are designed for preschool students—that would be the first time in the history of our district that we've had that. It's such an exciting venture for our district and for our youngest learners. It's the first impression our families have with us. For our youngest learners to have a preschool that is actually designed as a preschool, versus a church that was renovated as a preschool or an elementary classroom that was renovated to have some preschool classrooms, to have the accessibility that is needed there and the therapy rooms that are needed there for our students. I think the second great advantage is when we take a look at our three, four, and five-year-old students, and students that have disabilities that we provide transportation for, now we have a centralized location in the middle of the city. We don't have to take a student from up in the north of our district all the way down to Chapman Elementary School and be on the bus for 30 minutes. That is another part of it that provides a great advantage for our families and our students.

Mr. Short – Thank you.

Mr. Kaminski – I just want to say that a couple of weeks ago I got to go to Chapman Elementary for a Scouts program. I was pretty shocked at...there was buckets out because they were having some issues with the roof. Again, the money to repair that roof would be, like you said, probably millions – it doesn't make any sense. That school was totally designed open style classroom, which doesn't even exist anymore. I was a little surprised by the overall condition and the sense of urgency is definitely there.

Dr. Ryba – One of the things that we are also doing is we are opening up all of our buildings...all of the elementary buildings for a building tour - Dan has a flyer, I think. Did we put it on social media yet, Dan?

(Unintelligible background conversation)

Dr. Ryba – It's coming this week - it (flyer) will share all the dates and times. It's a rolling tour - every 15 minutes there will be another tour where we are inviting all of our community members to come in and see our buildings and see what the experience is and see it firsthand. We think that makes a difference as you make your decision for the future. Thank you, Mr. Kaminski as you are always in our buildings very frequently, but we would invite the community to do that. The ask of all of you is when you see that posted on social media, if you could just repost on your own feeds to get the word out to the 76% of Strongsville residents that don't have a direct connection with the school district. We would greatly appreciate that.

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

Ms. Kosek - Dr. Ryba, thank you for coming and talking with us. I just wanted to congratulate you on a wonderful plan; but also, I emphasize that I think the community does not know about the preschool and how excellent it is. It is a highly rated preschool that is a gem. I think that you guys probably have other peers that would probably like to join those classrooms because it is competitive to get into there. It has provided excellent services to put our kids, going into kindergarten, on better footing because they already have experience with what it is like to be a Strongsville student. I had two students who went through the preschool program. One was when all of the kids were at Lunn Road, and one when some of the kids were at Chapman. They don't get the experience of having a whole preschool because they are split between two buildings. An improvement will be when they can actually do things all together as a preschool, which would be a wonderful thing. I look forward to that passing. On the other end, you mentioned that we have trailers at several of our buildings; I have a student who is going to be going to the trailers, too. I want to make sure that our community understands that we do have students that are going to be in trailers all day long, other than lunch and specials, which is not ideal for anyone. I'd ask most adults whether they'd like to spend their day learning in a trailer? We are doing the best that we can, but it's an important factor. I think that if your kids are in elementary school right now, these buildings aren't going to be built in time for these kids to experience it. We should be thinking about the kids that are coming down the pike and asking that they not have to spend their day in a trailer. I wish you luck on your efforts.

Dr. Ryba – Thank you so much. As we rented the trailers for this purpose, it is a short-term stopgap. It should not be a long-term solution, for all of the reasons you shared for all of our students. It is not the education and experience we want for our kids. We are doing the best that we can, and the teachers are doing phenomenal work in that location. Again, it's a necessity to have those, but it shouldn't be something we hang our hat on to say, "Hey, we are okay with that." I think for our kids' sake, they deserve better.

Mr. Carbone – One last thing – the trailers were because of increasing enrollment in our school district. When you look at school districts throughout the county, how many district enrollments are increasing in Cuyahoga County? I think Strongsville is probably one of the only ones. That is something great and why we need to invest in the future.

Dr. Ryba – Absolutely.

Ms. Kosek – And just to piggyback off of that, Jim, part of the reason that our enrollment is increasing is because Strongsville is a great community, but also, because we have a great school program and people want to come and bring their kids here. I wanted to come and bring my kids to Strongsville, and that's why I am here. I want to make sure that other people want to bring their kids here, too. Congratulations to you for creating the problem of needing the trailers in the first place.

