

**SUMMARY OF CAUCUS DISCUSSION AND MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON, MONDAY, MAY 5, 2025.**

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, May 5, 2025, at 6:30 p.m.**

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

Council President Gordon C. Short, called the caucus to order at 6:34 p.m.

*Mr. Kaminski made a motion to adjourn into executive session for the purpose of discussing pending or imminent court action matters. It was seconded by Ms. Kosek to adjourn from open session into executive session [Article XI, Section 9, City Charter]. All members present voted aye and the motion carried. Council adjourned into executive session at 6:35 p.m. Present: Mr. Short, Mr. Kaminski, Ms. Kosek, Mr. Clark, and Mr. Spring. Not present: Mr. Carbone and Ms. Roff. Also present from the Administration: Mayor Thomas P. Perciak, Law Director Neal Jamison, and Finance Director Eric Dean. The executive session concluded at 6:49 p.m. and reconvened into open session.*

*\*\*Note – Councilman James E. Carbone entered caucus at 6:44 p.m. \*\**

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

Public Service & Conservation Committee:

Chairwoman Roff - I have just one item. Ordinance No. 2025-050 is basic housekeeping to enter into a contract for general pavement services for the 2025 year - suspend and adopt, please.

Mr. Short - Any questions for Ms. Roff?

(No questions)

Recreation & Community Services:

Chairman Kaminski - Yes, there is one resolution this evening. Resolution No. 2025-051, which is excepting a donation from Spenser and Christine Vago, which will be used for the Strongsville Town Center Enhancement and Walkability Initiative. We will be happy to accept that. That concludes my report.

Mr. Short - Thank you, and thank you to the Vagos for that donation.

Planning, Zoning & Engineering Committee:

Chairman Spring - Thank you, Mr. President, I have five tonight starting with Ordinance No. 2025-052. This is an ordinance authorizing the Mayor to enter into contract for Tawny Brook Lane and Trillium Trail Waterline Replacement project with Fabrizi Trucking and Paving Company, Inc. in the amount of \$593,545.00. That is a recommendation to suspend and adopt. Next, we have Ordinance No. 2025-053. This is going to be amending the ordinance to change the zoning classification of certain vacant real estate located at 13570 Falling Water Road. This is where we are switching from a (SC) shopping center classification to a (MS) motorist service classification. This will be placed on first reading and referred to the Planning Commission. Next, we have Ordinance No. 2025-054 and Resolution No. 2025-055; these go together. The first one is going to be accepting, for recording purposes, the plat for the new Park Ridge Crossing subdivision no. 3. Resolution No. 2025-055 is the dedication of certain streets within that subdivision. The recommendation on those are both to suspend and adopt. Lastly, I have Resolution No. 2025-056; this is a resolution confirming the Planning Commission approvable of the final site plan for the construction of a pavilion/storage shed for The Strongsville United Church of Christ. The recommendation for that is suspend and adopt. That will conclude my report.

Mr. Short - Thank you, Mr. Spring. Any questions for Mr. Spring?

(No questions)

Committee of the Whole:

Chairman Short - Resolution No. 2025-057; this is to allow the administration to enter into the terms of an agreement regarding a master settlement in regards to the opioid epidemic litigation with Costco Wholesale Corporation. That settlement has been finalized for us to participate in that settlement with the Costco Wholesale Corporation. The recommendation there is to suspend and adopt. Any questions on that?

(No questions)

Chairman Short - Hearing none, does anybody have anything else for the administration tonight?

(No comments)

Chairman Short - Does the administration have anything for Council?

(No comments)

***\*\*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 May 5, 2025 agenda link. \*\****

**MINUTES OF THE STRONGSVILLE CITY COUNCIL ORGANIZATIONAL AND REGULAR MEETING HELD ON MONDAY, MAY 5, 2025 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBERS.**

**CALL TO ORDER:**

Council President Gordon C. Short called the meeting to order at 7:00 p.m. All joined in the Pledge of Allegiance to the Flag.

