

SUMMARY OF CAUCUS DISCUSSION AND MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON, MONDAY, DECEMBER 1, 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, December 1, 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 6:50 p.m.

Planning, Zoning & Engineering Committee:

Chairman Spring – Thank you, President Short. I just have two - an ordinance and a resolution. Ordinance No. 2025-128; this is the ordinance changing the zoning map over on Pearl Road – 19156 Pearl Road. They want to change it from General Business classification (GB) to...I'm sorry, from Public Facilities (PF) to General Business (GB). This is going to be placed on second reading, and a public hearing is going to be set for January 20, 2026.

Mr. Short – Correct.

Chairman Spring – The second one that I have is Resolution...

Mr. Short – On that, just remember for the audience...so, for rezoning, under the ordinances and Codes of the City of Strongsville, this now went to the Planning Commission. The Planning Commission gave it a favorable recommendation to the Council. By law, then, we set this for a public hearing for a minimum of 30 days out. We are going to set this for January 20, 2026. At that meeting, anybody that is in favor of the ordinance is allowed to address the Council. After they are done, anybody who is against the ordinance can speak against it. Then, we will close the public hearing. It is at Council's discretion after that to vote on the ordinance that night, or to wait for a further meeting once Council has looked at all the facts and answered all the questions, before Council is ready to vote on it. This will be kept in the committee until January 20, 2026, where the public - those for and against the ordinance - can address the Council. Again, at public comment tonight, though, there is audience participation before we go to ordinances and resolutions. Any member of the audience can speak for up to five minutes and address the Council about any topic, including this, if they would like, so feel free, at that point, to address the Council. You can sign in with our clerk; or, if not, we always leave (room) at the end of the sign-ins, for people to address the Council. I just want to make sure everybody understood the process, and how this works for a rezoning in the City of Strongsville. Thank you, Mr. Spring, I will refer back to you.

Chairman Spring – Finally, I have Resolution No. 2025-137, this is a resolution authorizing the Mayor to advertise a request for qualifications and proposals for engineering and consulting services for the Strongsville Sidewalk Comprehensive Plan. This one is...the recommendation is to suspend and adopt tonight. Does anyone have any questions?

Mr. Carbone – I just want to make a comment. I know that this is something that we are passionate about. I know Kelly and I have been talking about this, and Ann, for many, many, many years going back to the Matt Schonhut days from really listening to the residents. When you look at progressive cities; especially cities for our younger generations and younger families, walkability is top three. With all the traffic that we have, creating walkability is first and foremost for safety zones for our schools, and to encourage kids...we really can't encourage kids to walk to school right now because, where my kids go at Surrarer Elementary School, there are no sidewalks. I'm sure that walkability with the school buildings, and maybe our Metro Parks, is going to be a priority. Also looking at some safety areas that could be created along our main corridors; one in particular - Prospect Road, Westwood Drive, and Webster Road; they go on and on. It's going to be a long process, and could be a costly one. I know that we will work together on this. We will try to...once the study is completed, I think the study will guide us with grants, we will do everything in our power to make this happen. I am very excited about this.

Mr. Kaminski – Yes, I would echo the comments. I grew up on Drake Road close to Chapman Circle, and I was a walker back then. We are always looking to put sidewalks on that section of Drake Road, we just never really had the funding, or the priority. Also, worked with the proposal to look at how much it would cost over on the north end of town, even on Whitney Road. It was mostly expense and being able to find the money because it was over a \$10,000,000.00 project. That was a couple of years ago when we got that estimate. I'm looking forward to this as well. It would definitely be a priority for, I think, all of the Councilmembers here.

Mr. Short – Yes, I would say that it is a good collaboration between the Council and the administration to address the need of residents that we have heard from for a while about the walkability in Strongsville. This is the first step in a long process, and hopefully for some grant money as well, so that it would be paid for by grants as opposed to the taxpayer dollars. We will see. This is the first step in the process.

Ms. Kosek – I can...

Mr. Short - The recommendation there, again, is to suspend and adopt. Oh, sorry.

