

**SUMMARY OF CAUCUS DISCUSSION AND MINUTES OF THE STRONGSVILLE CITY COUNCIL
REGULAR MEETING HELD ON, MONDAY, APRIL 3, 2023.**

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, April 3, 2023 at 7:30 p.m.**

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

Council President, James Carbone, called the caucus to order at 7:31 p.m.

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

Planning, Zoning & Engineering Committee: Chairman Kaminski advised Ordinance No. 2023-008 is an ordinance amending sections 1258.05 and 1258.08 of Title Six, of Part-Twelve of the Planning and Zoning Code of the City of Strongsville Codified Ordinances concerning motorist service districts. Ordinance No. 2023-009 is an ordinance amending the zoning map of the City of Strongsville adopted by section 1250.03 of Title Six, Part-Twelve of the Codified Ordinances to change the zoning classification of certain real estate located on Pearl Rd. from (GB) General Business to (MS) Motorist Service classification. Both were placed on first reading and referred to the Planning Commission which was then given a favorable recommendation on January 26, 2023. A public hearing for both was held on March 20, 2023. The recommendation for both will be to adopt this evening. Ordinance No. 2023-049 is authorizing the Mayor to enter into a contract with Karvo Companies, Inc. in an amount not to exceed \$1,457,516.00 for the resurfacing of Howe Road in the City of Strongsville. Suspension and adoption was recommended for this legislation. Suspension and adoption was also recommended for Ordinance No. 2023-050 which is an ordinance authorizing the Mayor to enter into a contract with Karvo Companies, Inc. in an amount not to exceed \$1,588,504.50 for the resurfacing of Prospect Road in the City of Strongsville. Resolution No. 2023-051 is a resolution rejecting the bid submitted for the Strongsville Whitney Road covered bridge project in the City of Strongsville; authorizing the Mayor to re-advertise for bids for the same. Suspension and adoption was recommended for this legislation. Ordinance No. 2023-058 is an ordinance amending the zoning map of the City of Strongsville adopted by section 1250.03 of Title Six, Part-Twelve of the Codified Ordinances of Strongsville to change the zoning classification of certain real estate located at 8810 Pearl Road (PPNs 395-06-009; 395-06-010; 395-06-011; 395-06-012) in the City of Strongsville from GB (General Business) classification to R-RS (Restaurant-Recreational Services) classification. Placed on first reading and referred to the Planning Commission.

Mayor Perciak advised Council that the Howe Road bid came in \$48,000.00 less than what the city anticipated. There were around six bids in total for Howe Road. The Prospect Road bid was estimated to be around \$2,000,000.00, but came in at \$1,600,000.00. There were around six bids total for that as well. Karvo Companies, Inc. was the successful bidder on both the Howe Road and Prospect Road bids. Mayor Perciak also mentioned that during a staff meeting this morning, they discussed how the closure of both Howe Road and Prospect Road will be handled once the project begins. Mr. Carbone asked Mayor Perciak if there was any discussion concerning Meadow Lane for possible roadwork; however, Ms. Kosek interjected stating that she spoke to Mr. Clark concerning the possible roadwork at Meadow Lane, but per Mr. Clark, Meadow Lane was currently not on the asphalt or blacktop list. Mayor Perciak stated that he would check on the matter.

Mr. DeMio also mentioned the homes on Benbow Rd. are needing work as well. Mayor Perciak stated that there are about a half dozen homes on Benbow Road and that the city is trying to find the most effective way to cure the problems that are there. Mayor Perciak stated that Service Director, Joe

Walker and Engineering Director, Ken Mikula are working together on trying to get some answers on the issues. Ms. Roff commented that the reason why there may be some issues on Benbow Rd. is due to more than one exit coming out of Chandler Commons that utilizes Benbow Road.

Public Safety & Health Committee: Chairman Kaminski advised Ordinance No. 2023-052 is an ordinance authorizing the Mayor to enter into a memorandum of understanding between the City of Strongsville Police Department and the Southwest General Police Department. Suspension and adoption was recommended for this legislation. Suspension and adoption was also recommended for Ordinance No. 2023-053 which is an ordinance ratifying and approving the filing of an application for financial assistance with the office of criminal justice services, division of the Ohio Department of Public Safety, in connection with funds available from the State of Ohio Body-Worn Camera grant program, for the City of Strongsville Police Departments hiring of records room staff personnel; authorizing acceptance of funds. Ordinance No. 2023-054 is an ordinance authorizing the Mayor to apply for financial assistance under the Drug Abuse Resistance Education (DARE) law enforcement grants program; authorizing acceptance of funds. Suspension and adoption was recommended for this legislation.