**CERTIFICATION OF POSTING:**

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

**ROLL CALL:**

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

**COMMENTS ON MINUTES:**

The Minutes of the Regular Council Meeting held on April 21, 2025, were approved as submitted.

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

(None)

**REPORTS OF COUNCIL COMMITTEES:**

**ECONOMIC DEVELOPMENT – Mr. Clark:** Thank you President Short, no formal report tonight; but just a couple of updates. The RFPs (Request for Proposals) on the Foltz extension will continue to be reviewed this month. Those have all been submitted and so those will be reviewed mostly next week. A couple of dates to announce: May 20, 2025, is "The Chamber Scholarship Luncheon;" May 22, 2025 is "The Chamber Business After Hours" on Thursday, at 5:00 p.m. at SouthPark Mall; and June 5, 2025 is the official grand opening. I think there was a soft opening; but it is the official grand opening of the Union Savings Bank here on Pearl Road - so just a couple of dates. That concludes my brief report, but I will be happy to take any questions.

(No questions)

Mr. Short - Thank you, Mr. Clark.

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

(No report)

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

**PUBLIC SERVICE AND CONSERVATION – Ms. Roff:** I have one item. Ordinance No. 2025-050 and that is to enter into a contract for the purchase for services for asphalt for the rest of 2025 through December 31st. Suspend and adopt, please. It's just asphalt, correct?

Mayor Perciak - Crossroads was the successful bidder at \$2,184,027.00. That is for our asphalt program for the year, for the city.

Chairwoman Roff - I know you guys were working a lot of numbers up there, in the last couple of months and we appreciate that.

Mr. Short - Any questions for Ms. Roff?

(No questions)

Mr. Short - Thank you, Ms. Roff.

**PUBLIC SAFETY & HEALTH – Ms. Kosek:**

(No report)

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

(No report)

**RECREATION AND COMMUNITY SERVICES – Mr. Kaminski:** Yes, we have one resolution this evening (Resolution No. 2025-051) and that is accepting a donation from Spenser and Christine Vago in connection with the Strongsville Town Center Enhancement project and we appreciate that donation. Suspension and adoption this evening on that. That concludes my report.

Mr. Short - Hearing no questions, thank you Mr. Kaminski.

**PLANNING, ZONING AND ENGINEERING – Mr. Spring:** Thank you President Short, tonight we have five items for Planning, Zoning and Engineering. First, we have Ordinance No. 2025-052; this is an ordinance authorizing the Mayor to enter into a contract for the Tawny Brook Lane and Trillium Trail Waterline Replacement project. This will be with Fabrizi Trucking and Paving in the amount of \$593,545.00. The recommendation on this one is to suspend and adopt. Next, we have Ordinance No. 2025-053; this is an ordinance amending the zoning map of the City of Strongsville to change the zoning classification of certain vacant real estate located at 13570 Falling Water Road from the (SC) shopping center classification to (MS) motorist service classification. Tonight, this will be placed on first reading and referred to the Planning Commission. Next, we have Ordinance No. 2025-054; this goes with Resolution No. 2025-055. The first one is an ordinance accepting the plat for the new Park Ridge Crossing Subdivision no. 3. The second one, the resolution, is dedicating the certain streets within that Park Ridge Crossing Subdivision no. 3. Both of these are to suspend and adopt. Finally, Resolution No. 2025-056 is a resolution confirming the Planning Commission approval of the final site plan for the construction of a pavilion/storage shed for the Strongsville United Church of Christ. The recommendation is to suspend and adopt. If there are no questions, that will conclude my report.