Ms. Roff – I think, piggybacking off that also... I remember years ago, before Kinsner Elementary was built, my kids having trailers over at Chapman Elementary. It was funny because Kinsner was going to be built, and that was going to solve everything. I guess, going through it too, if you could just speak to the residents that are watching, going through the fact of some of the schools that we did close and them understanding why those schools were closed—and why we need to build new schools—instead of just hearing some of the murmurs and the questions of, "Why do we close schools? Is it just because we want to build new schools?" If you kind of just touch on that a little bit, because I think that's a big response from people.

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

Mayor Perciak – May I interject on that one a little bit, please, Dr. Ryba? When you do a peer group analysis of all of the schools, even with the built-in costs for what we want to do here, we look at suburbs similar—not to our size—but we still have a better deal here with the increased taxes for our children than children living in surrounding suburbs. The parents, or whoever it is for their properties, are paying more money. I don't want to go in... I was just sitting here and I have a map of all of the surrounding cities and I think I handed them out. I think Jimmy Carbone has a copy of it. You can see, Jim, from the map I handed out here: surrounding school systems here, their actual base is higher than ours will be with the bond if it passes. That's what's important to stress. We still... our kids will still be getting a phenomenal education. Our parents and our homeowners will still be getting a great deal because of what we are able to educate our kids at. Their property values will increase as a result of it because of the good schools. That story needs to be told. Do you want to shop around and go look for a house somewhere else? Go ahead and see what you are going to pay. You are not going to get the quality of education.

Ms. Roff – Absolutely, Mayor. I was just trying to give a little bit of information to the residents that voiced those... you see it on Facebook, and you see it in other places just so that they understand. Going back to you and what Councilman Kaminski said. My granddaughter went to Chapman, and so did my kids 35 years ago. She was one of the people that would push around the garbage can, while she was there, to catch raindrops. I don't think people understand why some of these schools have closed. I thought that we weren't foreseeing that we're going to need these schools.

Mr. Ryba – We always do enrollment projections, and we can see where the enrollment is going. If you take a look at the three buildings we have closed in the last 20-plus years, two of them have been for a structural concern. Allen Elementary School had structural issues that were happening with the building and, ultimately, that was the decision: that it was no longer a safe place for school. That building was closed first. Then, when we did the... when the middle school was being built in that time period, we closed Drake and we closed Zellers. Zellers, even though we occupied it as adults, and it's got the greatest longevity that we have, it had serious infrastructure issues that I do not feel comfortable having students in there. One of our northern walls is starting to separate from the rest of the building. It has nothing to do with maintenance or upkeep; it has to do with how the building was built and the foundation issues that are there. Again, it's safe for us—we monitor it, we have engineers coming in to make sure everything is safe. It is not a building that is conducive for students. The other building was Drake Elementary School. Drake Elementary School was an all-electric building—huge utility costs to operate that building. It was also, as Mr. Kaminski said, it was still an open school. Chapman has built makeshift walls in-between, but it had no walls. There were just a few classrooms that had walls. Again, the idea of going back to the renovate-to-replace ratio: we were trying to be good stewards of the taxpayers' dollars to say, we have buildings that have failing infrastructure; the ratio to renovate versus replace is skyrocketing. We had the room at that time to consolidate in a way that saved the taxpayers millions of dollars in terms of consolidating services and supports. Now, what we are saying is, "Yes, we are running out of room, and we need new mobile units." That is a part of the story. The other part of the story is by the time these new buildings are built; they have done a wonderful job. We should pat Chapman on the side of the wall, and all of our buildings, to say, "You've served generations of children of this community in a phenomenal way and we appreciate your service." Just like our community in the 1960s did, we are asking our community in the 2025s to take a look at this plan and to take a look at what it can do for the next 60 to 75 years of our community, that not only provides a great and safe educational environment, but addresses all of the challenges we have with maintenance costs.

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

Dr. Ryba (cont'd) - It does it in a way that continues to consolidate services, that gives each ward of our community its neighborhood community school, and provides educational resources, supports, and materials in a way that is the most efficient and responsible that we could possibly give. I can stand up with full confidence and full faith to say to the Council, Mayor, and to the community that this is the plan. This truly is our Foundation for the Future of our facilities in the Strongsville City Schools. As a person who is coming to the end of his career in a couple of more years, it is something that I could look back on with pride to say, "A group of people got together and made some decisions that were not just about our interest right now, but the interest for generations to come." I think everybody that is a part of this project could look back and be proud of it.