Ms. Kosek – No, that's fine. I agree with what everybody has said. I just wanted to ask if the administration had any idea how long a study like this might take?

(Unknown background conversation)

Ms. Kosek – No? Okay, well, I again appreciate you guys taking the next step to move forward so we can be in line for some grant money hopefully.

Mr. Short – Thank you, Mr. Spring. Any other questions for Mr. Spring?

(No questions)

Public Safety & Health Committee:

Chairwoman Kosek – Thank you. We have one ordinance for Public Safety and Health. It is Ordinance No. 2025-132. This is an ordinance that would amend the Administrative Code to change the maximum number of members in each rank of the fire department. We did have this on the agenda at the last meeting, and we placed it on first reading. I understand that some Councilmembers have additional questions and would like to place this on second reading tonight. I am supportive of that. There is not an urgency that we must vote on it tonight. If everyone is aligned on that, I suggest we keep that in the committee.

Mr. Short – Yes, any objections?

Ms. Roff – I am just hoping we get that done, though, at the next meeting.

Mr. Short – Next meeting...we will vote on it at the next meeting, and we will keep it in committee.

Communications & Technology Committee:

Chairwoman Kosek – We have Resolution No. 2025-134; this was also on the agenda at our last meeting. This is a resolution to adopt and implement the cybersecurity policy that is required by the Ohio Revised Code Section 9.64. I think everyone had an opportunity, if they desired, to speak with David Sems and to review the policy. I hope that everyone is prepared to vote tonight. We do need to get this done before the end of the year. Assuming that everyone is aligned, I would ask that we suspend and adopt that tonight. That's all I have.

Mr. Short – Thank you, Ms. Kosek. Any other questions?

Ms. Roff – No, I just want to thank you, Kelly. I know I talked to a couple of you regarding it. I did not have a chance to talk with David, so I'm glad I had the time to speak with some of the other people to be filled in.

Mr. Short – Thank you.

Recreation & Community & Community Services Committee:

Chairman Kaminski – Yes, we have one resolution. Resolution No. 2025-138; this is exciting news because we are advertising for bids for the demolition and the replacement of the pirate ship and water slide at the recreation center. The recommendation for that is suspension and adoption, so that we can proceed with receiving those bids. That concludes my report.

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

(No questions)

Finance Committee:

Chairman Short – Ordinance No. 2025-139; this is to update the 2025 appropriations for the City of Strongsville to reflect a net increase of \$251,700.00 when compared to the prior budget. Most of that deals with an increase of \$520,500.00 in the Health Insurance Reserve Fund to account for medical claims paid in 2025. As you know, we are self-insured here at the city. However, the final cost is estimated to be about \$400,000.00 lower than the budget for 2025.

Chairman Short (cont'd) – Then, also, there are some accounting entries, I should say, Mr. Dean, to reflect for appropriating or allocating expenses to the proper years - the biggest being a net decrease of \$22,249,000.00 in the Sanitary Sewer Fund for the rehabilitation projects at Waste Water Plants B & C, only allocating currently the amount necessary that was appropriated or spent in 2025 for that project. Anything to add, Mr. Dean?

Mr. Dean – Yes, just a little. We do have this big waste water project and we do have funding for it – OWDA (Ohio Water Development Authority). When we did the budget, we included the cost of the whole project. Because it is such a big project, we are only going to budget as we go every year. So far, we have spent \$4,300,000.00 of the almost \$30,000,000.00 project. We are lowering, basically, our budget this year just to account for what was actually spent this year; that is a 2 ½ year project. Next year, we will be getting into the loans and getting repaid for that. That was the majority of the adjustment for tonight.

Chairman Short – Thank you, Mr. Dean. Any questions from Council on the updates for 2025.

Ms. Roff – There are not any grants, or money from other areas for that, though, correct?

Mr. Dean – For this project, yes, we do have an OWDA loan, we do have a grant, and then we have the zero percent grant.

Ms. Roff – From who, though?

Mr. Dean - We got what we could, but those loans will be repaid once the project is complete.

Ms. Roff – The grants are from who?