Finance Committee: Mr. Carbone advised Ordinance No. 2023-029 is a TIF (tax increment financing) ordinance for Camden Woods LLC. In conjunction with this legislation is Ordinance No. 2023-030; an ordinance approving and authorizing the Mayor to enter into a project development agreement with Camden Woods, LLC. Suspension and adoption is recommended for both of these ordinances. Suspension and adoption was also recommended for Ordinance No. 2023-055 which is an ordinance providing for the issuance and sale of \$9,600,000.00 of notes, in anticipation of the issuance of bonds, for the purpose of paying costs of improving streets by reconstructing, resurfacing, grading, draining, paving and making other improvements as designated in the plans approved or to be approved by Council. Mr. Dean added that the notes being borrowed will be received around June 8, 2023. There are also notes that come due on June 9, 2023 so this would be a refinancing of the notes that the city currently has. Ms. Roff asked how long notes are good for and Mr. Dean answered that notes are good for a year.

Public Service & Conservation Committee: Mr. DeMio advised Ordinance No. 2023-056 is an ordinance ratifying and approving the filing of an application for financial assistance with the Cuyahoga County Department of Public Works under the 2023 county road maintenance reimbursement program; authorizing acceptance of funds. Suspension and adoption was recommended for this legislation. Suspension and adoption was also recommended for Ordinance No. 2023-057 which is an ordinance authorizing the sale by internet auction, of certain obsolete property no longer needed for any municipal purpose by the city's service department.

Committee of the Whole: Mr. Carbone advised Resolution No. 2023-048 is a resolution approving the application of Handle Hills Farm, LLC to place land in an agricultural district. Placed on first reading on March 20, 2023. Since there is a time constraint of 30 days to act on this legislation, Council is recommending to suspend and adopt this evening. Mr. Clark asked how many times has this application been renewed as he understands that it is renewed every five years. Mr. Jamison stated that this is probably around the third or fourth time that this application has been renewed.

**MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON MONDAY,
APRIL 3, 2023 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBERS.**

CALL TO ORDER:

Council President James E. Carbone 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. 2004-273.

ROLL CALL:

Present: Council Members: James E. Carbone, Joseph C. DeMio, James A. Kaminski, Annmarie P. Roff and Thomas M. Clark. Also Present: Clerk of Council Aimee Pientka. **Administration:** Mayor Thomas P. Perciak, Economic Development Director Brent Painter, Law Director Neal Jamison and Finance Director Eric Dean.

COMMENTS ON MINUTES:

The Minutes of the Regular Council Meeting held on March 20, 2023 were approved as submitted.

PUBLIC HEARING:

Resolution No. 2023-048 by Mayor Perciak and All Members of Council. A RESOLUTION APPROVING THE APPLICATION OF HANDLE HILLS FARM, LLC TO PLACE LAND IN AN AGRICULTURAL DISTRICT. *First reading 03-20-23. Public Hearing 04-03-23.*

*Mr. Carbone invited anyone wishing to speak **IN FAVOR** of the Ordinance to approach the podium and address Council.*

(No comments)

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

(No comments)

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

APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITIONS:

(None)

REPORTS OF COUNCIL COMMITTEES:

SCHOOL BOARD – Mr. Clark: Thank you President Carbone, since our last Council meeting there was a Strongsville city school board meeting on March 23, 2023. It was a packed meeting with a lot of recognition that began the meeting. Too much to highlight here, but a lot of great recognition and all can be seen online in a replay. From the financial aspect...the treasurer's report, we remain positive both year to date and in the cash balance perspective. During the superintendent's report, we heard quite an update from the work that has been done on the facilities committee. Regardless of the finalization of the facilities committee recommendations and action items, we continue to grow and there is going to be a need to address some things next year. They are looking at that comprehensively...exploring all options to include temporary classrooms and different things. It's nice to see the dialogue that is going on, the questions and the actions that they are taking for near term and long term set-ups and situating our kids in the schools. Several other reports, but all in all, a very positive meeting and a lot of great work continues to go on with our schools. I will provide a quick update that upcoming activities...Strongsville Education Foundation, has their "Jockeys and Juleps" on May 6, 2023. I believe at this point you might be able to buy tickets online.

Mr. Carbone – Yes, you can.

Mr. Clark – Yes, you can...I think we have a board member down there. Can I also get a positive report from any shows that took place...maybe, Bye-Bye Birdie? How did that go this weekend?

Mr. Kaminski – It was very good. My wife and I attended Thursday evening, the first night, and they did a great job.

Mr. Clark – Excellent, at the next Strongsville City School Board meeting, there will be a work session this Thursday, April 6, 2023 which is a change of date. It is a week earlier due to spring break next week. That concludes my report on the school board, but I will gladly take any questions.

Mr. DeMio – I just have to remind folks tomorrow, the Washington, DC trip which is the seventh graders this year and the eight graders next year, our meeting is at the high school at 7:00 p.m. I would like to extend a "thank you" for all the help that the school system has allowed us over the years to have the meetings at their facilities. Mayor Perciak helped us twice when they had too many events at the high school; he was able to help us out at the recreation center...extend that "thank you". We are going to have a lot of parents tomorrow; I just want to remind people 7:00 p.m. at the high school.

Mr. Clark – Thank you, Joe.