Ms. Roff – Thank you.

Mr. Short – Dr. Ryba, thank you very much. We appreciate that, and we are here to support you. Thank you.

Dr. Ryba – I appreciate that. Thank you for the time.

Ms. Roff – If you could just throw out a little something that people could look at that are watching to get involved with moving this forward if you don't mind just throwing out a little plug there for where they should on to.

Dr. Ryba - Well, I am here as superintendent, so I can only talk about factual information...

Ms. Roff – Okay.

Dr. Ryba - ...but Ms. Haffner, or Mr. Micko are here if they would like to come up. They are here as community members.

Ms. Roff – Thank you.

Mr. Clark – Dr. Ryba, before you step away, you mentioned...I don't think I heard it and I didn't believe it, but the tail of your career was kind of what you were alluding to. For twenty years...twenty plus years, you have provided leadership and tremendous value. I think this is what the Mayor was getting at – tremendous value. One soundbite that I heard you mention in there is when you break it down, close or not, it's a dollar a day for the average homeowner for this tremendous value. Let's think about the value of a dollar 61 years ago versus the value of a dollar today – it's tenfold. You spoke to those elementary buildings serving their purpose tenfold. It sounds like you have a great plan to continue that value to our community, to our students, and to all of our residents. Before you step away from the mic, we are glad that you are in the position that you are in. We appreciate all the value that you bring to our schools. I think we are very fortunate to have your involvement over the last 21 years as we look at this decision. I know you have involved a ton of great people. Jimmy has been around for it for a long time, but I didn't want you step away from the mic without thanking you for that.

Dr. Ryba – I appreciate that, thank you.

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

Ms. Megan Haffner, 11033 Westwing Ct., Strongsville, OH 44149: Thank you Council President, Short. My name is Megan Haffner – would you like my address as well?

Mr. Short – Yes please, for the record.

Ms. Haffner - 11033 Westwing Ct., Strongsville, Ohio 44149. I am here as, not only as a school board member, but as a community member as well. For those of you who don't know, I am a very proud 2016 graduate of the Strongsville City Schools. I was also a softball coach in the schools, and I played sports. Strongsville City Schools mean more to me than what I can put into words this evening. For those of us at home, for those of us here in the audience tonight, if you would like to get an in-depth look at the plan, we urge to go to scsmustangs.org/f4f. That is our Foundations for the Future Plan where you can check out our building layouts, you can check out all the information that was presented here tonight. For those of us that want to get involved in the grass roots effort, the best way to do that is to partner with our "Continue the Excellence Group". They are actually in the process of rebranding as "For Strongsville". If you go to their website: ForStrongsville.com, you can check out all of the volunteer opportunities that they have available so that we can get out and we can get this bond issue passed. Again, as a proud graduate of the schools, it is imperative that we get this passed. Not only for our current student population, but for our future Mustang population. That's what this plan is all about. It's building the Foundation for the Future as our former residents did sixty plus years ago. It's our time to invest in the future and in the future of our community. I am happy to take any questions if any of you have any.

(No questions)

Mr. Short – Thank you, Megan.

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

Ms. Haffner – Thank you, all.

Mr. Short – Mr. Mayor, any other further appointments, confirmations, awards, or recognitions this evening?

Mayor Perciak – None other this evening, Mr. President.

Mr. Short – Thank you, Mr. Mayor.

REPORTS OF COUNCIL COMMITTEES:

COMMUNICATIONS & TECHNOLOGY – Ms. Roff: I don't have anything, but I know Councilman Kaminski and I are looking to do a short committee meeting at the next Council meeting, correct, Jim? To look at how we get information out to the public?

Mr. Kaminski – Yes, that is correct.

Ms. Roff – Thank you, Ms. Roff.

