

**SUMMARY OF CAUCUS DISCUSSION AND MINUTES OF THE STRONGSVILLE CITY COUNCIL  
REGULAR MEETING HELD ON, MONDAY, MAY 19, 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 19, 2025, at 6:45 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 6:52 p.m.

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

Planning, Zoning & Engineering Committee:

Chairman Spring - Thank you President Short, first of all, 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 (SC) Shopping Center classification to (MS) Motorist Services classification. This will be placed on second reading and a public hearing will be set for July 14th. If anybody has any questions, let me know, but if not, that will conclude my report.

Mr. Short - Any questions for Mr. Spring?

(No questions)

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

(No questions)

Mr. Short - Actually, first we are going to jump to Public Safety & Health Committee, Ms. Kosek.

Public Safety & Health Committee:

Chairwoman Kosek - You're catching me off guard Mr. Short. I have two tonight. Let me get down to them so that I can get the right information. We have Ordinance No. 2025-060, which is to authorize the sale of two vehicles...police vehicles that are no longer needed, that are now obsolete, to sell those at public auction. We have a 2018 Ford Explorer and a 2019 Dodge Charger. If we could approve that so that we can sell those and get some of the taxpayers money back; that would be fantastic. We have Ordinance No. 2025-061, which is to allow us to accept an award of funding of over \$67,000.00 to be used for selective traffic enforcement and OVI enforcement. Sound money is always good so if we could approve and adopt that as well, that would be great - it's just those two.

Mr. Short - Any questions for Ms. Kosek?

(No questions)

Public Service & Conservation Committee:

Chairwoman Roff - I have just two items. Ordinance No. 2025-058; and this is just to enter into a contract with for the maintenance services program for Sprague Road and from Webster Road to West 130<sup>th</sup> Street. The recommendation there is to suspend and adopt. Then, I have Ordinance No. 2025-059; and this is adopting an ordinance for solid waste management - suspend and adopt for that. It updates the Cuyahoga County Solid Waste Management District, correct Neal?

Mr. Jamison - Yes, this is something we do on a regular basis. The county basically updates, periodically, the solid waste management plan. Every community....

Chairwoman Roff - Just housekeeping.

Mr. Jamison - Pardon me?

Chairwoman Roff - It's just more like a housekeeping thing.

Mr. Jamison - Yes.

Chairwoman Roff - Gotcha.

Mr. Short - Any questions for Ms. Roff on those?

(No questions)

Committee of the Whole:

Chairman Short - I have Ordinance Nos. 2025-062 and 2025-063. These are the ordinances for a collective bargaining agreement with the Fraternal Order of Police and our police officers. However, those have not been approved yet, so we are just going to place those on first reading and keep in the committee. I'm going to jump first now to Resolution No. 2025-065. This is to approve our recess for the summer, which will be both the months of July and August for 2025. Any questions on those?

(No questions)

Chairman Short - Lastly, we will have Ordinance No. 2025-064. This is to authorize the administration to enter into sales representative agreement for a broker...a commercial real estate broker for the sale of the land that is being redeveloped with the Foltz Extension Parkway. I know some members of Council had some questions about that...anybody that has questions on that tonight; and then if we want to keep that on the agenda or place it on first reading. With that, do any members of Council have questions or concerns about this ordinance?

Ms. Roff - I would just like to place it on first reading. I know I voiced some concern about it two weeks ago and then when it came up on our agenda. I just wanted to have some time to do my due diligence to ask some questions. I know we are just entering into a contract with a realtor; but I would just like to know, moving forward, what the possibilities of the land can be?

Mr. Jamison - Understand, this is not about a purchase agreement that's being presented to Council. This is really...it's like a listing agreement. It's like if you are selling your house with a realtor and you are entering into an exclusive arrangement to allow that group or that organization to represent you in marketing this land. Whatever proposal that they come forward with has to go before Council for approval. If you remember, you were here at the beginning when you started with CCL.

Ms. Roff - Correct.

Mr. Jamison - We actually had three different companies at that time come forward; and we had to sift through those proposals. We didn't have a realtor at that time. We were doing that on our own and that will be the same process here.

Ms. Roff - Why would we not do that on our own, then?

Mr. Jamison - Pardon me?

Ms. Roff - Why would we not keep that same format and do that on our own?

Mr. Jamison - These are professionals that do this for a living that have arrangements with various industries, developers and people that do this day in and day out that are then able to market this for us and accelerate the process so that we can hopefully put meaningful companies in there that will create income tax revenue. At the end of the day, we had a listing for that back in the day with Cresco that were never able to find anybody.

Ms. Roff - Okay.

Mr. Jamison - Through the efforts of the Mayor and our economic development director, when I first got here, we were able to then generate an interest on that last remaining parcel. Recognizing the challenges that are out there in building new buildings, particularly industrial, we felt that it was necessary and to the city's best interest, to hire a professional to help us guide the appropriate facilities or businesses that might want to come to Strongsville. This isn't about the end use and this isn't about who's coming in.

Ms. Roff - I understand that. Here's the thing Neal, if I can interrupt...I'm sorry.

Mr. Jamison - Sure.

Ms. Roff - I understand those things, it's just that when the CCL stuff came about, we were all there and were able to ask questions. I know that we are not at that point yet; but I know that there has been Councilmembers that were part of even just hiring...or the possibility of hiring a firm to do these things. I would like to have that same information and the same opportunities that they...or just even the same opportunity they had if they had questions or why that real estate person was picked - just information. I just want to do my due diligence and I wouldn't mind two weeks; so I would like to place it on first reading.

Mr. Jamison - Just so that you are aware of what's going on so there is no misunderstanding, you passed the resolution that allowed us to put this out for an RFP (Request For Proposals). Four firms responded, probably the four biggest firms in this area...in the Northeast Ohio area. We interviewed all four. It's not like we just went out and found somebody and dragged them in here to put before you.

Ms. Roff - I know that. I know that you guys...

Ms. Kosek - I don't think Ann is saying that. I think Ann is saying that she would like some additional time. I will support her if she would like some additional time. The idea that...

Ms. Roff - Two weeks.

Mr. Jamison - I'm trying...

Ms. Kosek - I understand, but what...

Mr. Jamison - Let me finish please, okay?

Ms. Kosek - Okay.

Mr. Jamison - The reason I am saying this is so that there is no misunderstanding later about how we got there. Ann, when you said that other members of Council were there, Mr. Clark was the one there because he is the head of the Economic Development Committee. We thought it was appropriate to have one of your colleagues there to listen and to inject what he felt was appropriate and to ask pertinent questions.

Ms. Roff - Correct. I think that is very important and I have asked to be at different things... on different committees that I have been at and I was not given that opportunity. I would just like to have the same opportunity that he had to ask more questions, to see where we are at, and to see if this is the best plan for the use of that land to sell it off as all industrial, or do we keep some of it for ourselves to go along with our master plan that we had and that we paid for? All I am asking for is two weeks Neal.

Mr. Jamison - Alright, to answer that last...

Ms. Roff - That's all I am asking for. Two weeks is not a lot.

Mr. Jamison - To answer that last question, it's not selling all the land. It's basically selling four lots

Ms. Roff - I understand that. It's entering into a contract with a realtor. Once we enter into that contract, the object is to sell off that land. I would just like more information. I would like to have the same opportunity that other people on Council had and I would like to know what direction we are going in. Are there pieces that we should be keeping since they are not usable, supposedly, because it's wetland? Are there pieces that we should be keeping to go along with our master plan? That's all I am asking. It's two weeks.

Mr. Jamison - I wished you would have called me ahead of this. I could have explained this to you in detail.

Ms. Roff - Mondays are not a good day to call because everybody is in meetings...

Mr. Jamison - Alright... I mean...

Ms. Roff - and we got this on Friday.

Mr. Clark - If I may just....

Mr. Jamison - Call me tomorrow. Call me tomorrow morning - I will be in and...

Ms. Roff - I will do that...

Mr. Jamison - ...I will answer your questions.

Ms. Roff - ...and we will have two weeks then to look over it, thank you. If everybody else agrees...

Mr. Jamison - Thank you.

Mr. Short - Let me ask this question Neal, is there any delay if we wait two weeks to approve this? Does that hinder any of the marketing or potential sale of the land?

