SUMMARY OF CAUCUS DISCUSSION AND MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON, MONDAY, APRIL 20, 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, April 20, 2026, at 7:30 p.m.**

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

Council President Gordon C. Short called the caucus to order at 7:17 p.m.

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

Planning, Zoning & Engineering Committee:

Chairman Zacharyasz – Thank you President Short, tonight there are four ordinances to report. First up is Ordinance No. 2026-027 which will repeal existing Chapter 1248, "Board of Zoning Appeals", in its entirety; and enact a new Chapter 1248, "Board of Zoning Appeals", of the city's Codified Ordinances. This was placed on first reading by Council on April 6th, referred to the Planning Commission whom gave a favorable recommendation at their April 9th meeting. The recommendation tonight is to place on second reading and set for a public hearing June 1st. Second is Ordinance No. 2026-028, changing the zoning classification of certain property located at 17963 Marks Road from GI-A (General Industrial-A) to RT-C (Townhouse Cluster). This was placed on first reading by Council April 6th and referred to the Planning Commission whom gave a favorable recommendation at their April 9th meeting. The recommendation tonight is to place on second reading and set for a public hearing June 1st. Third is Ordinance No. 2026-037. This will amend Section 1252.16, "Projections into Yards", in the city's Codified Ordinances – specifically concerning accessory buildings and unenclosed structure overhangs in residential districts. The recommendation tonight is to place on first reading and refer to the Planning Commission. Fourth is Ordinance No. 2026-038, authorizing the Mayor to enter into a contract with Envision Group, LLC to provide engineering and consulting services in connection with the sidewalk comprehensive plan project. This contract is set not to exceed $122,320.00, and funding will be paid from the General Capital Improvement fund. This proposed process will span over four phases, along with three public forums. Additionally, Envision Group will be making two appearances in front of Council to present information they gathered; and then the second time around they will be presenting their final comprehensive plan. The recommendation tonight is to suspend and adopt. That concludes my report. I'm happy to take any questions.

Mr. Short – Thank you Mr. Zacharyasz.

Public Service & Conservation Committee:

Chairwoman Kosek – Yes, Ordinance No. 2026-039 is a request that we authorize the Mayor to enter into a contract for pavement services for 2026. Crossroads Asphalt Recycling, Inc. was deemed the best option. This contract would be not to exceed $2,242,277.50. I would ask that we would suspend and adopt that. Ordinance No. 2026-040 is our annual salt contract. We are requesting a total of 9,000 tons of road salt. If I understand correctly, we are agreeing to purchase a minimum of 85% of that salt. This is...I think Neal stepped away but I do think this is without public bidding so I do think we need all 7 (votes of Council). Am I right on that?

Mr. Dean – This is through the ODOT contract so it is public bid.

Chairwoman Kosek – Okay.

Mr. Dean – It's usually around June when they award it. It's a standard contract.

Chairwoman Kosek – Perfect, thank you, I appreciate it. I wasn't sure about that.

Mayor Perciak – One other thing Kelly, by doing this – working along with ODOT, we have salt all year. Some of the communities didn't do that so that's why we stick with that.

Chairwoman Kosek – Fantastic, I was actually going to ask if we had the option to buy more if we needed it because sometimes, we guarantee we'll do a minimum but they might give a little bit more if we want.

Mayor Perciak – We're getting a delivery already so that we're…yes.

Chairwoman Kosek – Perfect, so that would also be a suspend and adopt.

Recreation & Community Services Committee:

Chairwoman Kosek – Ordinance No. 2026-041 is we had…the recreation center went out for a federal community development block grant for $167,000.00. As I understand it, this is for improvements to the recreation center. It has already been awarded; we just need to allow them to accept that. We are always happy when the recreation center is able to get some additional funding. I would ask that we suspend and adopt that. If anyone has any questions, I will attempt to answer them.

Mr. Short – Any questions for Ms. Kosek?

(No questions)

Buildings & Utilities Committee:

Motion made by Mr. Carbone, second by Ms. Roff, to approve the Committee meeting minutes of April 6, 2026. All members present voted aye and the motion carried.

Committee of the Whole Committee:

Chairman Short – Lastly, we have two ordinances tonight. Ordinance No. 2026-025 – this was before us last month. This is the new lease agreement between the City of Strongsville and the Cuyahoga County Public Library. After a Committee of the Whole meeting with the administration and a member of the library, we came to an understanding that was immortalized in a memorandum of understanding, that the library provided to us, detailing the need for the repairs and the timeline for the repairs to both the roof and the HVAC system at the library, which is now part of this ordinance. Are there any questions? I'm sure we've all had a chance to review it. Do we have any questions on that MOU and the timeline that the library that the library laid out in that memorandum?