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

**SCHOOL BOARD – Mr. Carbone:** Yes, the school board has been very busy over the last couple of meetings. The board approved a six-year textbook and digital license for social studies and science books for our high school students. These textbooks have gone through their normal vetting process by being reviewed by staff and community members. The board discussed the pros and cons of a combined bond and operating levy issues for May of 2026. They came to a consensus that they would combine the issues asking the community for one vote for both. The board held a special meeting for the Elementary Facilities Committee to go over the different options to replace current elementary buildings. The next steps will be holding special board meetings at town halls to get further the communities input. They have been doing their due diligence with that - numerous committees, up to 60 people at these meetings, reaching out at different events, etc. They are going to broaden that, too, into town halls throughout the community as well. The leadership team also gave an update on the positive things happening in our district and how it aligns with the strategic plan. Last but not least, the Class of 2025 seniors were listed on the agenda for the board approval. Graduation will take place Thursday, May 22, 2025, at Pat Catan's Stadium. Also, the last day for the seniors is going to be May 16, 2025. Lastly this evening, I want to give a special attention to the Strongsville Middle School sixth grade Science teacher, Mr. John Lipowski. He received the "PTA Council Award" - the "T" in the PTA award. He is said to have, and it's true, he's been like this his whole life, and a neighbor with our Mayor over there, a teacher with heart, purpose, and intention. Mr. Lipowski was also recognized by the Ohio Senate for receiving the award. That ends my report.

Mr. Short - Any questions for Mr. Carbone?

(No questions)

Mr. Short - Thank you, Mr. Carbone.

**SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Short:** We did not have a board meeting since our last Council meeting; however, Bill Young, the President and CEO, gave his monthly update, which also corresponds with the end of the first quarter. As we know, healthcare and hospitals in the healthcare industry as a whole nationwide, have been under some financial stress and difficulties. At the beginning of last year, Mr. Young and the board implemented some programs to focus on efficiencies, lowering costs and trying to improve revenues. I'm happy to report at the end of the first quarter that there has been growth in the outpatient volumes, which shows that...especially in radiology, improving those volumes and patient flows obviously helps with the revenue side. Leaner operations...operational efficiencies have been improving, labor productivity has improved; and salary and benefits as a percentage of operating revenue are lower compared to the first three months of 2024. Again, seeing those efficiencies are starting to deliver results at the system. While still adding value, operating income met targets for the first quarter. Again, reinforcing the commitment to deliver strong clinical services while maintaining sound financial performance at the hospital system. A couple of things to note as well: The Southwest Community Health Foundation announced a \$3,000,000.00 gift, the largest in its history, to help enhance healthcare services at Southwest General. The gift is from Dr. L.C. Rao, a retired pulmonologist who provided patient care for nearly five decades, and his wife Jean Rao. This transformational gift will be used to support and improve patient care for the patients that the hospital serves. Finally, congratulations to Dr. Awais Aftab, behavioral health psychiatrist at Southwest General on receiving the esteemed "Bicentennial Lectureship Award" at Connecticut's Institute of Living.

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

**SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Short (cont'd):** This award is for individuals who have demonstrated a large impact through innovation, advocacy, and patient-centered care. He is a nationally sought-after expert and thought leader for conceptual and critical issues in psychiatry. He is right here at Southwest General. That concludes my Southwest General Health System report, any questions?

Mayor Perciak - Just a comment - Dr. L.C. Rao, he truly was a great...is, he is still alive. He used to live here in our community right in Highpoint. Him and his wife moved to Hinckley. Jean was also a nurse at the hospital. Their whole lives were committed to Southwest General, so really, two great people. They couldn't have, in my mind, found a better place to exercise their philanthropic endeavors, so we thank them.

Mr. Short - It's a tremendous gift.

Mayor Perciak - Yes.

Mr. Short - It's very beneficial for the hospital, especially with everything going on.

Mayor Perciak - Correct.

**FINANCE – Mr. Short:** We have no ordinances or resolutions on tonight's agenda; however as a reminder, the Finance Committee will meet on May 27, 2025, at 5:00 p.m. in the Mayor's Conference Room.