REPORTS OF COUNCIL COMMITTEES (cont'd):

ECONOMIC DEVELOPMENT – Mr. Clark: Thank you, President Short. Economic development in our city is strong. I'm going to share an upcoming meeting that we are going to have on Monday, March 30, 2026, at 10:00 a.m. That will be our March Economic Development Committee meeting. It will be at 10:00 a.m. because we are going back to another tour. This time we are going to visit Woodpeckers - 13700 Prospect Road – a manufacturer of precision woodworking tools. The Founder and CEO, Rich Hummel will share their story with us, but it was a company that was founded in 1988, and it has grown tremendously here in our city. It outgrew its original spot and it found a way to stay in our city, so we are going to go visit them. Again, that meeting is going to be on Monday, March 30, 2026, at 10:00 a.m. at Woodpeckers - 13700 Prospect Road. You guys have heard me talk about manufacturing over the last couple of years and how important that is. The superintendent mentioned long-ranged planning and growth. Less than a year ago, there was a lot of discussion and outward articles about the Foltz Phase II Extension, and lots of activity. We have our CBRE Real Estate partner with their national and global reach, but we also have these local businesses like Woodpeckers and many others. When we go on these tours, it gives us an opportunity, as I have said, about the tours: see together, know together, and act together. That helps inform us as a community on how to continue to attract tremendous businesses. That's what we've had the luxury of having for at least the last 20 years. With the Foltz Phase II Extension, and the opportunity for businesses to come grow on 40-plus acres of that 90-acre lot is tremendous, so there is opportunity. While there are only a few spots in our industrial parks available right now, there is opportunity for new businesses to come and grow and be as successful as Woodpeckers has. The only other thing I want to share next week, I'm sure you'll hear a lot more about the great things happening in Strongsville. The Mayor is going to do his State of the City on March 10, 2026, at the Chamber luncheon at the Walter F. Ehrnfelt Recreation and Senior Center, Tuesday, March 10, 2026. The doors open at 11:00 a.m. Mayor, do you want to say anything else as you celebrate the America's 250th?

Mayor Perciak – That's how we are going to kick it off, Tom. We are going to celebrate America's 250th because everybody needs to know it is time to share our blessings as Americans - so, 250 years. We want to make certain that message goes out and that we are a part of that. We want the community, and our business community to celebrate with us, so we are going to get into that. As far as the rest of the economic development you were speaking to, as to the few facilities that are available, we had one available on Drake Road. I am sure that it was shared with you that, is now sold and it sold quickly. I'm sure we will be able to share with the Council as soon as that title transfers as to who, what, and where.

Mr. Clark – They have...it is on their website.

Mayor Perciak – Okay.

Mr. Clark – It's public – it's on their website. It is Webb Chemical Service Corporation...

Mayor Perciak – Right.

Mr. Clark - ...announces their expansion in Strongsville, Ohio. I'm sure the Mayor will share more details next week. They have put it out on their website – a company that has been around since 1963 has figured that Strongsville is the place to grow their business.

REPORTS OF COUNCIL COMMITTEES (cont'd):

ECONOMIC DEVELOPMENT – Mr. Clark:

Mayor Perciak – Look at HDI Landing Gear. We actually hooked up with them, Tom, when I was in Columbus. They were located in Canada, and they were concerned about a variety of different things. I said, “Don’t worry about that, Strongsville is Strongsville, let’s sit down and talk about this.” Today, they are busting at the seams. That is another huge success story.

Mr. Clark – Yes, absolutely.

Mayor Perciak – Thank you.

Mr. Clark - Thank you. That concludes my report, and I will gladly take any questions.

Mr. Zacharyasz – Not a question at all, but a comment. You allude to the Foltz Parkway, that second phase, and right before that the Chamber of Commerce facilitated another great Chamber of Commerce after hours at CMIT (Solutions) that was a week or two ago, now, I believe. Just a big thank you to them, and I am looking forward to the progress that they make.

Mayor Perciak – Would you want to share quickly with them as to what’s really spectacular about that? Do you want to share? Or Jimmy Kaminski – one of you two - as to the owner/operator, and the chief operating officer?

Mr. Kaminski – Another Strongsville graduate.

Mayor Perciak – Yes, a Strongsville graduate.

Mr. Kaminski – Along with many of their employees.

Mayor Perciak – And it’s amazing. I couldn’t believe it. This guy is 36 years old?

Mr. Kaminski – Yes, he went to school with my son Mike, yes.

Mayor Perciak – That in itself speaks volumes about our schools, our education, and how our young people want to stay here and grow. I was just floored on that.

Mr. Kaminski – It was very impressive. They also have expanded in Strongsville. That was their second location as well. I was there as well, and it was a great evening. They did a great job explaining what their goals were and how they wanted to continue to grow in Strongsville. Again, a great company.

Mr. Clark – That’s great – the Chamber of Commerce – you talk about all these Strongsville companies that are growing. This large active Chamber does all these forums and events to bring these great minds together to continue to build great businesses and learn from each other. We are blessed with a lot of resources here. Any other questions before we move on. That concludes my report.