Ms. Roff – I just wanted to thank you guys that put your necks out there as far as to take some attention to this and make sure it was the best thing for both sides, so I appreciate that. Then, those of you that were at that meeting and asked the questions and got things done, I appreciate it.

Mr. Carbone – I do think it's good; but I think we talked about further improvements, expansion, possibly a new library in the future and we talked about programming. This is a 10-year, so prior to the 10-year...2 years prior, God willing, that the residents of Strongsville keep me on Council and this is brought up again, we would want to give them a 2-year window to see what type... before the next approval happens, what type of improvements are they doing, where are we at with programming, are there any additions...and conversations about possibly a new library; but that could all happen in 7 ½ years.

Mr. Short – Again, with the renewal of the lease, there is I believe a 24-month window to give notice so we'd have...so at that point, Council and/or the administration at that time would have this on their radar to address that before that first deadline...before the first 5-year renewal. I agree, I think we need to look at, the potential at that point, the library will be going close to 35 years-old. It might be time to have discussions on a new building at that point. I was informed by the gentleman who did attend that they are looking at some different programming things, but to stay tuned for announcements in terms of programming at the library.

Mr. Carbone – One thing that the Mayor had mentioned multiple times and the gentleman with the library – we are one of the...have the highest foot traffic in the county, our library, so it is essential having that, that we do have the best programming to offer our residents and our kids here and our families here for our residents through that library. In 7½ years we can, hopefully again God willing we're all here, we can have those discussions.

Ms. Kosek – I do want to thank the library and I want to thank Neal for making sure that the memorandum of understanding accurately reflects the commitment that we're making to the library and that the library is making to us - I think that's very strong for our community. If there are opportunities for us to enhance the services in the future, keeping in mind that we need to give the 24-month notice, I am personally not a fan of anything that auto-renews. I always worry that something is going to happen, so I encourage everyone to stay on top of when that is so that we can make an educated decision about the next steps; as opposed to being stuck with a 5-year renewal that we didn't necessarily intend. Thank you all, and the administration, for making that happen. I think that the memorandum of understanding is a good result for us.

Mr. Short – With that, we will need then to amend the ordinance tonight before we suspend; and then adopt it as amended this evening. Lastly, for Committee of the Whole, we have Ordinance No. 2026-042. This is just an ordinance to approve and adopt the replacement pages to our Codified Ordinances for the city reflecting the changes to our ordinances over the past year. With that...I know our Clerk would love to have that adopted so she can get working on that fun project. The recommendation there is suspend and adopt. Any questions on that? Lastly, all the committees are done, anything the administration has for Council?

Ms. Roff – Not that I had anything in my committee, but if we could just make sure when it starts that our meeting is viewable at the time it starts for the whole time that we are in our meeting.

Mayor Perciak – I just went back there and yes.

Ms. Roff – Thank you so much Mayor, I appreciate that because I know we had some different people that reached out for that. I appreciate that, thank you Mayor.

Mr. Short – I'm sorry, Mayor, you had something else you wanted to say – I thought Mr. Mayor, or no?

Mayor Perciak – No.

Mr. Short – With that, we have…oh, Mr. Kaminski, I do have one thing that we may want to discuss in committee. I don't know if I talked to Mr. Jamison about this, but we did have a concern from one of the legitimate franchised massage parlors in town. We did pass, upon the recommendation – I think late last year when the police department – to cut down on the illegal and nefarious massage parlors that engage in human trafficking …to kind of cut back on that. We did have some concerns from an owner of a franchise, a legitimate massage parlor, so there might be some discussion on this for whether…and I'd like to have the safety forces involved as it was their recommendation, to see if we've been maybe a little too harsh and if there needs to be some adjustment or not to that ordinance to make sure that we're enforcing the law and protecting legitimate businesses; but we're also not harming them and driving them out of the City of Strongsville as well.

Mr. Jamison – It was my understanding that the individual was questioning the fee which didn't go up that much; and there was the other one about license therapists. To me, that's probably the most important feature we put in there to make sure that nobody can just walk in off the street and try and perform these services unless they have the license from the State of Ohio. I mean, I think that's what that individual was complaining about. I know the police are going through the process of going through the applications as we speak; and I think that's why they came up. I'm sorry, the safety director left, because I know he was prepared to discuss that. I do know that those are the two main features and we can certainly follow up with that individual and express that; but we did this for a reason because the few bad apples made it bad for everybody else. We're trying to address that situation so we don't have those kinds of issues in the future in our city.