**COMMITTEE OF THE WHOLE - Mr. Short:** We do have one resolution tonight. Resolution No. 2025-57; this is to enter into the master settlement agreement regarding the opioid epidemic litigation with the Costco Corporation to receive funds as part of that settlement. The recommendation there is to suspend and adopt. Lastly, I did forget during Mr. Kaminski's report to publicly thank Spenser and Christine Vago for their contribution for the Town Center - we greatly appreciate that from all of our citizens. If you haven't experienced that yet, get up there. It is a very phenomenal and great piece of work that we did for this community. Now that it's finally starting to warm up, I think residents will have a good time enjoying that this summer.

Ms. Roff - If I can just touch note on that, just because I know there were some phone calls regarding that. I did check in with Bryan Bogre at the recreation department. They redid the surface there and it was covered under the warranty - I know there were questions. It's completely done, the park is completely opened, and it's great now.

Mr. Short - Correct.

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

**MAYOR PERCIAK:** Thank you Mr. President, just an announcement. We will approve tonight the contract with Crossroads. We also approved, at the last meeting, the contract with Fabrizi Trucking and Paving for a \$1,756,979.00. As most of you know, we have a rating system as to what streets need to be removed or repaired for concrete purposes. In ward 1, Ridge Point Circle in Ledgewood; also, in ward 1 is Ridgecliff Circle in Ledgewood; and Crabapple Court will be the three streets that will be replaced in ward 1 by Fabrizi Trucking and Paving. In ward 2, Whispering Pines Circle is the first street. The second street is Badger Den Lane in Hunting Meadows; and Hunting Meadows Drive, obviously, in Hunting Meadows. In ward 3, Peachtree Drive – that's in the Fairtree subdivision. Then tonight, of course once you vote for the Co-Moor waterline, the paving of Co-Moor...that street Tawny Brook Lane and Trillium Trail...once you approve that, that will be over and above \$1.7 million dollars – that's \$593,000.00; so those three streets will be done there. Then in ward 4, Birchwood Lane, Meadows West – of course most of you know where that is, that's off Walnut Creek; and Stillbrooke Drive. The first one that they are going to begin with is Whispering Pines. That is where all of your money for concrete is going to be spent this year; not to mention the ongoing progress that we have going on Pearl Road with repairing, hopefully, that center lane and getting most of that; and they are moving very quickly. A lot of concrete work going on this year and a lot of asphalt work going on this year. As you can see, we do our very best to stay ahead of all these street programs; but at the end of the day, sometimes it gets ahead of us but we still believe that we still have the safest and best roads here in Cuyahoga County. Thank you and thank you for approving all of this. If you have any questions, just give us a holler.

Mr. Short – Well thank you Mr. Mayor, your administration, the finance director and the service department does (unintelligible). I think the stewardship over the years of this Council and the administration, in terms of finances and still be able to do that stuff even in these times is a dedication to this city's commitment to providing the very best quality services to its residents. I hope that the residents know that it is a tough job but we try to get the best done for them. To your point, I don't know how many...I think the exact number of miles we have of streets here is but it's a lot.

Mr. Carbone – The length of the Turnpike was that...?

Mayor Perciak – Yes.

Mr. Short – Thank you.

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

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

**AUDIENCE PARTICIPATION:**

(None)

**ORDINANCES AND RESOLUTIONS:**

**Ordinance No. 2025-050** 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 2025 FOR USE BY THE SERVICE DEPARTMENT OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

**Motion to adopt by Mr. Carbone, second by Mr. Kaminski.**

**Roll Call: All ayes. Motion carries. Ordinance No. 2025-050 ADOPTED.**

**Resolution No. 2025-051** by Mayor Perciak and All Members of Council. A RESOLUTION ACCEPTING A DONATION OF MONEY FROM SPENSER AND CHRISTINE VAGO, TO BE USED IN CONNECTION WITH THE STRONGSVILLE TOWN CENTER ENHANCEMENT & WALKABILITY INITIATIVE.