Mr. Jamison - It delays the marketing of getting out there. It's our anticipation by the end of summer that the extension of Foltz Parkway, to be the cul-de-sac, will be in place. Certainly, in this time as things are going forward, the sooner we get that out there that these parcels are available to develop, it clearly accelerates the ability to get some meaningful projects before you for your consideration. This is just really the first step in a really long process that we are going to go through, basically, four times. This is...

Ms. Roff - I understand that. I would just like a little bit more time to have the same information that other Council people have been given.

Mr. Jamison - To answer your question, it will delay the market a little bit - that's what it will do.

Ms. Roff - Our market is really...

Mayor Perciak - It doesn't bother me one way or another to be honest with you. At the end of the day, time is money. If you want to sit on it...sit on it. We sat on it for so long; so it's your call. If that's what you want to do....

Ms. Roff - What's two weeks compared to how many years we already have it for.

Mayor Perciak - If that's what you guys want to do, do it.

Mr. Short - Mr. Clark do you...

Mayor Perciak - Remember Gordon, when we have the finance meeting, time is money.

Mr. Short - I understand. Mr. Clark....

Mr. Clark - I would just like to read one statement from the agreement. This would be the agreement that's in front of all of us from that: "...however, it is your right to (a) - approve, modify, reject, or disapprove any and all proposals and offers as well as any prospective purchases for the property; and (b) - adjust the terms and conditions of any offer made including but not limited to, adjusting the property's listing price." All we are doing here is authorizing the Mayor to enter into an agreement with one firm, of four firms, that asked...that responded to the RFP. We are not executing any agreement. We are only saying that we approve for the Mayor to move forward, which we knew would be this next step that we would do today. I feel fortunate to be able to clear my schedule and sit in those four meetings. I thank Neal, Brent Painter, our Economic Development Director who spent a ton of time on this, Eric (Finance Director) was in the meeting, and obviously, the Mayor. Again, I just want everyone to understand that this is just us saying, yes, he can move forward...the Mayor can move forward with executing the agreement to say, this is who was selected to represent us. We start the negotiation...we start that. It's not saying, here is who we are selling the land to and anything else. All of that land today is zoned (GI) general industrial. As you all know, it sat for a long time because we were waiting on the Army Corp of Engineers. Just so everyone understands, that statement is in there.

Ms. Roff - I understand. I know that we have had other land that is zoned a certain way that has been voted on and rezoned. I also want to make sure that we don't fall into anything legally as far as, we can come back and say, "No, this is not the price we want, this is not...we want this clause in there;" but there's also complications to that too.

Ms. Roff (cont'd) - You can put those things in there and they can come back and say that you're being unfair with the things that you are requesting and we have a contract to sell the land. Do you want to sell the land, or do we not? You know that Tom. All I am asking for is two weeks - two weeks is not going to lose us any money. We've had this land for how long?

Mr. Carbone - I think we have a wonderful opportunity on the south end with the 87.5 acres. I think going to a real estate agent is the right thing. I just want to make sure that all of Council are comfortable and informed before the vote. The only thing that I am requesting is if you can do this in person. Go there and meet with them to answer all your questions.

Ms. Roff - I would like to do that, yes.

Mr. Carbone - So we can move forward with this and...

Ms. Roff - I would like that opportunity.

Mr. Carbone - ...so we can continue to grow our parts.

Ms. Kosek - Can I... I would also offer, but I don't know if everybody is available, if it's really important, and Ann is able to do it next week, we could have a special meeting to pass it if two weeks is too much time. I don't know if people want to do that or not, but I would be willing. In just with the other part that was on the Committee of the Whole, we are taking July (off) and we are taking August (off). I think everybody will need to agree that if something comes up and needs our attention in those two months, that we will make ourselves available for a special meeting. It is new for us to take the two months off.

Mr. Short - Correct.

Ms. Kosek - I just want to make sure that that is...

Mr. Short - There is a special meeting being set for July 14th.

Ms. Kosek - Yes, which we've all already agreed to. I just want to make sure for anybody watching, that us taking two months off, we won't have specific meetings that are set; but we will not let the city's business...

Mr. Short - Correct.

Ms. Kosek - ...go on untaken care of.

Mr. Carbone - To clarify, we are taking two months off of meetings, potentially, but we are still working for the people...

Ms. Kosek - 100%.

Mr. Carbone - ...answering calls. Don't hesitate to call and get your questions answered.

Ms. Kosek - We just won't have the regularly scheduled meetings, that's all. I will just say that to you, President Short, if you think that it's important that we meet next week, I will make myself available.

Mr. Short - I just want to make sure... Mr. Spring and Mr. Kaminski, your thoughts? Are you okay with postponing this for a first reading until the June 2nd meeting?

Mr. Kaminski - My personal decision is that I am comfortable voting tonight. I had conversations with Mr. Clark last week and had some questions answered. I'm comfortable because I had spent the time on it last week, so that is my answer.

Ms. Roff - You know when my conversation happened? It was fifteen minutes before I got here. I was not able to have that same availability or....

Mr. Kaminski - I picked up the phone and called them.

Ms. Roff - Well, I didn't know that we already found somebody to represent us for the land.

Mr. Kaminski - Gotcha.

Ms. Roff - I don't know that unless someone tells me that. Apparently, you were told earlier.

Mr. Kaminski - Through economic development and through those conversations; but I was aware of it through the process we've gone through.

Ms. Roff - I just don't want to do this. We are here, and we have other stuff to do. We could either do two weeks...two weeks is not a long time...

Mr. Kaminski - Gordon asked me and I told him what I thought.

Mr. Short - Mr. Spring...

Mr. Spring - I would just reiterate with what Councilman Carbone said. If everyone is not on board, I would wait to see what everybody would...because if I had a concern about something, I would want you guys to make sure that I was on board as well.

Mr. Short - Alright, we will place it on first reading. In the future for this Council, I would like to have things addressed before we come to caucus on these things when they are known in advance.

Ms. Kosek - Okay, I would just like...

Ms. Roff - That's why I called you right before I came in and told you that I was not sure about it.

Mr. Short - Again, before five minutes before a meeting.

Ms. Kosek - If we know that something is specifically coming, just in general, if we can be made aware before the agenda comes out. It will make things easier for people to ask questions. When the agenda comes out on Friday, we don't have time to look at it until the weekend and then the Monday is a problem. I'm not saying that that happened this time; but the idea that we're going to always be able to have our conversations between Friday and Monday can be a problem.

Mr. Short - I will say if there are Chairpersons present at meetings, a better debrief would help as well for all of us if we are at meetings.

Mr. Jamison - If I can respond...

Ms. Roff - You are the President...

Mr. Jamison - ...to that last part.

Ms. Roff - ...so you do it the way that you would like to, Gordon.

Mr. Jamison - Council knew when we did this ordinance authorizing the RFP about six weeks ago. If you had questions in the meantime about the process...

Ms. Roff - Neal, I have voiced that I was having an issue with it.

Mr. Jamison - Pardon me?

Ms. Roff - I voiced that I was having an issue with it.

Mr. Jamison - Okay, I don't...

Ms. Roff - I was not taken seriously. I voiced that right here in caucus.

Mr. Jamison - Yes, and two weeks is fine but I just want to point out this isn't like we just came up with this on Friday.

Ms. Kosek - I understand and I was not saying that you did. I was just saying, Mr. Short, that sometimes it is not possible to have the questions answered. I just wanted to be on record on that. I'm not saying yes or no on this piece; but it's just not always possible because sometimes we are caught by surprise.

Mr. Short - I agree. Sometimes...we usually get our agendas on Thursdays; but sometimes there's not enough time. I agree and we should just try to be more thoughtful.

**\*\*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 19, 2025 agenda link. \*\***

**MINUTES OF THE STRONGSVILLE CITY COUNCIL ORGANIZATIONAL AND REGULAR MEETING HELD ON MONDAY, MAY 19, 2025 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBERS.**

**CALL TO ORDER:**

Council President Gordon C. Short called the meeting to order at 7:11 p.m. All joined in the Pledge of Allegiance to the Flag.