Ms. Roff – I did think the ordinance, too, is definitely something that we need…there may still be some other questions that come up, though, Neal. Especially I think, too, for like some of the salons that might just have nails and they do just like a little massage on their hand while they're doing their manicure…a couple of other different things that may – we might need to look at and put in just…possibly we may need to adjust it just a tiny bit as we start to keep looking at it. I know I brought it up when we voted on it a couple of months ago; but so that we're not putting…I think that the restrictions are definitely needed and a safety thing in place, but we have to look at…

Mr. Short – I think what we're going to do is follow up with a discussion with the law director and Director Goss at a point in the future and we'll also see how it affects other businesses. It could be just a one off as well.

Mr. Jamison – I guess it depends on how you define "massage," and whether that kind of…if you're getting a manicure or even a pedicure, does that fall within the ambit of that.

Ms. Roff – I know they have to have a license, but I don't know what those include, so I guess just something else to look at in case people do have questions.

Mr. Jamison – Yes, it might also get down to how they advertise it too; I mean, if they're advertising, they're massaging feet as opposed to just performing their normal service; but that's something we can take a look at.

Ms. Kosek – I would appreciate that, Neal. On that point, I do know that there are…where it's just a pedicure, but part of the service is you get your calves rubbed or whatever. It wasn't clear to me how that would be interpreted in the statute; so I don't know if they would not offer that service anymore or whether they would be required to get the license. If you could give us some idea as to how you think about that.

Mr. Jamison – The question becomes whether they even need to get a license or not for that purpose.

Ms. Kosek – Yes.

Mr. Clark – I spoke with that particular business owner and they do a considerable amount of business here in Strongsville. It is a national franchise. Part of the challenge, and this is the case anytime, for good reason, we passed unanimously this new ordinance; and timing is part of the challenge - from the time we passed it to the time that she was going for her renewal. I do think it is a good idea for us to look at it again and revisit it and find out if there's anything that we could do proactive communication-wise with those businesses, to mitigate any other reputable businesses that do good business here, that we want to keep here, from having the challenge that this one did. Anytime we pass new legislation, there's going to be a timing challenge and things like that. That's not to say it was bad legislation, it's certainly always worth looking back at, but I think that was another piece of the concern from that particular establishment.

Ms. Roff – I guess that would not be terrible thing to do, especially like under economic development or under our business areas, is maybe just reaching…having a standard letter reaching out to all the places that we have here in Strongsville that do those things. You know, maybe you want to take that on. I know we passed it unanimously, but I mean I think it was a wonderful ordinance that we passed; but maybe just reaching out to them so that they are aware of it and that dollar sign doesn't hit them by surprise, I guess. I'm putting that ball in your court.

Mr. Clark – I'm happy to take that ball in my court and they were able to…you know, they understood it. They were able to react to it. They got all their stuff submitted; but happy to take that ball, thank you.

*****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 April 20, 2026 agenda link. *****

MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON MONDAY, APRIL 20, 2026 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBERS.

CALL TO ORDER:

Council President Gordon C. Short called the meeting to order at 7:34 p.m. All joined in the Pledge of Allegiance to the Flag.

CERTIFICATION OF POSTING:

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

ROLL CALL:

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

COMMENTS ON MINUTES:

The Minutes of the Regular Council Meeting held on April 6, 2026 were approved as submitted.

APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITIONS:

(None)

REPORTS OF COUNCIL COMMITTEES:

COMMUNICATIONS & TECHNOLOGY – Ms. Roff: I do not have anything at this time, but the Mayor has assured me that our meeting is being aired at this moment for the entire time. I appreciate that. Thank you, very much.

Mr. Short – Any questions for Ms. Roff?

(No questions)

ECONOMIC DEVELOPMENT: – Mr. Clark: Thank you, President Short. We have not had an Economic Development Committee meeting this month, or since our last Council meeting. We do not have an Economic Development Committee meeting scheduled for Memorial Day. Typically, it falls on the fourth Monday, but that is Memorial Day. We will not have a meeting scheduled. We are looking at June at that fourth Monday – more information to come as things get firmed up. I'll be happy to take any questions.

(No questions)

Mr. Short – Thank you, Mr. Clark.