Ms. Roff – Thank you for continuing to be a part of that for how long now?

Mr. DeMio – That would have been since 2007-2008. I promised I would only do it for a year and here we go.

Mr. Clark – Gordon had so much fun as a chaperon last year, he can't wait...

Mr. Short – I was going to say...that was quite an experience; we will just leave it at that.

Mr. DeMio – Well, we understand that Mayor Perciak is going to be the main chaperone this year. We appreciate all your help, Mayor.

Mayor Perciak – Thank you Councilman DeMio, but respectfully, I am unavailable.

REPORTS OF COUNCIL COMMITTEES:

BUILDING AND UTILITIES – Mr. Clark:

(No report)

SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Short: Thank you Mr. Carbone, really quick on Southwest, we did have a board meeting last week...just a couple of highlights. As a not-for-profit hospital system, Southwest General has to comply with the Affordable Care Act which requires certain community benefits to maintain their not-for-profit status with the Internal Revenue Service. That is to be done every three years, but they update the board annually. Between 2021 and 2022, the amount of community benefits was a percent of Medicaid and other services that are not billed to patients for the healthcare they receive; the system increased from 5.3% to 6.1%. They are definitely providing a lot of community and free healthcare to those less privileged in our operating area. The assessment will be done this year, and I think with those numbers, they will probably pass the Affordable Care Act test with flying colors. Just a couple of other quick notes, again post Covid-19, the system continues to see an increase in patient volume across the organization not only just at the hospital. The volume continues to be above budget in other areas, so again, we are seeing people returning to the hospitals for their healthcare and routine tests and other medical services. In terms of capital commitment and improvements at the hospital, a new newly invasive robot has been acquired and is being used in the neurosurgery department. To date, over half a million dollars of capital for investment has been invested into the organization so far. A lot of that is for a new roof replacement project at the hospital and two new physicians have been added to the practice; one to the pain management practice and one to the oncology practice. That concludes my report for Southwest General, but I will happily take any questions.

ECONOMIC DEVELOPMENT – Mr. Short: In Economic Development, we are going to have a meeting on Monday, April 24, 2023 at 7:00 p.m. I believe we can have that here in the Council chambers as the charter review committee is not meeting here, is that correct?

Mayor Perciak – Their meeting is in my conference room.

Mr. Short – Okay, so we will have that here. Brent Painter, maybe you can discuss the survey and the discussion we are going to have with the Montrose Group for the committee.

Mr. Painter – Great, thank you very much Councilman Short. Yes, we are conducting the first ever economic development strategic plan, through my department this year, working with the Montrose Group. As part of that, we are going to take some stake holder meetings to make sure we are reaching out to different folks within the community to get input. We thought it was very important to include the Economic Development Committee. On this plan, there is a lot of different moving parts and pieces, but really, we are doing two main things. We are analyzing the present economic conditions in the city; so that's the existing industry clusters where we are seeing vacancy...where we have room to improve. Even more importantly, we are planning for the future. We are looking at the available land that's left...different redevelopment strategies, and also the challenges with workforce and talent and how that will affect our companies moving forward. April 24, 2023 at the Economic Development Committee, the Montrose Group will be coming up to get some input from that committee at that time.

REPORTS OF COUNCIL COMMITTEES (cont'd):

ECONOMIC DEVELOPMENT – Mr. Short (cont'd): Thank you Mr. Painter, that will be a very productive discussion. I invite the rest of Council, if you would like to join us for that discussion that will be again at 7:00 p.m. here in Council Chambers. That concludes my report, but I will happily take any questions. Although I do have to say, I was remiss. I was out of town and I did miss the Mayor's State of the City, but I understand there was some very good economic data and numbers there. I imagine you discussed the income tax and the collections etc., correct Mr. Mayor? That's always a highlighted topic that I enjoy as "bean counter" as you would like to say.

Mayor Perciak – Sir, I was very detailed. Matter of fact, the finance director says, "Maybe I should have given that report". I said, "no, that's okay". I can do it after forty years.

Mr. Short – Well, thank you for that. That concludes my report, but I will happily take any questions.

PUBLIC SERVICE AND CONSERVATION – Mr. DeMio: Thank you, on page 3, we have Ordinance Nos. 2023-056 and 2023-057. The first one is a reimbursement for \$189,000.00; I would like to suspend and adopt that. The other is for obsolete property, internet auction, that we don't use anymore and that is it for a change...that is all I have.

Mr. Carbone – Thank you Mr. DeMio, any questions for Mr. DeMio?

(No comments)

FINANCE – Ms. Kosek:

Mr. Carbone - We have Ordinance No. 2023-029; this is a TIF in relation to the Camden Woods that this has been on our agenda for multiple readings. The recommendation here is to adopt. We also have Ordinance No. 2023-030; this is a project development agreement with Camden Woods. Also, multiple readings and the recommendation is to adopt. Lastly, this evening through finance, we have Ordinance No. 2023-055; this is the issuance and sale of \$9,600,000.00 worth of notes in anticipation of issuance of bonds for the purpose of improving our streets and our community. The recommendation is to suspend and adopt. Does anybody have any questions for me with finance this evening?