Mr. Short – Thank you, Mr. Clark.

REPORTS OF COUNCIL COMMITTEES (cont'd):

PLANNING, ZONING & ENGINEERING – Mr. Zacharyasz: Yes, thank you President Short. Tonight, I have four pieces of legislation to report. First, is Ordinance No. 2025-144; this is in regards to the city enacting a new chapter in our Codified Ordinances Titled "Fiber Optic Installers." We had our public hearing regarding this legislation this evening. If Council is good voting on this tonight, the recommendation is adopt as amended. Second, is Ordinance No. 2026-017; this will rescind approval and adoption of Ordinance No. 2025-107, which concerns the lot split and consolidation plat of the Armelli Subdivision located at 17963 and 18179 Marks Road. The recommendation tonight is to suspend and adopt. Third, is Ordinance No. 2026-018; this will authorize the Mayor to enter into a community cost-share agreement between the Northeast Ohio Regional Sewer District in the city. It will allow the sewer district to provide reimbursement of funds to the city in connection with the Westwood Drive Culvert Replacement project, which we did discuss at the last Council meeting. The total reimbursement funds is \$500,000.00, so a big thank you; and great appreciation to the sewer district for those funds. The recommendation tonight is to suspend and adopt. Lastly, is Resolution No. 2026-019 authorizing the Mayor to advertise for bids for the 2026 Pavement Reconstruction program in the city. Funds for this will be paid from the General Capital Improvement Fund. Per the engineering department, the streets included in this specific legislation include: Glencreek Lane, Falling Leaves Road, Park Lane Drive, and Woodshire Drive. That concludes my report, but I will happily take any questions.

Mayor Perciak – Just to add to that. There is two other streets that are going to added, but we are waiting for approval from the Cleveland Water Department because we have to replace the waterlines.

Mr. Zacharyasz – Yes, thank you.

Mr. Short – Any questions for Mr. Zacharyasz?

(No questions)

PUBLIC SAFETY & HEALTH – Mr. Kaminski: Yes, we have two ordinances this evening. Ordinance No. 2026-020, authorizes the Mayor to enter into a contract to purchase three new Dodge Durangos and two new Chevy Tahoes for the use of the police department - not to exceed \$246,116.00 for all five vehicles. The recommendation on that is suspension and adoption. We also have Ordinance No. 2026-021; this is a new contract, but the same company. This company has been doing business for us for over 10 years now. EMS Management, they do all the collecting for the EMS services through the fire department. Like I said, they have done a great job so we are extending to a new 3-year contract with two one-year extensions in there as well. The recommendation is suspension and adoption on that. I will be happy to take any questions. I know we had discussion in caucus on that, so that should all be cleared now. That concludes my report.

Mr. Short – Any questions for Mr. Kaminski?

Mr. Dean – Councilman Kaminski, I just want to highlight that the one EMS billing pays for the other vehicles.

Mr. Short – Yes.

REPORTS OF COUNCIL COMMITTEES (cont'd):

PUBLIC SAFETY & HEALTH – Mr. Kaminski (cont'd):

Mr. Dean - We have been very successful with EMS billing collections and being able to replenish our police and fire fleet. I believe that the chief said today that he had a complete turnover of vehicles in his department, and he was very appreciative of that.

Mr. Kaminski – Yes, thank you for reminding the residents of that. We had discussion on that in caucus - that's a great program. If you're a resident, and you work in the city, you live in the city, or you own property in the city, they will take the insurance payment and we do not bill that additional amount to those individuals. That's also a huge benefit as well in this program.

Mayor Perciak – They benefit not only from that, but they benefit from the vehicles and the squads and everything else. That money goes right back into public safety – 100 percent.

Mr. Kaminski – Yes, that is a great program, I agree thank you.

Mr. Short – Thank you, Mr. Kaminski.