***Boy Scout CJ Hofstetter, Local Troop 963, was present in the audience to lead the Pledge of Allegiance.***

**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 May 5, 2025, were approved as submitted.

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

**Mayor's appointment and Council confirmation of Gordon Glissman to a four (4) year term on the City's Architectural Review Board, effective May 19, 2025, and expiring May 18, 2029. Oath of Office to follow at a later date.**

*Motion made by Mr. Carbone, second by Mr. Kaminski, to appoint Gordon Glissman to a four (4) year term on the City's Architectural Review Board, effective May 19, 2025, and expiring on May 18, 2029. All members present voted aye and the motion carried.*

**Mayor's re-appointment and Council confirmation of Dale Serne to a four (4) year term on the City's Architectural Review Board, effective June 1, 2025, and expiring on May 31, 2029. Oath of Office to follow at a later date.**

*Motion made by Mr. Carbone, second by Mr. Kaminski, to re-appoint Dale Serne to a four (4) year term on the City's Architectural Review Board, effective June 1, 2025, and expiring on May 31, 2029. All members present voted aye and the motion carried.*

**Mayor's re-appointment and Council confirmation of Michael Kalinich, Jr. to a four (4) year term on the City's Planning Commission, effective September 1, 2025, and expiring on August 31, 2029. Oath of Office to follow at a later date.**

*Motion made by Mr. Carbone, second by Mr. Kaminski, to re-appoint Michael Kalinich, Jr. to a four (4) year term on the City's Planning Commission, effective September 1, 2025, and expiring on August 31, 2029. All members present voted aye and the motion carried.*

**REPORTS OF COUNCIL COMMITTEES:**

**ECONOMIC DEVELOPMENT – Mr. Clark:** Thank you President Short, we have not had an Economic Development Committee meeting since our last Council meeting. Our next... we will not have one on Memorial Day coming up; but we will anticipate a meeting on Monday, June 23, 2025. We are looking at and trying to confirm that to be another, if you will, a "Go see it" and more interactive as some of our meetings have been. We are looking to finalize that; but targeting still the date of June 23rd - more information is to be shared at our next Council meeting. As we talked about in caucus, certainly the ordinance that we have - Ordinance No. 2025-064 represents a great economic development opportunity for our city. Certainly, my hope and intent is that it can continue to serve the residents in the best way possible over the next twenty years, just as much as our business parks have over the last twenty years. I know that after further diligence, we will make a good decision on that. I will be happy to take any questions on Economic Development, but that concludes my report.

(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 do have two items for Public Service and Conservation. Ordinance No. 2025-058 is for us to enter into a contract with many other cities and county supporting it for maintenance on Sprague Road, from Webster Road to West 130<sup>th</sup> Street. The recommendation there is to suspend and adopt. Then I have, Ordinance No. 2025-059. That is more of just a housekeeping item to adopt the ordinance for the Solid Waste Management District and updated Cuyahoga County Solid Waste Plan Management District. Suspend and adopt there please.

Mr. Short - Thank you Ms. Roff, any questions?

(No questions)

**PUBLIC SAFETY & HEALTH – Ms. Kosek:** Thank you Mr. Short, I do have two ordinances under Public Safety and Health. The first is to permit and authorize the sale at public auction of certain police vehicles that are no longer of use to us. We would be able to sell those and get some taxpayer dollars back - it's a 2019 Dodge and a 2018 Ford Explorer. I'd ask that we suspend and adopt that. We also have Ordinance No. 2025-061, which is to approve the filing of an application for financial assistance with the Ohio Traffic Safety Office in connection with a safety grant for 2025. We have been awarded just over \$67,000.00 that we can use for traffic and OVI enforcement. I'd ask that we suspend and adopt that and thank those who submitted the application to get us the funding. It's super appreciated that we can use that here. That's all I have, Mr. Short.

Mr. Short - Thank you Ms. Kosek, any questions?

(No questions)

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

(No report)

**RECREATION AND COMMUNITY SERVICES – Mr. Kaminski:** I have no ordinances or resolutions this evening; however, I do have a comment. I had a friend from school call me and he was recently diagnosed with ALS, which was very sad news. May happens to be ALS Awareness Month and is also known as the Lou Gehrig's disease. It's a very devastating disease and estimates show that every 90 minutes, someone is diagnosed with ALS. People serving in the military are more likely to develop and die from ALS, which I found that new information pretty shocking. Obviously, the ALS association is committed to really accelerating and finding a cure and helping people live longer with the disease. I just want to let people know that this is the month of May and it is ALS Awareness Month. If you want to reach out and learn more and learn about the organization seeking a cure, give me a call or an email and I will be happy to point you in the right direction. That concludes my report.

Ms. Roff - Thank you for that, Jim. That is a concern with, I think, more people every day.

Mr. Kaminski - I agree.

Ms. Roff - It's becoming more and more of a common thing.

Mr. Short - Thank you Mr. Kaminski, any questions?

(No questions)

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

**PLANNING, ZONING AND ENGINEERING – Mr. Spring:** Thank you President Short, tonight I have just one ordinance number. 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 (SC) Shopping Center classification to (MS) Motorist Services classification. This will be placed on second reading and a public hearing will be set for July 14, 2025. If there are no questions, that will conclude my report.

Mr. Short - Any questions for Mr. Spring?

(No questions)

**SCHOOL BOARD – Mr. Carbone:** There has not been a school board meeting since our regular scheduled Council meeting. The next meeting will be this Wednesday, at 7:00 p.m. at the high school. They will be recognizing staff in the auditorium. Treasurer, George Anagnostou, will be presenting the five-year forecast. Thursday evening, they will be holding commencement practice at 6:30 p.m. at the Pat Catan Stadium. Prom and After-Prom this past weekend went off great. I saw all the pictures on Facebook and it seemed like all the kids had a really good time. More importantly, there were no issues there as well. The last day of school for students is going to be on May 30, 2025. If there are any questions with early releases or anything, please just check with the school's communication daily on that because those may change. That ends my report.

Mr. Short - Thank you Mr. Carbone, any questions?

Ms. Kosek - No, but I...

Mr. Short - Congratulations to our 2025 Strongsville graduates as well.

Ms. Kosek - I wanted to just point out, and I know Jim is well aware, that for the first time the P.T.A. is actually holding a special graduation ceremony for the eighth grade, this Friday, which is something that the parents had really pushed for. I am really looking forward to what they were able to pull off - it's something new and different. Thank you to the P.T.A. for putting that together.

Mr. Short - Well, congrats to the eighth graders, as well, as they move on to high school. Thank you, Mr. Carbone.

**SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Short:** We did have a board meeting last week; but unfortunately, I was unable to attend due to my day job commitments. I will review those minutes and have an update at the next Council meeting there.

**FINANCE – Mr. Short:** We have no ordinances or resolutions on tonight's agenda; however, as a reminder to the Council, the Finance Committee will be meeting next Tuesday, May 27, 2025 at 5:00 p.m., in the Mayor's conference room.

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

**COMMITTEE OF THE WHOLE - Mr. Short:** Lastly, for the Committee of the Whole we have several ordinances and a resolution tonight. We have Ordinance Nos. 2025-062 and 2025-063, which deal with the collective bargaining agreements with the Fraternal Order of Police and the police unions. Those are placed on first reading. Those have not yet been ratified by those unions; so they will be placed on first reading and kept in the committee. Ordinance No. 2025-064, which we had a robust discussion on in caucus, deals with the approval of a contract...to authorize the Mayor to enter into a contract for the commercial real estate brokerage services for the potential sale of industrial land on the Foltz Parkway extension. Due to questions from Council and a more thorough review by some members of Council, we will place that on first reading and keep that in the committee until the next Council meeting. Finally, Resolution No. 2025-065 is to approve July and August as recess months for this Council. As stated, there will be a special meeting on July 14, 2025 and any business that would come before the Council that would require a meeting, we would be available in those months to meet should it be deemed necessary. As my colleagues noted, we will still be in town and available to serve our constituents. With that, that concludes my reports. Are there any questions for myself?

(No questions)

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

**MAYOR PERCIAK:** Mr. President thank you, and again good evening everyone. Just to reiterate the Finance meeting on Tuesday, June 27, 2025 (meant to say May, 27, 2025), at 5:00 p.m. It's an update as to where we are at year-to-date. The revenue stream is not as strong, or as we anticipated, as we have had in other years. That should come as no surprise because at the state level, the revenue is down substantially. It's appropriate, at this time, for the Finance director and I to present to you where the dollars are, where they are coming in from, and where we see the slowdown coming. Then, we will move from that point forward once we have this discussion. Secondly, Monday, May 26, 2025 is Memorial Day. The VFW will once again be sponsoring their Memorial Day Parade and a prayer service here in Strongsville. The parade will begin at 11:00 a.m., and will kick off in front of St. Joseph's Church like it normally does. Then, we will walk up here to the Freedom Trail to begin our Memorial Day observance. Again, that's Monday, May 26, 2025 at 11:00 a.m. If you can't make it in the parade, which they have to honor our dead servicemen who have given their life for our country, just please get up to the Freedom Trail. As you can see, it's being prepped and prepared for the Memorial Day festivities. That ends my report.