Mr. Dean – The grants are about \$1,000,000.00.

Ms. Roff – From?

Mr. Dean – From the Ohio Water Development Authority (OWDA).

Ms. Roff – Okay. I mean Neil knows what I am getting at. There is nothing from the sewer district, correct?

Mr. Dean – That's correct.

Ms. Roff – Thank you.

Chairman Short – Any other questions on the appropriations?

Mr. Carbone – Just one question. The \$388,200.00 for the Southwest Dispatch Center, do we believe that is going to be enough for the potential pay-outs? Or, is that a start?

Mr. Dean – No, I do. I really do with people leaving. I just wanted to make sure with people leaving...I just wanted to make sure if people left early, obviously, I didn't want to exceed our budget on that. That's conservative, and I think we will be under that. Obviously, I think the majority leave in February when it switches over, but we do need to increase it from what was currently budgeted.

Mayor Perciak – Jim, that should be more than enough. When we reviewed it, we had major discussions between finance, HR, and all of our people there. As a matter of fact, we had a big detailed discussion on that this morning. We wanted to be certain that we are set to go on that.

Chairman Short – Any other questions? Does administration have any questions for Council before we get into tonight's meeting?

(No questions)

*****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 December 1, 2025 agenda link. *****

MINUTES OF THE STRONGSVILLE CITY COUNCIL ORGANIZATIONAL AND REGULAR MEETING HELD ON MONDAY, DECEMBER 1, 2025 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBERS.

CALL TO ORDER:

Council President Gordon C. Short called the meeting to order at 7:01 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 November 17, 2025, were approved as submitted.

APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITIONS:

(None)

Mr. Short – Thank you, Mr. Mayor.

REPORTS OF COUNCIL COMMITTEES:

ECONOMIC DEVELOPMENT – Mr. Clark: Thank you Council President, Short. There will not be an Economic Development Committee meeting for...there was not one for November, and there was not one for December. That's not to say that there is not a lot going on. It's been a very good year from an economic development standpoint throughout the City of Strongsville. A lot of credit for that goes to our Economic Development Director, Brent Painter, the Mayor and the entire administration and this Council supporting that. Next meeting, I will provide a more detailed report. I want to review it with the rest of the Economic Development Committee first. Again, a lot of teamwork has gone into...despite what's been a slow economy throughout. Strongsville has continued to do great things from an economic development standpoint. That's been a team effort. More details on that report next month, but there was no formal Economic Development Committee meeting in November, nor will there be one in December. If there are no questions, that will end my report this evening.

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

(No questions)

BUILDING AND UTILITIES – Ms. Roff:

(No report)

PUBLIC SERVICE AND CONSERVATION – Ms. Roff: I do want to give a shout out to the service department for the leaf collection. I know it got a little hairy there with the snow coming down, equipment switching out, and still trying to pick up some leaves. I appreciate their hard work. Thank you, Mayor, and you can pass that on to them.

Mr. Short – Thank you, Ms. Roff. Any questions for Ms. Roff?

(No questions)

PUBLIC SAFETY & HEALTH – Ms. Kosek: Yes, we have Ordinance No. 2025-132; this was on the agenda at our last meeting. This is an ordinance that would amend the Administrative Code to establish a new maximum number of members in each rank in the fire department. This is on first reading from last meeting, and I'd like to place it on second reading to allow more consideration by Council. If we can keep that in the committee tonight, I would appreciate it.

COMMUNICATIONS AND TECHNOLOGY – Ms. Kosek: We also have Resolution No. 2025-134, which is a resolution to adopt and implement the cybersecurity policy that is required under the Ohio Revised Code (9.64). This was also on the agenda at the last meeting. Everyone has had an opportunity to speak with our communications director and review the policy, so I would ask that we suspend and adopt that. We are required by law to have a policy in place by the end of the year. Hopefully, everyone is prepared to vote on that tonight. That is all I have; unless anyone has any questions.

(No questions)

Mr. Short – Thank you, Ms. Kosek.