REPORTS OF COUNCIL COMMITTEES (cont'd):

PLANNING, ZONING & ENGINEERING – Mr. Zacharyasz: Thank you Mr. President. Tonight, there are four ordinances to report. First up is Ordinance No. 2026-027, which will repeal existing Chapter 1248, "Board of Zoning Appeals", in its entirety; and enact a new Chapter 1248, "Board of Zoning Appeals", of the city's Codified Ordinances. This was placed on first reading by Council and referred to the Planning Commission whom gave a favorable recommendation. The recommendation tonight is to place it on second reading and set for a public hearing June 1st. Second is Ordinance No. 2026-028, changing the zoning classification of certain property located at 17963 Marks Road from GI-A (General Industrial-A) to RT-C (Townhouse Cluster). This was placed on first reading by Council and referred to the Planning Commission, as well, whom gave a favorable recommendation. The recommendation tonight is to place it on second reading and set for a public hearing June 1st. Third is Ordinance No. 2026-037; this will amend Section 1252.16, "Projections into Yards", in the city's Codified Ordinances – specifically concerning accessory buildings and unenclosed structure overhangs in residential districts. The recommendation tonight is to place it on first reading and refer to the Planning Commission. Fourth is Ordinance No. 2026-038, authorizing the Mayor to enter into a contract with Envision Group, LLC to provide engineering and consulting services in connection with the sidewalk comprehensive plan project. This contract is set not to exceed $122,320.00, and funding will be paid from the General Capital Improvement fund. The proposed process will span over four phases, along with three public forums. Envision Group, LLC will be making two appearances in front of Council to present information that they gathered; and then the second time around will be them presenting the final comprehensive plan. The recommendation tonight is to suspend and adopt. Lastly, it's not an ordinance, but I want to take a minute - she definitely deserves more time than that, but acknowledging the city's Clerk of Commission – Ms. Mitzi Anderson. For all of you that may not know, she is retiring at the end of this month. Certainly, being on the Planning Commission, she has helped me out a lot. I want to make sure to give her the recommendation...to give her the acknowledgment. A big thank you, and wishing her the best in retirement.

Mr. Short – Let her know, all of Council wishes her...thanks her for all her dedication for all these years for her work. The best luck and success, and an enjoyable retirement.

Mr. Zacharyasz – Yes, I will let her know Thursday night at the next Planning Commission meeting.

Mayor Perciak – One last thing, Mr. President, if I may.

Mr. Short – Sure, Mr. Mayor.

Mayor Perciak – She afforded us enough time for her retirement notice, that we were able to do several interviews from the outside. When it was all said and done, it really makes us feel proud that we are able to promote somebody from within to step up to her position. By Mitzi retiring, Kristi will be moving into that position, and then, Jessica will be moving into Kristi's position. In the same token, one of our part-time flower girls that finished college and went away, came back home, she applied. Her first day back was today in our building department. Again, we have someone who is seasoned, knows the Council people, knows the city, and lives in the city. For all and all, I am happy to say it worked out wonderfully; not only for Mitzi, but for everybody up and down the line.

Mr. Short – That is great news. As they say, "I love it when a plan comes together."

REPORTS OF COUNCIL COMMITTEES (cont'd):

PLANNING, ZONING & ENGINEERING – Mr. Zacharyasz (cont'd):

Mr. Zacharyasz – That concludes my report tonight.

Mr. Short – Any questions for Mr. Zacharyasz?

(No questions)

Mr. Short – Thank you, Mr. Zacharyasz.

Mr. Carbone – No question, I just want to make a comment on the sidewalk comprehensive plan. This is a long time in the coming, so I appreciate the administration and all of Council getting behind this as we look for walkability in the future for multiple reasons - number one, is safety. Also, as we envision our community in the future, especially with the younger generations...one of the things...probably one of the top things on their list is walkability, so it is very important that we take this appropriate first step. I'm excited that we are doing it together and we are all in agreeance with this. That's it.

Mr. Short – Thank you, Mr. Carbone.

PUBLIC SAFETY & HEALTH – Mr. Kaminski:

(No report)

PUBLIC SERVICE & CONSERVATION – Ms. Kosek: Yes, we have Ordinance No. 2026-039; this is an ordinance that would authorize the Mayor to enter into a contract for the purchase of general pavement services for 2026. The winning bidder was Crossroads Asphalt Recycling, Inc. The value of the contract is not to exceed $2,242,277.50. We look forward to our pavement program every year, so I would ask that we suspend and adopt that. We also have Ordinance No. 2026-040; this is our annual salt contract. We would be purchasing 9,000 tons of road salt through the ODOT program. The Mayor was kind enough to share with us that because we are involved in this program, we will ensure that we have salt, which was certainly at a premium this past winter. I would ask that we suspend and adopt that, so that we can guarantee our access to much needed salt. Hopefully, the winter will be a little bit kinder this year and we won't, maybe, need as much, but it is always good to have it.