Mr. Painter – Council President Carbone, if I could, I received a couple of inquires on Camden Woods and the types of units that are being built. I just wanted to highlight a couple things quickly. This is 82 (Royalton Rd.) high end luxury clustered development here. The rent per the developer for a two bedroom is over \$2,800.00 and for a three bedroom it's over \$4,000.00. I just really wanted to stress and make because I know there were questions about that so that everyone knows that these are high end luxury units. Importantly too, this project provides additional diversification in the types of housing units that we have in the city. As we all know, I think most of us were here in 2019 when we did our master plan. We talked a lot about how reliant the city is on single family homes and our need to diversify that housing stock. Actually, if you want to read it, it's on our website (www.strongsville.org / Economic Development) page 120, it's section 5.6 of the master plan. You can learn more about that time with the county partners and our discussion on that. I think that is an important part of this project as well.

Mr. Carbone – Thank you for sharing the additional information, any other questions?

(No comments)

REPORTS OF COUNCIL COMMITTEES (cont'd):

PLANNING, ZONING AND ENGINEERING – Mr. Kaminski: We met this evening and discussed several ordinances and a resolution. We have Ordinance No. 2023-008 which amending sections of the Planning Code concerning motorist services and regulations. Also, Ordinance No. 2023-009 which is changing the zoning classification of real estate on Pearl Road from (GB) general business classification to (MS) motorist service classification. Both of those ordinances we will be voting on those this evening and we did have a public hearing on those on March 20, 2023. Also, Ordinance No. 2023-049 is authorizing the Mayor to enter into a contract for the resurfacing of Howe Road. Ordinance No. 2023-050 is authorizing the Mayor to enter into a contract for the resurfacing of Prospect Road. Both of those will be suspension and adoption. Also, we have two others...one resolution this evening. Resolution No. 2023-051, we are rejecting the bids for the Strongsville Whitney Road covered bridge and authorizing the Mayor to re-advertise for those bids; that will be suspension and adoption. Finally, for Planning, Zoning and Engineering, we have Ordinance No. 2023-058 which is amending the zoning map of the City of Strongsville. It's a new application that came in to change the zoning classification of real estate located at 8810 Pearl Road, which is on the north end of Pearl Road. That is from (GB) general business classification to (R-RS) restaurant recreational services. That concludes Planning, Zoning and Engineering this evening, I will be happy to take any questions.

PUBLIC SAFETY AND HEALTH – Mr. Kaminski: We have three ordinances this evening on Public Safety and Health. Ordinance No. 2023-052 which is authorizing the Mayor to enter into a memorandum of understanding between the City of Strongsville Police Department and the Southwest General Police Department. Ordinance No. 2023-053; we are applying for financial assistance through a grant program for records room staffing in the police department. With the body cameras that are being worn by the police officers, it has created a need for this position. We have so many different files that need to be saved and archived obviously for many reasons; also, for public requests. That is suspension and adoption this evening on that ordinance. Finally, Ordinance No. 2023-054 is authorizing the Mayor to apply for financial assistance under the "DARE" law enforcement grant program; that will be suspension and adoption. That concludes my report on Public Safety and Health, but I will be happy to take any questions.

RECREATION AND COMMUNITY SERVICES - Ms. Roff: I do not have anything on the agenda tonight, but I would like to announce that the recreation center is taking applications right now for summer jobs (17 years and older). You can be part of the grounds crew. Eighteen years and over, you can be part of the flower bed maintenance. Those are two nice jobs for maybe an older high school kid and then college kids coming home getting to be outside. You can go over to the recreation center and they can give you the information.

Mr. Carbone – Thank you very much.

COMMUNICATIONS AND TECHNOLOGY – Mr. Carbone:

(No report)

COMMITTEE OF THE WHOLE – Mr. Carbone: We do have one resolution, that is Resolution No. 2023-048. This is approving the application of Handle Hills Farm, LLC to place land in agricultural district. The recommendation here is going to be to suspend and adopt. Does anybody have any questions on that?

(No comments)