PUBLIC SERVICE & CONSERVATION – Ms. Kosek:

(No report)

RECREATION & COMMUNITY SERVICES – Ms. Kosek:

(No report)

BUILDING & UTILITIES – Mr. Carbone:

(No report)

SCHOOL BOARD – Mr. Carbone: At the last school board meeting, Treasurer, George Anagnostu presented the five-year forecast. The district has listened to the community and continues to spend down the surplus of cash that were held in reserves. Due to the expiration of the renewal levy in 2019, the district is deficit spending in the current fiscal year 2026; meaning, expenditures exceed revenue by \$9.8 million dollars. As a result, the cash balance is projected to decline from \$48,100,000.00 to \$36,300,000.00 representing a 38.66% annual expenditure. The board also recognized teacher Emily Weir for the 2025 Young Professional of the Year by the Ohio Association for Health, Physical Education, Recreation, and Dance for innovating ways she is building health habits and foundations for active lifestyles in elementary school learners. Also, Dr. Ryba did a great job with the Foundations for the Future Facility Plan. If you do look on their website, there are multiple local elementary walkthroughs – March 18th at Chapman, March 19th at Muraski, March 23rd at Kinsner, March 24th at Surrarrer, and March 30th at Whitney. Also, the Mustangs for a Cure Blood Cancer Unites ends March 13th. If you are looking to make a donation, please donate. The transportation department is having a job fair on March 7, 2026, from 10:00 a.m. to noon at Rademaker - Miller Lane. The Strongsville High School wrestling team won the GCC - Greater Cleveland Conference - for the first time in 15 years – it's a great accomplishment.

(Applause)

REPORTS OF COUNCIL COMMITTEES (cont'd):

SCHOOL BOARD – Mr. Carbone (cont'd):

Mr. Short – Congratulations.

Mr. Clark – If I could just point out that the guys that are seniors right now started in the youth program that our Strongsville Recreation Department partners and facilitates with. It takes a community and it takes a village and that championship has been 10-plus years in the making.

Mr. Kaminski – I was...I had the opportunity to go out to Medina and see that. It was an exciting night for them and for Strongsville. I just want to give a shout-out to Councilman Clark for all the time you have put into the youth program. I was involved this year with my grandson. Thank you for all of the dedication you give to the sport of wrestling. It's awesome and I really appreciate it.

Mr. Carbone – What is really neat about that, Mr. Clark, is that your son has already graduated. You are just very passionate and committed, and it's not going unnoticed. Also, equally as impressive, Brooke Yontosh celebrated her 100th career win with girls' wrestling. Lastly, this evening, if you get an opportunity to vote – Strongsville High School phenom, Sidney Butera, for Ohio Miss Basketball – unbelievable things, and I am just pointing out a couple. I was going through...I could be here all night with the accomplishments of our students, our student-athletes, our orchestra, and our choir program. Really, the schools, my hat goes out to you, but also the families here, the parents here, and our Strongsville community. That ends my report.

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

(No questions)

SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Short:

(No report)

FINANCE – Mr. Short:

(No report)

COMMITTEE OF THE WHOLE - Mr. Short:

(No report)

Mr. Short – Any questions for myself for those committees?

(No questions)

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

MAYOR PERCIAK: Just quickly, Mr. President, thank you. The State-of-the-City report will be on Tuesday, March 10, 2026 at the Walter F. Ehrnfelt Recreation Center. The doors open at 11:00 a.m., lunch at 11:30 a.m., and the program begins at 12:00 p.m. That ends my report.

REPORTS AND COMMUNICATIONS FROM THE MAYOR, DIRECTORS OF DEPARTMENTS AND OTHER OFFICERS (cont'd):

Mr. Short – Thank you, Mr. Mayor.

FINANCE DEPARTMENT – Mr. Dean: Thank you. 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:

(None)

ORDINANCES AND RESOLUTIONS:

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. *As Amended. First reading and referred to the Planning Commission 12-15-25. Favorable recommendation by the Planning Commission 12-18-25. Amended, second reading and referred back to the Planning Commission "As Amended" 01-05-26. Favorable recommendation by the Planning Commission 01-15-26. Third reading 01-20-26. Public hearing 03-02-26.*

Motion to adopt as amended by Mr. Clark, second by Ms. Roff.