RECREATION & COMMUNITY SERVICES – Ms. Kosek: Finally, for recreation center we have Ordinance No. 2026-041. The recreation center made an application for a Federal Community Development Walk grant under the Cuyahoga County Special Municipal grant program to allow us to upgrade certain aspects of the recreation center. We have been awarded $167,000.00 in the program. We would like to be able to accept those funds, so I would ask that we suspend and adopt that. Much thanks to the recreation center department for going out and getting those additional funds for us. I don't have anything else at this time, so I will close the committee; unless there are questions.

(No questions)

Mr. Short – Thank you, Ms. Kosek.

REPORTS OF COUNCIL COMMITTEES (cont'd):

BUILDING & UTILITIES – Mr. Carbone: Yes, in caucus, we approved the committee meeting minutes of our last Council meeting on April 6th. We have nothing else in the Building and Utility Committee.

SCHOOL BOARD – Mr. Carbone: There has not been any regular school board meeting or work session since our last Council meeting. The efforts of the schools, the boards, and the community with the bond issue coming up here on May 5th; they are out doing donut socials, coffee socials, and community socials. They are really trying to be transparent and want to give informed information to all the residents. Over the next couple of weeks, you are going to see some door hangers on your as they are going to do their community canvas to try to hit 17,000 homes. There is a huge group effort, so be on the lookout for that. If there are any questions, like always especially around the bond issue, please reach out to the schools and they will have an answer for you. That ends my report.

Mr. Clark – I have a question for you, Jim. On Building and Utilities, thank you again for having NOPEC come. If you could follow-up and try to get the Illuminating Company on a future Building and Utilities meeting to come visit with us, ...

Mr. Short – That's a good idea, yes.

Mr. Clark - ...their community liaison, we would love to get some face time with them. As you know from our recent HOA meeting you attended with me, thank you.

Mr. Carbone – We have been in contact with our Council Clerk about organizing a time and scheduling it. There was already some other committee meetings, so we are going to get that here in the near future.

Ms. Roff – I know he has already been in once too, to talk about that. I know not everybody was on City Council, but I do think he is informative and hears your concerns. He took phone calls from all of us that night, I'm sure, when all the electric when out. He does a really good job.

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

(No questions)

Mr. Short – Thank you, Mr. Carbone.

SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Short:

(No report)

FINANCE – Mr. Short: There are no ordinances or resolutions on tonight's agenda; however, we are still...I am still working with the director of finance, and the Mayor to schedule a Finance Committee meeting once we kind of have the numbers. As you know, last Wednesday was April 15th, which is the glorious Tax Day here in the country. We are waiting for those final RITA collections to see how the first quarter and how the year may start to trend out for 2026. Once we have an idea, Mr. Dean will schedule a meeting...a Finance Committee meeting for a quarterly update.

REPORTS OF COUNCIL COMMITTEES (cont'd):

COMMITTEE OF THE WHOLE - Mr. Short: We have two ordinances tonight. Ordinance No. 2026-025; this is the ordinance to enter into a long-term lease agreement for ten years with the Cuyahoga County Public Library system. This will need to be amended as we met with the library to have them memorialize an understanding (MOU) on the repairs and timelines for those repairs. They did provide that, and has been reviewed by Council. As we discussed in caucus, I don't think we had any objections to that MOU. The recommendation there is to amend that, suspend it, and then adopt it as amended this evening. Any questions on Ordinance No. 2026-025?

(No questions)

Mr. Short – Then, we have Ordinance No. 2026-042; this is simply an ordinance to approve and to adopt and replace the Codified Ordinance pages for the legislation we adopted in the past year. The recommendation there is to suspend and adopt. Any questions on that?

(No questions)

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

MAYOR PERCIAK: Just one announcement, Mr. President. Tomorrow, at The Chamber Luncheon, Dr. Ryba will be delivering his "State of the Schools" tomorrow. The luncheon is scheduled to begin at 11:30 a.m. I spoke with Amy Ferree this afternoon along with Brent Painter and I guess there are still some tickets available. Anyone who wants to hear the nuts and bolts as to what's going on in our schools, Dr. Ryba and some of his staff members will be making a presentation again. This will be at the Ehrnfelt Recreation and Senior Center, thank you.