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

MAYOR PERCIAK: Thank you Mr. President and good evening everyone. A couple of announcements this evening. First, I would like to thank our recreation department staff, under the leadership of Bryan Bogre and everybody who helped, with the 25th anniversary of (unintelligible) at the recreation center. We had over 400 people attend and it was a great Sunday. We met from 11:30 a.m. till 1:30 p.m. I want to thank everybody for coming out and for the staff there for doing a great job. I would mention to Councilman DeMio, I was looking at the tapes from when the recreation center was opening. I was pointing to that young guy; and I said, "By any chance is that Joey DeMio?" Everybody said yes; and then the other one was our Counsellor, Dan Kolick, there with his little girls. It really was a walk down memory lane. It was a very, very nice day; so I want to thank everybody at the recreation center for participating. Now, I have a written statement regarding the Boston Road interchange. I wrote it so I don't miss anything; I hope I'm not missing anything. First of all, I'd like to thank State Representative Tom Patton, and our Governor Mike DeWine, and our Lieutenant Governor, John Husted, for having the safety and the welfare of the City of Strongsville in mind for this very important transportation bill, House Bill 23, which was considered; and ultimately, signed Friday afternoon. For the record, the city engineer and myself, our state representative and our governor, we were on the phone several times before that legislation was actually signed. We spoke to the different representatives from ODOT, the lieutenant governor and his staff, the governor and his staff; and the governor couldn't have been...he was hands on, hands in, and involved in this process. Included in this bill was language under Section 5501.60 (Ohio Revised Code), requiring the Department of Transportation to ensure that limited access, exit and entrance interchanges to an interstate highway under certain conditions are constructed. An interchange at Boston Road and I-71 meets these conditions. As the governor said in his press conference on Friday, this traffic issue around the I-71 corridor, from State Route 82 down to State Route 303, is an issue of public safety, not convenience; and has been an issue for a long period of time – like 25 years. Also, as the governor indicated, planning and developing an interchange to the interstate highway system is a very specific process, predefined by the Ohio Department of Transportation, the Federal Highway Administration, and is usually a long process, known as, "ODOT's Planned Development Process," with many steps, many hurdles; so I just want to caution everybody, let's not get ahead of ourselves. The governor was clear, we need to come together as a community and as a region to solve the safety issue; again, underscore safety issue. At this point, we all may have some opinion of what this solution might look like; but we are far from that solution. As this City Council knows, last April, we started this process again by advertising for and evaluating and hiring an engineering consultant to at least get going on the first step – a planning study. If you recall, State Representative, Tom Patton, was able to secure \$100,000.00 in funding for this work. Just for the record, the city is responsible for the other \$219,000.00 to complete this study. This planning study, which was authorized by this Council, is due in May; but keep in mind, that at least at the last minute, at the very last minute, NOACCA limited the scope to basically three things. One, develop a purpose and a needs statement. Two, develop a feasibility study. Three, provide certified traffic forecasts. This feasibility study will evaluate several alternatives from what is called the no build, to a partial interchange, to a full interchange, and many alternatives in between. This study will be the basis for a second group of studies, "Part One B," moving forward. Just to point out, these further studies could cost another \$300,000.00 to \$400,000.00, currently unfunded; and will take another year to complete. It's this second group of studies that will drive the decision making and cover things like one, performing the environmental impact studies which was discussed on the phone with the governor and the lieutenant governor. Two, developing a public involvement plan. There was some indication in the newspapers and through the media that the public isn't going to be involved. We're not there yet. Three, having public involvement and coordination...stakeholder meetings, public meetings and so forth...again, this is in the process as we move forward. Item 4, then there will be an alternative evaluation report for the purposes of selecting a preferred alternative. Five, this all builds up to preparing what's known as an, "Interchange Justification Study" for the preferred alternative.

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

MAYOR PERCIAK (cont'd): Once this is all approved by ODOT and the Federal Highway Administration, we can start drawing actual construction plans. There's a long way to go to constructing a new interchange. We are thankful for State Representative Tom Patton, Governor Mike DeWine and his staff, and the intervention to get this moving and taking the safety situation seriously. Even before we finish these studies, we are going to listen to the governor's advice and be meeting with neighboring communities to find some common ground and safety solutions. That's the end of my report.

FINANCE DEPARTMENT – Mr. Dean: Thank you Mr. President, I certify that all funds are available for all ordinances and resolutions on tonight's agenda, thank you.

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

AUDIENCE PARTICIPATION:

David Budge, WXZ Development, 22720 Fairview Ctr. Drive, #150, Fairview Park, Ohio, 44126: My name is David Budge, I am the vice president of WXZ Development, 22720 Fairview Ctr. Drive, #150, Fairview Park, Ohio 44126. We are the applicant on Ordinance Nos. 2023-008 and 2023-009. I just wanted to come up and say I am here to answer questions. We believe the request that's before you is consistent with the comprehensive plan and the intent of the zoning ordinance. We also think Giant Eagle is an important part of this community and I just wanted to reiterate that. I am happy to answer questions and/or respond to comments.

Mr. Carbone – Thank you, sir.