Mr. Short - Thank you, Mr. Mayor.

**FINANCE DEPARTMENT – Mr. Dean:** Thank you, Council President. Just to reiterate what the Mayor said, I am looking forward to meeting with you Tuesday, to give an update of the finances for the year. Also, 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, Mr. Dean.

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

**AUDIENCE PARTICIPATION:**

Ken Tocco, 17033 Ridge Creek Rd., Strongsville, OH 44136: My name is Ken Tocco, I live at 17033 Ridge Creek Road. I just want to make it clear, first off, that I am speaking on behalf of myself only. I'm on the Homeowner's Association for Ledgewood. I'm on that board, but this is me not them. That will come some time down the road probably. I'm commenting on the zoning change on the hotel that is going to be built adjacent to the Goddard School. We had historically, in 2013, the very similar proposal. I don't know if any of you folks were on the Council then, but the very similar proposal to change that piece of property so that hotel can be built, the Planning Commission gave...recommended against it. The Council at that time did not approve the zoning change. I don't know what's different now, but the reasons why that was not approved previously involved: 1). Being next to the Goddard Center. 2). Light pollution, noise pollution, and more traffic on Falling Water, which my street intersects with Falling Water. The traffic is not good, and we've asked for help numerous times to get some sort of ways to stop - a stop sign, road bumps, or whatever. We have not gotten anywhere with that. It was a noticeable uptick when the Royalton Collection opened. It's not going to go down if that hotel opens. It's not a good situation there at all on that traffic. Overall, it's going to cause a degradation to my lifestyle and my living in that. I will be able to see it across the ravine - I can see Costco now. When the leaves are off the trees, I will be able to see this hotel. It's going to affect my property value negatively and I just wonder what's different now as opposed to 2013 when it was voted down by both the Planning Commission and Council? I don't know who should answer that or how I can get that information, but it doesn't seem to me that there is anything different. All the reasons delineated down the line for the rejection are still in effect today; it's not a good thing. It's not a good place to put that hotel - to stick it on that island of property that sits back there on the back lots of lazy-boy, the other retails there, and right next to the daycare center. It doesn't make any sense to me, and I don't see any upside to it at all. That's about all I have to say.

Mr. Short - Thank you.

Mr. Tocco - Who would I speak with? Like I said...not all I have to say. One more thing, who would I speak with to get answers to some of this as to why it's appropriate to do it today, but it wasn't appropriate in 2013 when nothing has changed?

Mr. Jamison - If I can jump in, there is no dialogue during this part. It's just for your opportunity to express your opinion. When audience participation is done, I will try and answer your general broad question. Audience participation is not a back and forth. When everybody is done, then I will answer generally what the process is. Thank you.

Mr. Tocco - Thank you, that's all I have.

Mr. Short - Thank you.

Angela Allenson, 16184 Prospect Road, Strongsville, OH 44149: I'm Angela Allenson and my address is 16184 Prospect Road in Strongsville, Ohio 44149. My name is Benjamin Allenson at the same address.

Ms. Allenson - Good evening Mr. Mayor and the members of City Council. As we said, I'm Angela Allenson, and I am here with my husband Ben tonight as concerned residents of Prospect Road in Strongsville. We are here tonight to speak on behalf of anyone who jogs, walks their dogs, rides their bikes, pushes a stroller, or uses a wheelchair along our road. Most importantly, we are here tonight to speak on behalf of the most vulnerable members of our community - our children and our neighbors with disabilities. On Prospect Road, sidewalks are dangerously inconsistent. In some areas, they exist; and in others, they simply stop without warning, without signage, and without safe alternatives.

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

Ms. Allenson (cont'd) - This forces pedestrians, including children on bikes, into the street or across the road at unmarked high-traffic crossings. I'm sure you remember two-years ago twelve-year old Donaven Eskander tragically lost his life on this very road after having to cross due to a sidewalk ending - his death was preventable. It was the direct result of infrastructure that prioritizes cars over kids. We cannot allow that kind of negligence to persist. We must remember that children are not miniature adults. Neurologically, they do not have fully developed brains; especially in the areas responsible for impulse control, risk assessment, and decision making. Most experts agree that children don't reach the so-called "age of reason" until around the age of seven. Even beyond that, their judgment under stress remains limited. The part of the brain responsible for evaluating danger, the prefrontal cortex, doesn't really mature until their mid-twenties. When a child is riding a bike, and the sidewalk suddenly ends, they don't have the time or the brain development to pause and weigh their options carefully. They are moving fast and they react on instinct. Do they veer into the street? Do they cross without a crosswalk? These are split-second choices, and all too often they end tragically. To help illustrate the problem clearly, my husband and I have brought a set of graphics taken from shadow-light imagery. These maps highlight where sidewalks end...or exist on Prospect Road, and more importantly where they don't.

***\*\*At this time, Mr. and Mrs. Allenson displayed a visual graphic of Prospect Road to Council\*\****

***(Unintelligible due to microphone distance)***

Ms. Pientka - Ms. Allenson, I'm so sorry, but if you're not on the microphone, we won't be able to pick that up and I won't be able to transcribe it. You have to speak into the microphone.

Mr. Allenson - We wanted to bring this to your attention. We are going to be sending all of this to your inboxes.

Mr. Short - That would be helpful if we had a copy of that.

Ms. Allenson - The visual is really...I thought it was quite shocking though to see all the red areas where children and anyone on any sort of scooter, wheelchair, or wheeled vehicle wouldn't be able to cross safely on the sidewalk. You will have that to look at in your email soon. Anyways, the gaps are not minor in the sidewalk, as you can see on the visual. In multiple places, a child biking to a friend's house or biking to school would need to swerve into traffic or cross a busy 35 mph Prospect Road, without a crosswalk - these are not safe conditions. These are accidents waiting to happen, and did happen. This is not only a child safety issue, it's an accessibility issue. Just down the street from us lives a neighbor who uses a wheelchair. He has no way to leave his driveway without getting into a vehicle because there are no sidewalks for him. He cannot roll down the street safely, he cannot enjoy his neighborhood, and he cannot be independent because of a basic failure in public infrastructure. We are not asking for something extravagant. We are asking for safe and continuous sidewalks on a major residential road that connects families, neighborhoods, schools, and stores. We are asking for our city to make children's lives and everyone's mobility a priority. Please, let's not wait for another tragedy to act. Strongsville is better than that. Let's be proactive, let's be responsible, and let's be compassionate. Thank you for time and for your service to our community.

Mr. Short - Thank you.

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

Mr. Jamison - I just wanted to answer the one gentleman's question about the ordinance about the rezoning of property on Falling Water Drive. Any property owner in the city has the right to request that their property be rezoned for whatever reason. We cannot deny someone that right to come before and apply to do that. Even though, twelve years ago, there had been another instance where the property owner had requested a change and was denied by City Council. The property owner, be it the same or a later owner, has the right to petition Council to do that. That's why it is coming before this Council. There is a certain procedure that goes through starting with the public hearing on July 14, 2025 where people, for and against, can express their opinions to Council. They will take that in, take it into consideration, and most likely will vote on it not that night but later on to make the final decision on that. It isn't like a lawsuit where if you win a law suit, you can't bring it again for the same issues. Someone has the right to come back and re-petition and make their arguments again on why it should happen. Sometimes things change - circumstances change, neighborhoods change, property changes, and communities change. That's on the applicant to make that argument to Council to compel them to go forward and change the zoning. Certainly, people that are against it have the same ability to convince Council that it shouldn't be rezoned - that will take place. That is part of the process that we go through in every single case. I just wanted to clear that up so that there is no confusion about that, thank you.