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

**Motion to adopt by Mr. Carbone, second by Mr. Kaminski.**

**Roll Call: All ayes. Motion carries. Resolution No. 2025-051 ADOPTED.**

**Ordinance No. 2025-052** by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE TAWNY BROOK LANE AND TRILLIUM TRAIL WATERLINE REPLACEMENT PROJECT IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

**Motion to adopt by Mr. Carbone, second by Mr. Kaminski.**

**Roll Call: All ayes. Motion carries. Ordinance No. 2025-047 ADOPTED.**



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

**Ordinance No. 2025-053** 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 VACANT REAL ESTATE LOCATED AT 13570 FALLING WATER ROAD (PPN 396-14-015) IN THE CITY OF STRONGSVILLE, FROM SC (SHOPPING CENTER) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION.

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

**Ordinance No. 2025-054** by Mayor Perciak and All Members of Council. AN ORDINANCE ACCEPTING FOR RECORDING PURPOSES ONLY THE PLAT OF PARK RIDGE CROSSING SUBDIVISION NO. 3, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

**Motion to adopt by Mr. Carbone, second by Mr. Kaminski.**

**Roll Call: All ayes. Motion carries. Ordinance No. 2025-054 ADOPTED.**

**Resolution No. 2025-055** by Mayor Perciak and All Members of Council. A RESOLUTION DECLARING THE INTENT OF THE COUNCIL OF THE CITY OF STRONGSVILLE TO ACCEPT FOR DEDICATION CERTAIN STREETS WITHIN PARK RIDGE CROSSING SUBDIVISION NO. 3, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

**Motion to adopt by Mr. Carbone, second by Mr. Kaminski.**

**Roll Call: All ayes. Motion carries. Resolution No. 2025-055 ADOPTED.**

**Resolution No. 2025-056** by Mayor Perciak and All Members of Council. A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE FINAL SITE PLAN FOR THE CONSTRUCTION OF A PAVILION/STORAGE SHED FOR THE STRONGSVILLE UNITED CHURCH OF CHRIST, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

**Motion to adopt by Mr. Carbone, second by Mr. Kaminski.**

**Roll Call: All ayes. Motion carries. Resolution No. 2025-056 ADOPTED.**

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

**Resolution No. 2025-057** by Mayor Perciak and All Members of Council. A RESOLUTION CONSENTING TO THE TERMS OF THE COSTCO WHOLESALE CORPORATION MASTER SETTLEMENT AGREEMENT IN CONNECTION WITH THE OPIOID EPIDEMIC LITIGATION, AUTHORIZING THE MAYOR TO EXECUTE A SETTLING SUBDIVISION PARTICIPATION AND RELEASE FORM FOR THE COSTCO SETTLEMENT, AND DECLARING AN EMERGENCY.

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

**Motion to adopt by Mr. Carbone, second by Mr. Kaminski.**

**Roll Call: All ayes. Motion carries. Resolution No. 2025-057 ADOPTED.**

**COMMUNICATIONS, PETITIONS AND CLAIMS:**

(None)

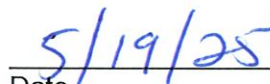
**MISCELLANEOUS BUSINESS:**

Mr. Short – Before we adjourn though, two things. One, tomorrow is an Election Day in the State of Ohio. There are no local issues on the ballot. However, there are some state issues. I encourage everyone to get out and still exercise their right to vote. Finally, Sunday, May 11<sup>th</sup> is Mother's Day. I want to wish a happy early Mother's Day to Kelly Kosek here and Ann Roth; and to all the moms out there in Strongsville, Happy Mother's Day.

**ADJOURNMENT:**

There being no further business to come before this Council, President Short adjourned the meeting at 7:23 p.m.

  
Marialena Beach  
Council Secretary

  
Date