Patricia Lonergan, 16927 Deer Path Drive, Strongsville, Ohio 44136: My name is Patricia Lonergan, 16927 Deer Path Drive, Strongsville, Ohio 44136. I just want to say that previously you all received an email from me that was pretty comprehensive and thank you if you read through it. I just made some comments at the last meeting and I would like to reiterate a few of those. Before I do, I would like to say I was so surprised with the comments that I received personally. I was grateful because in speaking before Council it can be a little intimidating. Whether it was neighbors or other Strongsville representatives... Strongsville residents, again, it was very surprising both in text and in phone calls and things. I'm sure you're used that, but I was very surprised. Actually, the comments were very supportive regarding questioning why there is a need for another car wash when another car wash is in walking distance; which you may have all driven by and noticed that. Some of the concerns that I had mentioned related to not just the number of car washes, but the fact that traffic is such a huge issue and I know it's an issue related to Interstate 71; but it's also an issue related to Drake Road and Pearl Road. Coming out of GetGo myself the other day, it was like, "Wait, how can I turn? Should there be just a right turn only sign if somehow that gets approved? It's very crazy with the traffic at that corner. I also think it's very important for everyone to just remember the types of barriers that would protect neighbors; the amount of traffic, noise, lighting, business hours and the concern about who will be monitoring the car wash and making sure about the ground water and that type of thing. It's interesting as I drove by today, I noticed a ton of rocks at the end of the driveway and I'm like, "I sure wish a manager would come out from the GetGo and clean that up". If there is not a local person, because it is an out of state company, who will be making sure this is safe for our community and making sure that it's supposed to be meeting all the requirements? Finally, we are more than a little concerned about ground water and flooding with all the trees that would possibly be coming out. So again, I'm just reiterating some of the comments that I had made, and I want to thank you for listening again. I am representing...very informally, but representing neighbors so thank you very much.

AUDIENCE PARTICIPATION (cont'd):

Mr. Carbone – Thank you.

Robert Lonergan, 16927 Deer Path Drive, Strongsville, Ohio 44136: Robert Lonergan, I also reside at 16927 Deer Path Drive, Strongsville, Oh. 44136. I would also like to speak out against Ordinance Nos. 2023-008 and 2023-009. I appreciate him showing up today from Giant Eagle, but Giant Eagle became a part of this community by buying a local business. They didn't show up to try to start anything; they bought out Rego's. I don't see how a car wash added to our community would benefit the constituents and the residents of Strongsville in any manner at all because we have a ton of them. Many of them own locally or nearby, not by a company based in another state. I think the best benefit for the city would be finding something else for that property. That's all I have to say, thank you very much.

Mr. Carbone – Anybody else want to make a comment this evening?

Mr. Budge – We actually do have a representative from Giant Eagle here and he's happy to come up and answer questions. I do want to respond to a couple of things based on the public hearing that was done last week, and some of the things that have been said tonight; there were comments earlier on about the process. In fact, that this might have been happening in a rush or that we weren't following a process. We have actually been involved and met with the city for...well, we started the process in October meeting with the administration and then submitted an application for the rezoning in December. It came before the Planning Commission in January and received a unanimous approval there. We have been on two agendas here for City Council, had a public hearing in March and then this is the third reading for the ordinance. We have followed the city's process. It's all been public and we have been there to answer questions as it's come up. As it relates to the zoning, the comprehensive plan in the zoning ordinance sets up MS zoning for major arterial streets. To quote the ordinance it says, "To provide motor service districts in proximity to intersections of major arterial streets and improve interchanges to serve as personal means of motorists and to provide for the servicing of vehicles." We were surprised to find out that car washes aren't permitted in MS zoning and that is what part of this request is about. Certainly, I think that property there at Pearl Road and Drake Road meets that standard of a piece of property at in intersection of two arterial streets. I know there is motor service zoning across the street and there is motorist service and CS (Commercial Service) zoning up and down Pearl Road. In terms of specific issues with this site as it relates to the neighbors, just to add some context to this, the back portion of the property that we own, the back 300 feet of it, is already zoned R1-75. There is a residential zoning that's already set for the back of this property. We would have to maintain a 50 foot set back off of that residential zoning for anything that we decided to do back there. That zoning couldn't be changed by a request like this; it would have to go to referendum. The other fact in this particular case is, the back of the property that we are asking to be rezoned is 650 feet from the rear of the subdivision. The rear property line is the subdivision behind us. It's 2 ½ football fields and it's a pretty significant distance. The last thing that I will just say is on Giant Eagle and Giant Eagle as a corporate citizen here, competition is good for residents and I'm not really sure what the definition of a local business is. We've had interactions with other car wash businesses, not as a developer, but just as a competitor; and a number of car wash businesses, especially local and regional guys, build these units to sell them to private equity. That's not Giant Eagle's plan here, that's not their business model. This car wash is here for the benefit of Strongsville residents and a supplement and enhancement to their existing business. Just a couple of points to fact, I know some people feel like maybe they are not doing enough for the community, but they currently employ 300 people in the Strongsville businesses that they run. Since 2018, they have invested \$2,500,000.00 in the Market District store up the street on Pearl Road and \$350,000.00 in the GetGo next store. This particular investment would be north of \$2,000,000.00. As I said earlier, what's good for Giant Eagle is good for Strongsville and vice versa. I hope you will vote in favor.