Mr. Short – Thank you, Mr. Mayor.

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

Mr. Short – Thank you.

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

Mr. Short - Thank you, Mr. Jamison.

AUDIENCE PARTICIPATION:

Jim Hlavaty, 14339 Settler's Way, Strongsville, OH 44136: My name is Jim Hlavaty, I live at 14339 Settler's Way in Strongsville – just west of Pearl Road off of Royalton Road. I'm here...I appreciate you listening, but it's kind of, like, after the fact because there's construction going on right now for the new fire house. I want you to hear my thoughts, and I appreciate the opportunity. Settler's village has no two straights – it's a horseshoe effect. The horseshoe is going one way and if you have to come out, you go out the other way.

AUDIENCE PARTICIPATION (cont'd):

Mr. Hlavaty (cont'd) - You can't go through to another street like some of the other developments – it doesn't have that. Numerous times...I have been here eight years at that Settler's Village and numerous times traffic is backed up past the one exit and past the second exit. It is bumper to bumper to bumper, okay. There's 164 units in that development and every one of them comes out during the day and it's backed up. The semis and the construction trucks back up everything. Whatever signage is going to be put up for the fire station, is not going to stop them from...the big semis from pulling up and blocking the fire station. Many, many...again, I have been here eight years and I drive through it - I am a retired...retiree. Many drivers don't know and don't care that there is signage up and they won't follow it. They just will not follow staying out of the way so fire department trucks and that can get out of there. By that, I mean, it is going to stop maybe somebody from getting the services they can until the people move out of the way. If you don't believe that people will not move, just go to the intersection at Royalton Road and Pearl Road. Every day there are cars that go through red lights - right through the intersection knowing that it's red and they go right through it. Those are some of the things that have been bugging the heck out of me. If they were to put the fire station on the other side of the street, then there wouldn't have been any problem with traffic backing up. It is going to be very, very tough. This is going to be a bad situation. I hope it doesn't get really bad. Anyway, that's my thoughts. I don't know how many people live west on Royalton Road, before Pearl Road, those are the ones that could be affected. There is a development on Prospect Road and Royalton Road that just came in. There's all kinds of other stuff - construction comes down our street all the time. They are all going to Interstate 71 – that's what they are doing. They are trying to get (unintelligible). That's my thoughts and I appreciate you listening. I feel bad because I can't imagine somebody saying, "Hey, we will put that fire department there and everything will be fine." That is not the case...it's not going to be the case. I hope it's not really bad. Anyways, thank you for listening.

Mr. Short – Thank you, Mr. Hlavaty.

Bonnie Thoennes, 9407 Brushwood Lane, Strongsville, OH 44136: Good evening, Bonnie Theonnes, 9407 Brushwood Lane. Well, good evening, Mayor, City Council, and the Board of Education. My comment today is regarding the Strongsville City School's Foundation for the Future Plan. I have been following this plan in process for all three years, and there are some things that I see that are not just right. One of them is the new Surrarrer Elementary building site in relation to the size of the lot that it's being built on. That's why there are so many concerns coming from those residents in that neighborhood. Surrarrer is the smallest lot out of all three locations. Plus, it has a pipeline going through it. Even if it's moved, there needs to be a certain amount of distance from it for safety, which limits the lot size even more. In 2023, the original plan was to build 91,217 square foot buildings. In 2026, an additional 5,000 square feet was added. That's like adding two more 2,500 square foot homes on a property that is already small. The Albion property is 21.2 acres, the Chapman property is 16.4 acres, and the Surrarrer property is only 11.69 acres. Surrarrer is over 9 acres smaller than the Albion property, and over 3.5 acres smaller than the Chapman property. Plus, those two other lots have a bigger buffer. Albion is not close to any residential properties; and Chapman has a bigger buffer on the west side of the property - Surrarrer has no buffer at all. It is unfair to build the same size school on Surrarrer property that is going to be built at the Albion and Chapman locations. Since nothing is final yet, all that was presented to the Strongsville community was nothing but a draft. The plan regarding the Surrarrer school should change. Surrarrer school should be the same size as Kinsner. The Albion and Chapman properties are big enough to absorb one more class per grade level going from five classrooms per grade to six.