Roll Call: All ayes. Motion carries. Ordinance No. 2025-144 ADOPTED. AS AMENDED

Ordinance No. 2026-017 by Mayor Perciak and All Members of Council. AN ORDINANCE RESCINDING APPROVAL AND ADOPTION OF ORDINANCE NO. 2025-107, CONCERNING THE LOT SPLIT AND CONSOLIDATION PLAT OF THE ARPELLI SUBDIVISION FOR PERMANENT PARCEL NOS. 394-07-002 AND 394-07-006, LOCATED AT 17963 AND 18179 MARKS ROAD, 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. 2026-017 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2026-018 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A COMMUNITY COST-SHARE AGREEMENT BETWEEN THE NORTHEAST OHIO REGIONAL SEWER DISTRICT AND THE CITY OF STRONGSVILLE, IN ORDER FOR THE DISTRICT TO PROVIDE REIMBURSEMENT OF FUNDS TO THE CITY IN CONNECTION WITH THE WESTWOOD DRIVE CULVERT REPLACEMENT PROJECT, 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. Kosek. All members present voted aye and the motion carried.

Motion to adopt by Mr. Clark, second by Ms. Kosek.

**Roll Call: All ayes: Clark, Zacharyasz, Short, Kosek, Carbone, Kaminski.
Abstained: Roff. Motion carries. Ordinance No. 2026-018 ADOPTED.**

Resolution No. 2026-019 by Mayor Perciak and All Members of Council. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE 2026 PAVEMENT RECONSTRUCTION PROGRAM IN 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. Resolution No. 2026-019 ADOPTED.

Ordinance No. 2026-020 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE PURCHASE OF THREE (3) NEW DODGE DURANGOS AND TWO (2) NEW CHEVROLET TAHOES, ALL WITH NECESSARY APPURTENANCES FOR USE BY THE POLICE DEPARTMENT, WITHOUT PUBLIC BIDDING, 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. 2026-020 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2026-021 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING AND AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT FOR AN EMERGENCY MEDICAL SERVICES (EMS) BILLING SERVICE AND SYSTEM FOR THE CITY'S DEPARTMENT OF FIRE & EMERGENCY SERVICES, 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. 2026-021 ADOPTED.

COMMUNICATIONS, PETITIONS AND CLAIMS:

(None)

MISCELLANEOUS BUSINESS:

(None)

ADJOURNMENT:

There being no further business to come before this Council, President Gordon C. Short adjourned the meeting at 8:29 p.m.

Marialena Beach
Marialena Beach
Council Secretary

March 16, 2026
Date



FOUNDATION FOR THE FUTURE FACILITIES PLAN

STRONGSVILLE CITY SCHOOLS FACILITIES PLAN

Over the past three years, our district has worked with facility experts, staff, parents, and community members to study elementary facility needs and develop the Foundation for the Future Facilities Plan.

Many of Strongsville's elementary buildings were constructed in the 1960s and, while well maintained, were not designed for current safety standards, accessibility, enrollment levels, or instructional needs.

The Foundation for the Future Facilities Plan outlines a configuration of three new K-5 elementary schools, renovations at Kinsner Elementary, and an expanded preschool facility at the current Muraski Elementary site. The plan balances new construction with targeted updates and provides classrooms and learning spaces to accommodate today's programs and current operational needs.

School location, size, and capacity were evaluated for traffic patterns, daily operations, and neighborhood compatibility. Concentrating operations at fewer sites allows for consistent planning of arrival and dismissal procedures and ensures the schools fit within their surrounding communities. Each site was selected using facility condition assessments and the Ohio Facilities Construction Commission (OFCC) renovate/replace methodology, which compares the estimated cost to renovate a building with the cost to construct a new facility of similar size and function.

Planning Approach

This plan is based on long-term facility assessments and a review of historical planning data, such as past facility studies, maintenance records, and previous renovation projects.

Future Considerations

Facility decisions reflect enrollment projections, instructional space needs, and building sustainability.

Neighborhood Impact

Building on the community's long-standing commitment to thoughtful planning and fiscal responsibility, the plan evaluates consolidation based on available properties and site constraints, while carefully considering how school sites function within their surrounding neighborhoods. This approach supports long-term stability, evolving learning needs, and responsible stewardship across generations.

THE BOTTOM LINE

Strongsville's elementary schools have been maintained and updated through ongoing assessments and planning. The district uses a Five-Year Critical Needs Plan as a long-term roadmap to prioritize essential repairs and replacements. As building systems age and educational expectations change, our district has evaluated options that combine new construction with targeted renovations. Decisions are guided by facility condition data, standardized cost benchmarks, and long-term maintenance considerations. The plan provides classrooms and learning spaces designed to meet current instructional and operational requirements. By considering how our buildings have been used and maintained over time, the district can make informed decisions about future needs.



For more information, please visit scsmustangs.org/f4f or scan the QR code.