AUDIENCE PARTICIPATION (cont'd):

Rose Helderman, 15604 Boston Rd., Strongsville, Ohio 44136: Rose Helderman, 15604 Boston Road, Strongsville, Ohio 44136. I know my house is going...I'm going to be displaced due to the ramp; and It's hard. We have dumped a lot of money into our property along with the other neighbors; we would like fair compensation for that. At 60 years old, close to retirement and just about having our mortgage paid off, we are now going to have to sustain another mortgage in order to find anything close to what we have. I need a timeline, because I can't sit in limbo for 10 years, not being able to make improvements on my home that need to be made, because I don't know where I'm going. I understand it's for the greater good and I'm sorry I'm crying, but I'm very emotional.

Mr. Carbone – It's understandable.

Ms. Helderman – I just think that the City of Strongsville needs to consider those residents who are going to have to be displaced and how they are going to support them and how they are going to help them find new places to live, because the market is not very promising right now. The mortgage interest rates are out of this world. We are going to find ourselves retiring and not being able to retire because of a ramp. I also want to say that I think that the ramp in that neighborhood is going to change that neighborhood. Just like when you were trying to put the Shurmer Road slip ramp in, the residents became appalled because you were putting a ramp in a neighborhood. Well, guess what? We have a neighborhood too, and you're destroying that neighborhood. We raised five kids in that house and I ran a daycare for 28 ½ years in that home. I understand that you have to do it, but I'm just requesting that the City of Strongsville help those people who are going to be displaced and help the rest of the people who have to put up with the kind of traffic that Howe Road now is putting up with. We are going to displace and move traffic around and create another traffic nightmare on another road where we already have problems getting out of our driveways. Now, Brunswick is also going to take on Strongsville's load of traffic because of all the big box stores and everything else that you've put up right off of the freeway. I can tell you, I drive the Howe Road corridor every morning to go downtown to work; I don't see the issue going to work. There is more traffic on Saturdays when I need to go to Costco. Coming home, I can choose to take Howe Road or West 130th and you would think that West 130th would be an easier commute because there isn't traffic, but I actually get home 3 minutes faster going through the traffic down Howe Road. I'm just asking that Strongsville be considerate and also to really reassess the situation on Boston Road and for our neighbors on Howe Road at the south end because water is a big issue there. We have a creek running through our properties that have eroded our properties, washed away our properties and ripped out fences. We have huge trees coming through there and by building that area up, it's only going to create more problems for the residents who end up having to stay, thank you.

Mr. Carbone – Thank you ma'am, it's not easy coming up here and talking. I just want to let you know, that I know I can speak on behalf of Council and the administration, we are always being considerate towards the residents of this town. You're talking about being displaced...the Mayor went in pretty thoroughly; there's no plan, there's nothing yet. This is going to be years and years in the making. When it comes to that point when we do get something, and we are at that final phase, we definitely will be considering the residents in that area.

Ms. Helderman – Do I go ahead and redo my basement that needs work? Do I put a new roof on my house or should I just wait? Those are big questions...am I going to get back what I invest in my property? Probably not.

Mr. Carbone – Unfortunately, those aren't questions that we can answer right now because this is completely out of our hands right now. There's multiple phases to this, like the Mayor eluded to earlier, that we just can't...we don't have those answers.

AUDIENCE PARTICIPATION (cont'd):

Ms. Helderman – Well, I just hope that you consider helping those people who have to be displaced.

Mr. Carbone – We always consider our residents and we will definitely do that, thank you. Anybody else this evening?

(No comments)

ORDINANCES AND RESOLUTIONS:

Ordinance No. 2023-008 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTIONS 1258.05 AND 1258.08 OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, CONCERNING MOTORIST SERVICE DISTRICTS AND AREA REGULATIONS, AND DECLARING AN EMERGENCY. First reading and referred to the Planning Commission 01-17-23. *Favorable recommendation by the Planning Commission 01-26-23. Second reading 02-06-23. Public Hearing 03-20-23. Third reading 04-03-23.*

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

Motion to adopt by Ms. Roff second by Mr. DeMio.

Roll Call: All Nays. Motion fails.

Ordinance No. 2023-008 DEFEATED.

Ordinance No. 2023-009 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED ON PEARL ROAD, IN THE CITY OF STRONGSVILLE, FROM GB (GENERAL BUSINESS) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION (PORTION OF PPN 397-10-005), AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 01-17-23. Favorable recommendation by the Planning Commission 01-26-23. Second reading 02-06-23. Public Hearing 03-20-23. Third reading 04-03-23.*

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

Motion to adopt by Ms. Roff second by Mr. DeMio.

Roll Call: All Nays. Motion fails.

Ordinance No. 2023-009 DEFEATED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2023-029 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING CAMDEN WOODS PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY. *First reading 03-06-23. Second reading 3-20-23.*

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

Motion to adopt by Ms. Roff, second by Mr. DeMio.

Roll Call: Ayes: Carbone, Short, Kaminski, DeMio, Roff, Clark.
Nays: Kosek. Motion carries. Ordinance No. 2023-029 ADOPTED.