AUDIENCE PARTICIPATION (cont'd):

Ms. Theonnes - It would not take that much room since that is the only thing that is needed. The rest of it is already there – the double art, music, etc. Surrarrer would have only what Kinsner has. I don't think too many residents know that 5,000 square feet was added to Kinsner Elementary school. It's going from 61,579 square feet to 66,579. Per OFCC (Ohio Facilities Construction Commission), it was the right size, but this administration and the Board of Education decided to add 5,000 more square feet to match the 5,000 square feet that was added to the three new elementary schools in November. If Surrarrer Elementary would be made the same size as Kinsner Elementary, that would reduce the building size from 96,500 square feet to 66,000 square feet. That is 30,000 square feet less, which would be divided onto and added to Albion and Chapman. Those 30,000 square feet are equal to ten 3,000 square foot homes. This would be the right thing to do. Nobody likes to sit in their backyard and wave to the kids on the bus, or kids watching you from the window while you are bathing in a pool. So far, nothing was presented to those residents. What kind of buffer would be created between the street that wraps around the school and the building? Let's not forget, there is a big difference between a one-story building and a two-story building. It's hard for those residents, being just a couple of weeks away from voting, not knowing anything about the pipeline and about what and where it's going to be located. Since, all that they were presented with was nothing but the draft, which is all subject to change. They are being asked to support this bond levy simply by being told to, "Trust the process." It is not easy because none of the residents that are involved in that process, lives in that neighborhood. The sad part is that those Surrarrer residents are going to be outvoted by the residents that do not live in that neighborhood. It's up to you, the Mayor, the Council, the board of Education, and administration to make this right. It's not too late, thank you.

Mr. Short – Thank you.

Richard Micko, 20520 Wildwood Lane, Strongsville, OH 44136: My name is Richard Micko, I live at 20520 Wildwood Lane. President Short, members of Council, Mayor, and the administration, thank you for allowing me the time to have a little bit of a conversation. I don't need to remind you that we have a bond on the May 5th ballot. Thanks to Jim for reminding everyone about that. I do want to remind the community and City Council that on April 30th, we are going to have our final open house. The open house will be at Chapman Elementary from 5:00 p.m. to 7:00 p.m. It is an opportunity for the public to experience what our students go through on a day to day basis, and to be able to see what we have planned for Chapman; along with all the other elementary schools. I came here because at your last Council meeting, we had some people address Council. It's important to me that if there is misinformation, we correct it. One of the people that addressed Council, during public comment at the last meeting, said that we have a $170,000,000.00 bond on the May 5th ballot – that is incorrect. The bond is for $145,000,000.00. That same gentleman accused us of being spend thrifty and not being willing to tighten our belts. I would like to remind Council, our residents, and our voters that the bond is for approximately $145,000,000.00 - the project is for $155,000,000.00. Where do we come up with that difference? The board has been fiscally responsible with the taxpayers money. It's important to remember whose money it is – it is the taxpayers money. We have $10,500,000.00 that we have earmarked for this project if we do earn the support of the community. Next, I just wanted to comment that the cost of this is $120.00 for $100,000.00 of valuation if this wins the voters approval. The average house in Strongsville is between $300,000.00 to $350,000.00 of valuation. That works out to about $1.00 a day – approximately $360.00 a year in taxes. If all you concentrate on is the cost, you are going to ask yourselves, "Why should I afford this?" What I would suggest we think about is: What are we investing in?

AUDIENCE PARTICIPATION (cont'd):

Mr. Micko (cont'd) - We are investing in our elementary schools, and we are investing in the long-term future of our students—not just next year, and not just five years from now, but for the next thirty to fifty years. Mr. Carbone mentioned that we have been doing coffee talks. At the last coffee talk, I had the chance to take a look at the prices for a donut and a cup of coffee. Now, I'm not suggesting that if a donut cost more than $1.00 a day, we should be cavalier about it. What I am suggesting is that if we can afford a donut and a coffee, which we should (especially the Donut Scene—they have outstanding coffee and outstanding donuts), we can also afford to invest in our children's future. I don't think it's spend-thrifty, but I do think it's reasonable. For approximately $1.00 a day, we will have three brand-new elementary schools, an upgraded Kinsner Elementary school, and a repurposed Muraski for our special needs preschool—all very important things. I don't think anyone questions that. May 5th is the day of the ballot. I hope everyone gets out and votes, either on May 5th or before that. The last thing I want to share with Council is that at the last meeting, we had a resident share a story about a past board being rude and being unacceptable and being told that she is not welcomed. I just want to say here publicly that I apologize for that. That was a previous board and it is not the current board, but it still was wrong and unacceptable. I want to share with City Council that if any resident wants to come to challenge the school board to make sure we are doing our job, you are welcome. If someone wants to live in our city, you are welcome. If someone wants to work in our city, you are welcome. If someone is a student and wants to learn and play in our city, you are welcome. Thank you very much.