**ORDINANCES AND RESOLUTIONS:**

**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. *First reading and referred to the Planning Commission 05-05-19. Favorable recommendation by the Planning Commission 05-15-25.*

***Placed on second reading and set for public hearing on July 14, 2025.***

**Ordinance No. 2025-058** by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MASTER COOPERATION AGREEMENT WITH CUYAHOGA COUNTY IN CONNECTION WITH THE COUNTY'S PAVEMENT PREVENTATIVE MAINTENANCE SERVICES PROGRAM FOR MAINTENANCE TO SPRAGUE ROAD, FROM WEBSTER ROAD TO WEST 130TH STREET 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. 2025-058 ADOPTED.**

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

**Ordinance No. 2025-059** by Mayor Perciak and All Members of Council. AN ORDINANCE ADOPTING THE SOLID WASTE MANAGEMENT PLAN UPDATE FOR THE CUYAHOGA COUNTY SOLID WASTE MANAGEMENT DISTRICT, 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. 2025-059 ADOPTED.**

**Ordinance No. 2025-060** by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE SALE AT PUBLIC AUCTION OF CERTAIN OBSOLETE AND SURPLUS POLICE VEHICLES NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, AND DECLARING AN EMERGENCY.

Motion by Mr. 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. 2025-059 ADOPTED.**

**Ordinance No. 2025-061** by Mayor Perciak and All Members of Council. AN ORDINANCE RATIFYING AND APPROVING THE FILING OF AN APPLICATION FOR FINANCIAL ASSISTANCE WITH THE OHIO TRAFFIC SAFETY OFFICE IN CONNECTION WITH FUNDS AVAILABLE THROUGH THE FFY 2025 TRAFFIC SAFETY GRANT PROGRAM FOR TRAFFIC AND OVI ENFORCEMENT; AUTHORIZING ACCEPTANCE OF FUNDS, 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. 2025-061 ADOPTED.**

**Ordinance No. 2025-062** by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A NEW COLLECTIVE BARGAINING AGREEMENT BETWEEN THE FRATERNAL ORDER OF THE POLICE, PARMA LODGE #15 (SERGEANTS AND LIEUTENANTS UNIT) AND THE CITY OF STRONGSVILLE THROUGH DECEMBER 31, 2027, AND DECLARING AN EMERGENCY.

***Placed on first reading and referred back to the committee.***

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

**Ordinance No. 2025-063** by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A NEW COLLECTIVE BARGAINING AGREEMENT BETWEEN THE FRATERNAL ORDER OF THE POLICE, PARMA LODGE #15 (PATROL OFFICERS UNIT) AND THE CITY OF STRONGSVILLE THROUGH DECEMBER 31, 2027, AND DECLARING AN EMERGENCY.

*Placed on first reading and referred back to the committee.*

**Ordinance No. 2025-064** by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN EXCLUSIVE SALES LISTING AGREEMENT CONTRACT FOR PROFESSIONAL REAL ESTATE AGENCY, MARKETING AND ADVISORY SERVICES IN CONNECTION WITH THE SALE OF APPROXIMATELY 87.5 ACRES OF CITY-OWNED VACANT INDUSTRIAL LAND FOR ECONOMIC DEVELOPMENT, AND DECLARING AN EMERGENCY.

*Placed on first reading and referred back to the committee.*

**Resolution No. 2025-065** by All Members of Council. A RESOLUTION DECLARING THE MONTHS OF JULY AND AUGUST, 2025 AS COUNCIL RECESS MONTHS, 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. 2025-065 ADOPTED.**

**COMMUNICATIONS, PETITIONS AND CLAIMS:**

Application for Permit: NEW - D5B: To: Kyuramen Strongsville LLC; **DBA: Kyuramen**, 96 SouthPark Center, Strongsville, Ohio 44136 (Responses must be postmarked no later than 05/24/2025).

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

Application for Permit: NEW - D5: To: Fadyena LLC; **DBA: Jennifers Restaurant**, 14415 Pearl Road, Strongsville, Ohio 44136 (Responses must be postmarked no later than 06/02/2025).

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

**MISCELLANEOUS BUSINESS:**

(None)

**ADJOURNMENT:**

There being no further business to come before this Council, President Short adjourned the meeting at 7:49 p.m.

*Marialena Beach*

Marialena Beach  
Council Secretary

*06-02-25*

Date

A blue ballpoint pen is positioned diagonally across the page, pointing towards the bottom left. The pen is resting on a document that features a large, stylized blue checkmark. The background of the document is light blue with faint grid lines. The overall color scheme is monochromatic, using various shades of blue.