Ordinance No. 2023-030 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING AND AUTHORIZING THE MAYOR TO ENTER INTO A PROJECT DEVELOPMENT AGREEMENT WITH CAMDEN WOODS, LLC, AND DECLARING AN EMERGENCY. *First reading 03-06-23. Second reading 3-20-23.*

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

Motion to adopt by Ms. Roff, second by Mr. DeMio.

Roll Call: Ayes: Short, Kaminski, DeMio, Roff, Clark, Carbone.
Nays: Kosek. Motion carries. Ordinance No. 2023-030 ADOPTED.

Resolution No. 2023-048 by Mayor Perciak and All Members of Council. A RESOLUTION APPROVING THE APPLICATION OF HANDLE HILLS FARM, LLC TO PLACE LAND IN AN AGRICULTURAL DISTRICT. *First reading 03-20-23. Public hearing 04-03-23.*

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

Motion to adopt by Ms. Roff second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Resolution No. 2023-048 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2023-049 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE RESURFACING OF HOWE ROAD IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Ms. Roff second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-049 ADOPTED.

Ordinance No. 2023-050 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE RESURFACING OF PROSPECT ROAD IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Ms. Roff second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-050 ADOPTED.

Resolution No. 2023-051 by Mayor Perciak and All Members of Council. A RESOLUTION REJECTING THE BID SUBMITTED FOR THE STRONGSVILLE WHITNEY ROAD COVERED BRIDGE PROJECT (CUY-WHITNEY ROAD BRIDGE PID NO. 111574) IN THE CITY OF STRONGSVILLE; AUTHORIZING THE MAYOR TO RE-ADVERTISE FOR BIDS FOR THE SAME, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Ms. Roff second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Resolution No. 2023-051 ADOPTED.

Ordinance No. 2023-052 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF STRONGSVILLE POLICE DEPARTMENT AND THE SOUTHWEST GENERAL POLICE DEPARTMENT, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Ms. Roff second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-052 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2023-053 by Mayor Perciak and All Members of Council. AN ORDINANCE RATIFYING AND APPROVING THE FILING OF AN APPLICATION FOR FINANCIAL ASSISTANCE WITH THE OFFICE OF CRIMINAL JUSTICE SERVICES, DIVISION OF THE OHIO DEPARTMENT OF PUBLIC SAFETY, IN CONNECTION WITH FUNDS AVAILABLE FROM THE STATE OF OHIO BODY-WORN CAMERA GRANT PROGRAM, FOR THE CITY OF STRONGSVILLE POLICE DEPARTMENT'S HIRING OF RECORDS ROOM STAFF PERSONNEL; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Ms. Roff second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-053 ADOPTED.

Ordinance No. 2023-054 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO APPLY FOR FINANCIAL ASSISTANCE UNDER THE DRUG ABUSE RESISTANCE EDUCATION ("DARE") LAW ENFORCEMENT GRANTS PROGRAM; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Ms. Roff second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-054 ADOPTED.

Ordinance No. 2023-055 by Mayor Perciak and All Members of Council. AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF \$9,600,000 OF NOTES, IN ANTICIPATION OF THE ISSUANCE OF BONDS, FOR THE PURPOSE OF PAYING COSTS OF IMPROVING STREETS BY RECONSTRUCTING, RESURFACING, GRADING, DRAINING, PAVING AND MAKING OTHER IMPROVEMENTS AS DESIGNATED IN THE PLANS APPROVED OR TO BE APPROVED BY COUNCIL, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Ms. Roff second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-055 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2023-056 by Mayor Perciak and All Members of Council. AN ORDINANCE RATIFYING AND APPROVING THE FILING OF AN APPLICATION FOR FINANCIAL ASSISTANCE WITH THE CUYAHOGA COUNTY DEPARTMENT OF PUBLIC WORKS UNDER THE 2023 COUNTY ROAD PREVENTATIVE MAINTENANCE REIMBURSEMENT PROGRAM; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Ms. Roff second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-056 ADOPTED.

Ordinance No. 2023-057 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION, OF CERTAIN OBSOLETE PROPERTY NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE BY THE CITY'S SERVICE DEPARTMENT, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Ms. Roff second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-057 ADOPTED.

Ordinance No. 2023-058 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 8810 PEARL ROAD (PPNs 395-06-009; 395-06-010; 395-06-011; 395-06-012) IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS) CLASSIFICATION TO R-RS (RESTAURANT-RECREATIONAL SERVICES) CLASSIFICATION, AND DECLARING AN EMERGENCY.

First reading and referred to the Planning Commission.

COMMUNICATIONS, PETITIONS AND CLAIMS:

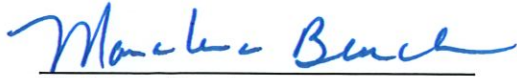
(None)

MISCELLANEOUS BUSINESS:

(None)

ADJOURNMENT:

There being no further business to come before this Council, President Carbone adjourned the meeting at 8:52 p.m.



Marialena Beach
Council Secretary



Date