Mr. Short – Thank you.

ORDINANCES AND RESOLUTIONS:

Ordinance No. 2026-025 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A NEW LEASE AGREEMENT WITH THE BOARD OF TRUSTEES OF THE CUYAHOGA COUNTY PUBLIC LIBRARY, AND DECLARING AN EMERGENCY. *First reading 03-16-26.*

Motion to amend to reflect the changes highlighted under Section 1, seconded by Ms. Roff.

Roll Call: All Ayes. Motion carries.

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 as amended by Mr. Clark, second by Ms. Roff.

Roll Call: All Ayes. Motion carries. Ordinance No. 2026-025 ADOPTED AS AMENDED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2026-027 by Mayor Perciak and All Members of Council. AN ORDINANCE REPEALING EXISTING CHAPTER 1248 BOARD OF ZONING APPEALS IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 1248 BOARD OF ZONING APPEALS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-06-26. Favorable recommendation by the Planning Commission 04-09-26.*

Placed on second reading and set for public hearing on June 01, 2026.

Ordinance No. 2026-028 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 PROPERTY LOCATED AT 17963 MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PPN 394-07-002), AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-06-26. Favorable recommendation by the Planning Commission 04-09-26.*

Placed on second reading and set for public hearing on June 01, 2026.

Ordinance No. 2026-037 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTION 1252.16 PROJECTIONS INTO YARDS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING ACCESSORY BUILDINGS AND UNENCLOSED STRUCTURE OVERHANGS IN RESIDENTIAL DISTRICTS, AND DECLARING AN EMERGENCY.

Placed on first reading and referred to the Planning Commission for their recommendation.

Ordinance No. 2026-038 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH A FIRM OF PROFESSIONAL ENGINEERS TO PROVIDE ENGINEERING AND CONSULTING SERVICES IN CONNECTION WITH THE SIDEWALK COMPREHENSIVE PLAN 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. 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. 2026-038 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2026-039 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE PURCHASE OF GENERAL PAVEMENT SERVICES FOR 2026 FOR USE BY THE SERVICE DEPARTMENT OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

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

Roll Call: All ayes. Motion carries. Ordinance No. 2026-039 ADOPTED.

Ordinance No. 2026-040 by Mayor Perciak and All Members of Council. AN ORDINANCE RATIFYING, AUTHORIZING AND APPROVING PARTICIPATION IN THE OHIO IDEPARTMENT OF TRANSPORTATION ANNUAL SALT CONTRACT (018-27) FOR THE PURCHASE OF ROAD SALT FOR USE BY THE SERVICE DEPARTMENT OF THE CITY OF STRONGSVILLE DURING THE 2026-2027 SEASON; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AGREEMENTS IN CONNECTION THEREWITH; 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. 2026-040 ADOPTED.

Ordinance No. 2026-041 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND DIRECTOR OF PARKS, RECREATION & SENIOR SERVICES TO MAKE APPLICATION ON BEHALF OF THE CITY OF STRONGSVILLE FOR FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS UNDER THE 2026 CUYAHOGA COUNTY SPECIAL MUNICIPAL GRANT PROGRAM, IN CONNECTION WITH VARIOUS UPGRADES TO THE WALTER F. EHRNFELT SENIOR CENTER; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.

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

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

Roll Call: All ayes. Motion carries. Ordinance No. 2026-041 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2026-042 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING AND ADOPTING THE APRIL, 2026 REPLACEMENT PAGES TO THE CODIFIED ORDINANCES OF THE CITY, REPEALING ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH, 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. 2026-042 ADOPTED.

COMMUNICATIONS, PETITIONS AND CLAIMS:

*Application for Permit: **TRFO – C-1, C-2** To: Jade Stone, LLC; 16717 Royalton Road, Strongsville, Ohio 44136 (Responses must be postmarked no later than 04/30/2026).*

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

MISCELLANEOUS BUSINESS:

(None)

ADJOURNMENT:

There being no further business to come before this Council, President Gordon C. Short adjourned the meeting at 8:10 p.m.

Marialena Beach

Marialena Beach
Council Secretary

Date