# City of Strongsville

5/27/2025 Finance Committee meeting

# City income Tax Update

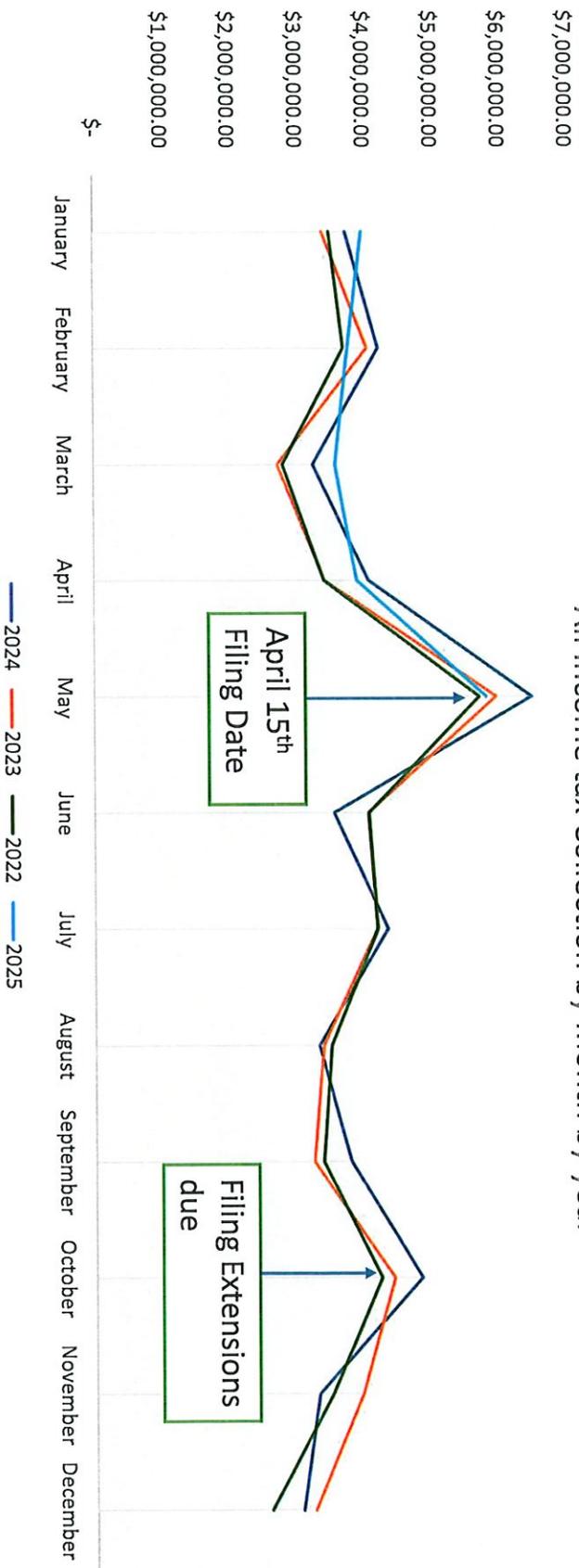
## The importance of income tax

Income tax is estimated to make up 85% of all General Fund revenue for the year

2022	2023	2024	4/30/2025	2025 Budget
79%	78%	74%	87%	85%

# Taxes received by month 2022-2025

All Income tax Collection by month by year



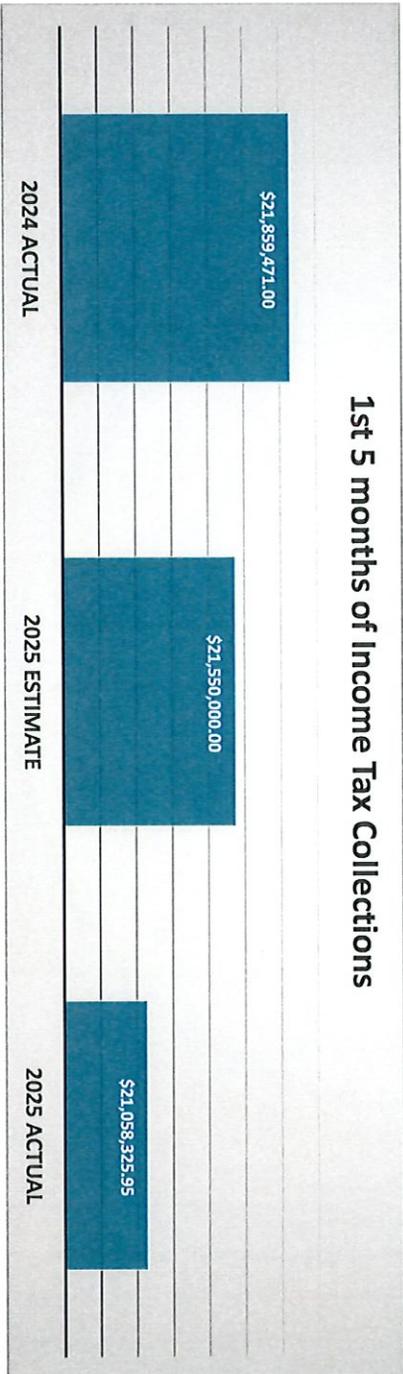
**THE CITY OF STRONGSVILLE, OHIO**  
**2025 vs 2024 YTD INCOME TAX ANALYSIS**

Period	2025 ACTUAL INCOME TAX COLLECTIONS				2024 ACTUAL INCOME TAX COLLECTIONS				2025-2024 Cash Variance	MONTHLY																																
	Credit Reduction	Total RTTA Collections	HB 483 Collections	State Not Profit Collections	GRAND TOTAL	Credit Reduction	Total RTTA Collections	HB 483 Collections		State Not Profit Collections	GRAND TOTAL	2025 Income Tax Budget	2025 Budget vs. Actual																													
January	\$ 260,418.65	\$ 3,990,363.86	\$ -	\$ -	\$ 3,990,363.86	\$ 272,518.31	\$ 3,753,610.77	\$ -	\$ -	\$ 3,753,610.77	\$ 236,753.09	\$ 3,750,000.00	\$ 240,363.86																													
February	\$ 332,811.94	\$ 3,751,401.79	\$ 467.53	\$ 28,445.86	\$ 3,780,315.18	\$ 393,088.60	\$ 4,228,431.81	\$ -	\$ -	\$ 4,228,431.81	\$ (448,116.63)	\$ 4,000,000.00	\$ (219,684.82)																													
March	\$ 232,911.20	\$ 3,369,442.23	\$ -	\$ 216,753.45	\$ 3,586,195.68	\$ 202,771.78	\$ 3,252,602.15	\$ 68.74	\$ 31,487.49	\$ 3,284,188.38	\$ 302,057.30	\$ 3,500,000.00	\$ 86,195.68																													
April	\$ 427,930.49	\$ 3,886,127.07	\$ -	\$ 10,687.59	\$ 3,896,814.66	\$ 379,659.15	\$ 4,070,275.33	\$ -	\$ 24,618.60	\$ 4,094,893.93	\$ (198,079.27)	\$ 4,000,000.00	\$ (103,165.34)																													
May	\$ 1,006,410.01	\$ 5,772,034.66	\$ -	\$ 32,601.91	\$ 5,804,636.57	\$ 1,017,736.45	\$ 6,477,239.53	\$ -	\$ 21,156.23	\$ 6,498,395.76	\$ (693,759.19)	\$ 6,300,000.00	\$ (495,363.43)																													
June						\$ 439,545.37	\$ 3,549,444.00	\$ 27,256.62	\$ 236,197.82	\$ 3,812,897.44	\$ (4,432,897.44)	\$ 3,800,000.00																														
July						\$ 486,957.42	\$ 4,335,722.24	\$ -	\$ 97,002.94	\$ 4,432,725.18	\$ (4,432,725.18)	\$ 4,400,000.00																														
August						\$ 272,641.29	\$ 3,312,951.57	\$ -	\$ -	\$ 3,312,951.57	\$ (3,312,951.57)	\$ 3,250,000.00																														
September						\$ 374,237.28	\$ 3,790,488.25	\$ 2,437.27	\$ 113,688.66	\$ 3,896,614.18	\$ (3,896,614.18)	\$ 3,700,000.00																														
October						\$ 455,817.09	\$ 4,825,543.99	\$ -	\$ 17,729.47	\$ 4,843,273.46	\$ (4,843,273.46)	\$ 4,800,000.00																														
November						\$ 159,588.50	\$ 3,297,240.98	\$ -	\$ 127,064.84	\$ 3,424,305.82	\$ (3,424,305.82)	\$ 3,400,000.00																														
December						\$ 101,565.49	\$ 3,055,580.25	\$ 1,357.19	\$ 138,383.86	\$ 3,195,321.30	\$ (3,195,321.30)	\$ 3,250,000.00																														
Totals	\$ 2,260,482.29	\$ 20,769,369.61	\$ 467.53	\$ 288,488.81	\$ 21,058,325.95	\$ 4,486,226.73	\$ 47,939,130.87	\$ 31,118.82	\$ 807,309.91	\$ 48,777,559.60	\$ (27,719,233.65)	\$ 48,153,500.00	\$ (491,674.05)																													
Annual Budget	\$ 4,600,000.00	\$ 47,600,000.00	\$ 38,500.00	\$ 515,000.00	\$ 48,153,500.00	\$ 4,495,000.00	\$ 47,875,000.00	\$ 30,500.00	\$ 800,000.00	\$ 48,705,500.00																																
Variance	\$ (2,339,517.71)	\$ (26,830,630.39)	\$ (38,032.47)	\$ (226,511.19)	\$ (27,095,174.05)	\$ 1,226.73	\$ 64,130.87	\$ 618.82	\$ 7,309.91	\$ 72,054.60																																
<table border="1"> <thead> <tr> <th colspan="2">Budget</th> <th colspan="2">Original</th> <th colspan="2">Revised</th> </tr> <tr> <th>Description</th> <th></th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Fund 204</td> <td>\$ 2,260,482.29</td> <td>\$ 20,769,369.61</td> <td>\$ 467.53</td> <td>\$ 288,488.81</td> <td>\$ 21,058,325.95</td> </tr> <tr> <td>Fund 101</td> <td>\$ 2,205,974.29</td> <td>\$ 21,782,159.59</td> <td>\$ 68.74</td> <td>\$ 77,242.32</td> <td>\$ 21,859,470.65</td> </tr> <tr> <td>Total</td> <td>\$ 4,466,456.58</td> <td>\$ 42,551,529.20</td> <td>\$ 536.27</td> <td>\$ 365,731.13</td> <td>\$ 42,917,806.60</td> </tr> </tbody> </table>													Budget		Original		Revised		Description						Fund 204	\$ 2,260,482.29	\$ 20,769,369.61	\$ 467.53	\$ 288,488.81	\$ 21,058,325.95	Fund 101	\$ 2,205,974.29	\$ 21,782,159.59	\$ 68.74	\$ 77,242.32	\$ 21,859,470.65	Total	\$ 4,466,456.58	\$ 42,551,529.20	\$ 536.27	\$ 365,731.13	\$ 42,917,806.60
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## Current Collections

Income Tax collections - Original Estimate vs. 2025 results  
**Down 3.66%**

equals **\$-801,144.70** in less receipts for the year compared to 2024



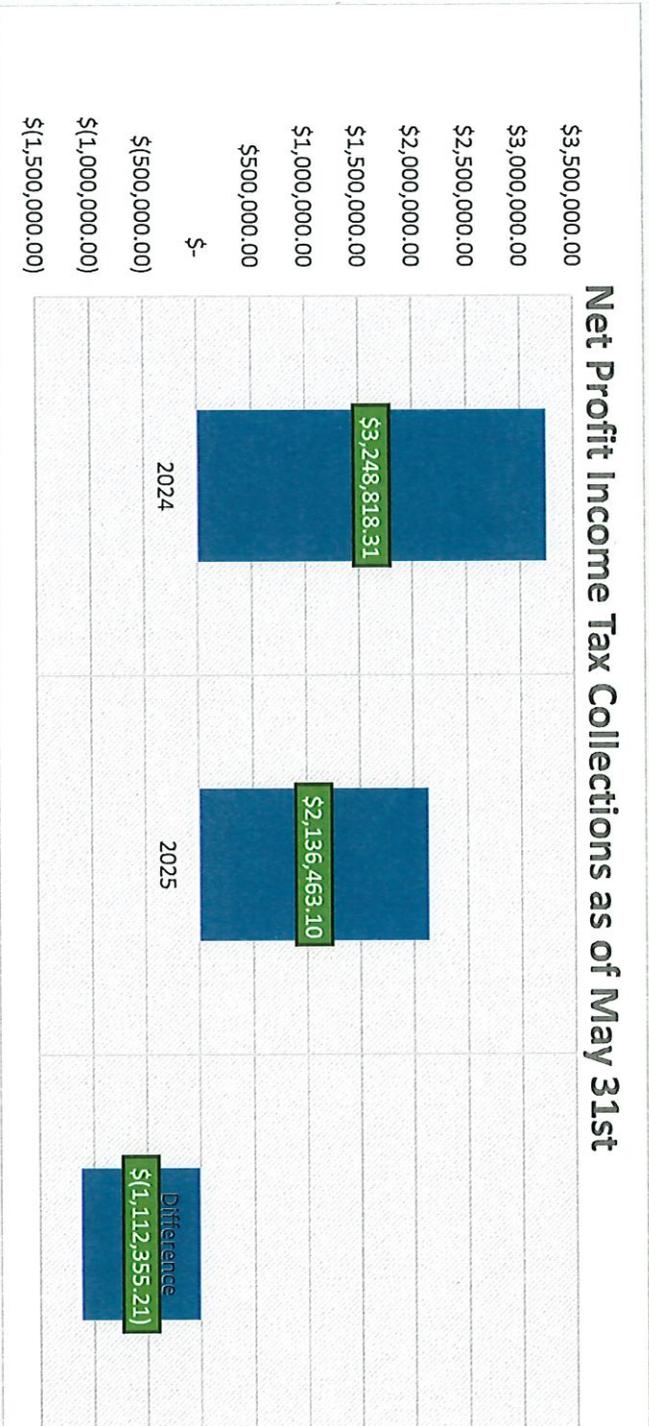
	\$	Percent
Under 2024	<b>\$ (801,145.05)</b>	<b>-3.66%</b>
Under 2025 Estimate	<b>\$ (491,674.05)</b>	<b>-2.28%</b>

Original Estimate for the Year      \$ 48,153,500.00

Adjustment      **\$ (1,000,000.00)**

Revised Income Tax Estimate      \$ 47,153,500.00

## Net Profit Income Tax Collections as of May 31st



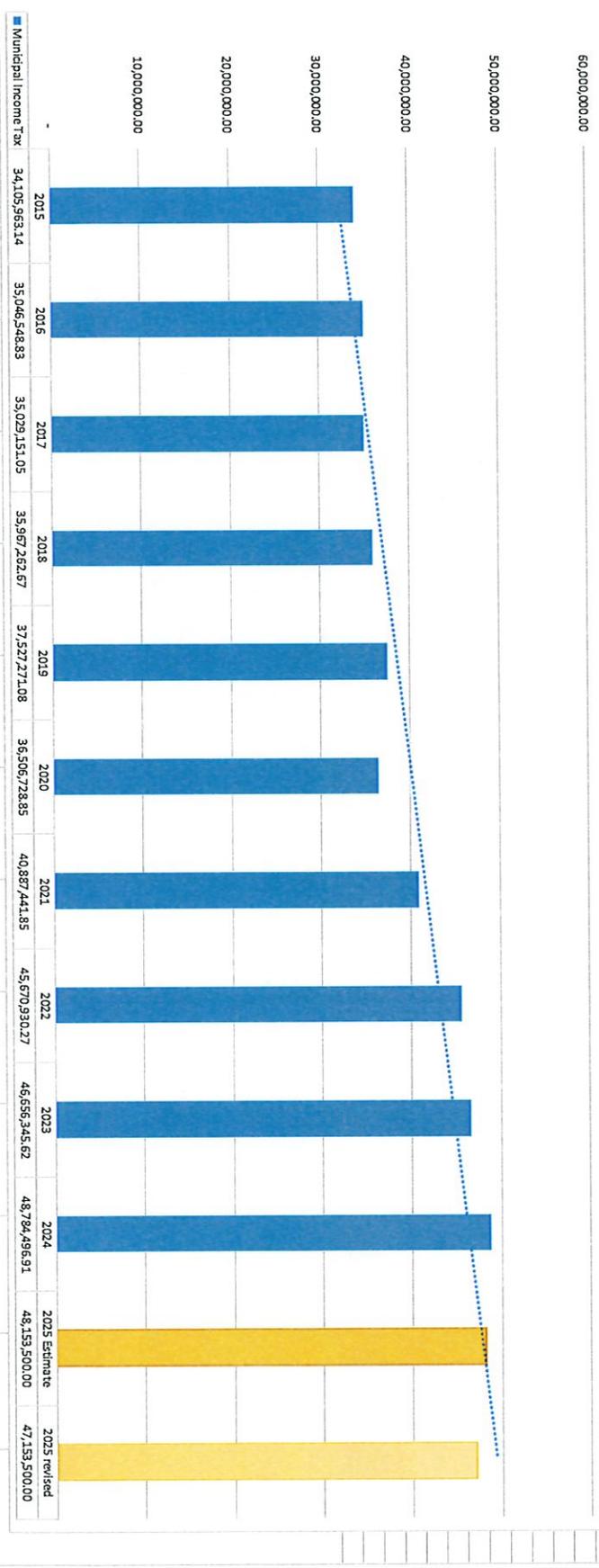
	Through May		Difference
	2024	2025	
Withholding from wages on employers in the City	\$ 13,719,755.89	\$ 13,949,351.24	\$ 229,595.35
Individual taxes from Resident (capped reciprocity)	\$ 4,813,585.39	\$ 4,683,555.27	\$ (130,030.12)
Net Profit Taxes from Business Income - RITTA	\$ 3,248,818.31	\$ 2,136,463.10	\$ (1,112,355.21)
Net Profit Taxes from Business Income - STATE	\$ 77,242.32	\$ 288,488.81	\$ 211,246.49
State HB 483 Tax	\$ 68.71	\$ 467.53	\$ 398.82
<b>Total</b>	<b>\$ 21,859,470.62</b>	<b>\$ 21,058,325.95</b>	<b>\$ (801,144.67)</b>

RITA COLLECTIONS PER MONTH COMPARED TO PRIOR YEARS

Period	Year to Date Dollar Difference 2025 vs. 2024				YTD % Difference 2025 vs. 2024			
	Withholder	Individual	Net Profit	Total	Withholder	Individual	Net Profit	Total
YTD Thru Period 12	\$165,932.91	(\$61,590.93)	\$132,411.11	\$236,753.09	6.69%	-9.00%	22.45%	6.31%
YTD Thru Period 1	\$85,517.70	(\$99,582.97)	(\$226,211.66)	(\$240,276.93)	1.58%	-6.45%	-21.91%	-3.01%
YTD Thru Period 2	\$256,813.13	(\$60,721.43)	(\$319,528.55)	(\$123,436.85)	3.22%	-3.08%	-24.76%	-1.10%
YTD Thru Period 3	\$213,152.76	(\$31,442.99)	(\$489,294.88)	(\$307,585.11)	1.98%	-1.16%	-26.43%	-2.01%
YTD Thru Period 4	\$229,595.35	(\$130,030.12)	(\$1,112,355.21)	(\$1,012,789.98)	1.67%	-2.70%	-34.24%	-4.65%

TOTALS	Year to Date Dollar Difference 2024 vs. 2023				YTD % Difference 2024 vs. 2023			
	W/Holding	Individual	Net Profit	Total	W/Holding	Individual	Net Profit	Total
YTD Thru Period 12	\$244,691.30	\$92,919.07	\$7,739.34	\$345,349.71	10.95%	15.70%	1.33%	10.13%
YTD Thru Period 1	\$251,348.81	(\$10,038.35)	\$268,534.01	\$509,844.47	4.88%	-0.65%	35.16%	6.82%
YTD Thru Period 2	\$648,979.77	(\$45,099.17)	\$430,807.54	\$1,034,688.14	8.86%	-2.23%	50.11%	10.14%
YTD Thru Period 3	\$1,051,848.06	(\$23,229.94)	\$657,072.35	\$1,685,690.47	10.85%	-0.85%	55.02%	12.38%
YTD Thru Period 4	\$970,901.21	(\$59,832.59)	\$1,301,134.50	\$2,212,203.12	7.62%	-1.23%	66.80%	11.30%
YTD Thru Period 5	\$1,051,994.60	(\$54,538.10)	\$712,035.56	\$1,709,492.06	6.98%	-0.94%	25.96%	7.24%
YTD Thru Period 6	\$1,488,516.31	(\$247,234.20)	\$624,997.72	\$1,866,279.83	8.58%	-3.54%	18.05%	6.71%
YTD Thru Period 7	\$1,378,560.94	(\$137,627.28)	\$561,576.25	\$1,802,509.91	6.89%	-1.84%	15.28%	5.78%
YTD Thru Period 8	\$1,596,461.82	\$355,261.40	\$398,767.14	\$2,350,490.36	7.13%	4.55%	9.47%	6.83%
YTD Thru Period 9	\$2,073,554.59	\$21,997.61	\$660,713.26	\$2,756,265.46	8.37%	0.24%	13.32%	7.10%
YTD Thru Period 10	\$1,965,222.72	(\$100,641.71)	\$244,181.49	\$2,108,762.50	7.17%	-1.03%	4.37%	4.93%
YTD Thru Period 11	\$2,210,960.14	(\$341,312.08)	\$55,579.63	\$1,925,227.69	7.43%	-3.32%	0.93%	4.18%

Municipal Income Tax Actual and 2025 Budgeted Income Tax Collections



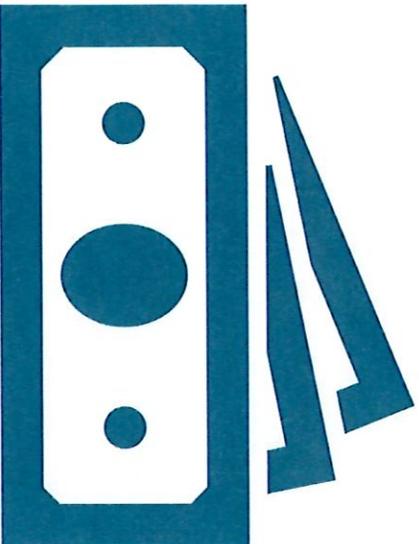
REV/ACCT	ACCOUNT DESCRIPTION	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Estimate	2025 revised
481-4-103	Municipal Income Tax	18,271,751.94	18,827,008.25	19,036,228.03	19,468,755.16	19,949,690	19,478,633	21,474,433	24,795,215	25,774,437	27,054,799	27,000,000	26,435,643
114-4-107	Additional Income Tax .5%	7,637,741.50	7,705,479.40	7,911,898.16	7,949,154.53	8,235,175	8,087,951	8,878,654	10,067,532	10,446,999	10,975,647	10,800,000	10,571,046
114-4-108	Income Tax Credit Reduction	4,595,609.20	5,098,943.77	4,290,386.28	4,607,104.96	4,893,907	4,788,967	4,800,086	4,748,991	4,632,720	4,496,227	4,600,000	4,506,210
114-4-111	Municipal Tax-Hb 483	(13,668.98)	40,828.44	12,389.20	286,526.30	191,141	51,749	60,659	32,934	58,696	27,288	35,000	35,000
114-4-117	Studio Net Profit Collections	30,450,735.68	31,340,257.86	31,220,991.87	32,981,584.16	33,479,171	32,578,160	36,411,151	40,573,326	41,418,238	43,266,639	42,885,000	41,997,899
	<b>Municipal Income Tax General</b>												
481-4-103	Municipal Income Tax	3,655,227.46	3,706,290.97	3,608,159.38	3,834,271.08	3,990,896	3,896,702	4,295,929	4,980,233	5,199,747	5,412,258	5,200,000	5,087,107
481-4-111	Municipal Tax-Hb 483	-	-	-	38,083.89	19,882	7,394	8,867	4,706	7,710	3,930	3,500	3,300
481-4-117	Studio Net Profit Collection	-	-	-	37,323	37,323	24,473	171,094	132,655	122,087	101,799	65,000	65,000
	<b>Municipal Income Taxes SCHR</b>	<b>3,655,227.46</b>	<b>3,706,290.97</b>	<b>3,608,159.38</b>	<b>3,895,898.51</b>	<b>4,048,100</b>	<b>3,928,569</b>	<b>4,475,691</b>	<b>5,097,604</b>	<b>5,240,087</b>	<b>5,517,888</b>	<b>5,268,500</b>	<b>5,155,607</b>
	<b>Income Tax</b>	<b>34,119,630.10</b>	<b>35,005,722.39</b>	<b>35,016,751.85</b>	<b>35,554,325.73</b>	<b>37,069,667.47</b>	<b>36,251,852.68</b>	<b>39,449,362.57</b>	<b>44,571,970.29</b>	<b>46,013,903.16</b>	<b>47,939,130.87</b>	<b>47,600,000.00</b>	<b>46,600,000.00</b>
	<b>Income Tax</b>	<b>(13,666.98)</b>	<b>40,826.44</b>	<b>12,399.20</b>	<b>304,610.19</b>	<b>159,022.34</b>	<b>59,143.47</b>	<b>69,325.98</b>	<b>37,639.66</b>	<b>61,405.87</b>	<b>31,118.82</b>	<b>38,500.00</b>	<b>38,500.00</b>
	<b>Studio net profit</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>108,326.75</b>	<b>298,581.27</b>	<b>195,732.70</b>	<b>1,368,753.30</b>	<b>1,061,320.32</b>	<b>581,036.59</b>	<b>814,247.22</b>	<b>515,000.00</b>	<b>515,000.00</b>
<b>Total</b>		<b>34,105,963.14</b>	<b>35,046,548.83</b>	<b>35,029,151.05</b>	<b>35,967,262.67</b>	<b>37,527,271.08</b>	<b>36,506,728.85</b>	<b>40,887,441.85</b>	<b>45,670,930.27</b>	<b>46,656,345.62</b>	<b>48,784,496.91</b>	<b>48,153,500.00</b>	<b>47,153,500.00</b>
		<b>2.76%</b>		<b>-0.05%</b>	<b>2.68%</b>	<b>4.34%</b>	<b>-2.72%</b>	<b>12.00%</b>	<b>11.70%</b>	<b>2.16%</b>	<b>4.56%</b>	<b>-1.29%</b>	<b>-2.08%</b>

# Fund Balance Projections with Income Tax decreased

With Revised Income Tax Estimates (less 1,000,000)

Fund	Beginning Balance	+ Estimated Revenue	[-]2025 Budget	[=] Projected Balance	Increase (Decrease)
101 - General	\$ 21,719,858.38	\$ 49,585,189.00	\$ 50,504,801.00	\$ 20,800,246.00	\$ (919,612.00)
203 - Police Pension	\$ 1,012,961.83	\$ 1,927,745.00	\$ 1,780,000.00	\$ 1,160,706.83	\$ 147,745.00
204 - SCMR	\$ 9,117,417.51	\$ 12,403,451.00	\$ 14,312,070.00	\$ 7,208,799.51	\$ (1,908,619.00)
208 - Fire	\$ 3,156,450.75	\$ 10,178,965.00	\$ 10,760,800.00	\$ 2,574,615.75	\$ (581,835.00)
209 - Fire Pension	\$ 550,755.32	\$ 1,877,745.00	\$ 1,800,000.00	\$ 628,500.32	\$ 77,745.00
210 - Southwest Emergency Dispatch	\$ 390,433.79	\$ 3,926,383.00	\$ 3,926,383.00	\$ 390,433.79	\$ -
214 - MPC Ehrnfelt Center	\$ 2,922,711.82	\$ 6,167,452.00	\$ 6,195,750.00	\$ 2,894,413.82	\$ (28,298.00)
<b>TOTAL OPERATING FUNDS PROJECTION</b>	<b>\$ 38,870,589.40</b>	<b>\$ 86,066,930.00</b>	<b>\$ 89,279,804.00</b>	<b>\$ 35,657,715.40</b>	<b>\$ (3,212,874.00)</b>

# Possible Budget Modifications



Until we gain a comprehensive understanding of the implications of income tax revenues and union contract agreements:

- Delay the recruitment of specific new personnel
- Postpone the purchase of capital assets for new equipment
  - For instance, the budgeted Snowplow Trucks can be deferred until the following year
- Leverage grants and unique revenue sources
- Keep our reserve accounts at their current levels
  - This encompasses Healthcare/Workers Compensation/Earned Benefits