REPORTS OF COUNCIL COMMITTEES (cont'd):

RECREATION AND COMMUNITY SERVICES – Mr. Kaminski: Yes, just one resolution this evening. Resolution No. 2025-138; this is authorizing the Mayor to advertise for bids for the demolition and replacement of the pirate ship and the water slide at the Strongsville Recreation Center. So excited to start that project. That will be suspension and adoption this evening. Also, just a fun announcement: Tomorrow there's a special birthday – Mayor Perciak, Happy Birthday. You share that with a couple of my family members now including my grandson too, now. Happy Birthday.

Mayor Perciak – Send my best to your grandson.

Mr. Kaminski – Will do. That concludes my report.

Mr. Short – Any...

Ms. Kosek – I'm sorry, I do have one question.

Ms. Roff – Yes, I do too.

Ms. Kosek – Do you know when the pirate ship is going to be out of commission? I'm sure people are going to be asking, so that they can get their last hoorah.

Mr. Kaminski – Well, it depends on how well the bidding process goes. Mayor, do you have any inside...I want to say that they want to try to time it with the closing, but...

Mayor Perciak – No I don't, but as soon as we find out, and after the bids come in, we will go back to you with them and we should have a better guess for you at that time.

Ms. Kosek – Okay, thank you. I'm sure everybody is going to want one last slide.

Mr. Kaminski – Right, for sure.

Ms. Roff – My question is, also too, what is it being replaced with? The same or different?

Mayor Perciak – Similar.

Mr. Kaminski – Similar.

Mayor Perciak – As much as you can make it because that stuff is dated already and the parts and things are not available.

Ms. Roff – Okay, I was just wondering what it is going to...a little idea of what it was.

Ms. Kosek – I will say that I did ask Bryan, the director at the recreation center, if the height requirement was going to be different for the slide and he assures me that it is not. If you have a little one who is trying to get there, it's not going to move the bar for them.

Ms. Roff – That's good...

Ms. Kosek – I think that's important.

REPORTS OF COUNCIL COMMITTEES (cont'd):

RECREATION AND COMMUNITY SERVICES – Mr. Kaminski (cont'd):

Ms. Roff (cont'd) - ...because I know there's a lot of wait, wait, wait and keep measuring, measuring, and measuring.

Mayor Perciak – Are we good?

Mr. Short – I think we are good. Thank you, Mr. Kaminski.

PLANNING, ZONING AND ENGINEERING – Mr. Spring: Thank you, President Short. First off, we have Ordinance No. 2025-128; this was an ordinance amending the zoning map of the City of Strongsville at 19156 Pearl Road. This was the proposal to change from Public Facilities (PF) classification to General Business classification (GB). At the last meeting, we went on first reading and referred it to the Planning Commission – that was on November 3rd. The Planning Commission gave it a favorable recommendation on November 20th. Tonight, we will be placing this on second reading. As President Short said, if anybody wants to speak in favor or against it, there is audience participation tonight. We will be setting a public hearing on January 20, 2026, when you can come. There will be a portion in favor of it and there will be a portion to speak against it. The public hearing that everybody is waiting for the date for is January 20, 2026, so you're going to want to mark that down. Again, we are going to place it on second reading. Next, I have Resolution No. 2025-137; this is a resolution authorizing the Mayor to advertise a request for proposals for the engineering and consulting services for the City of Strongsville Sidewalk Comprehensive Plan. As we said before, this is a much needed plan for sidewalks in our city, and it's nice to see this on the agenda. The recommendation on that is to suspend and adopt.

Mr. Carbone – Mr. Spring, I won't repeat my words from caucus, but one thing I did want to add is that this also aligns with our 2017 partnership with the master plan with the County Division of Planning going out for a comprehensive plan. This does fall in line with our master plan.

Mr. Spring – That is all I had. If anybody has any questions, that will conclude my report.

Mr. Short – Thank you, Mr. Spring.

SCHOOL BOARD – Mr. Carbone: I do not have a school board report, but I did want to recognize one of our own. A ten-year teacher – Emily Weir, of Kinsner Elementary, was voted the 2025 Young Professional of the Year by the Ohio Association for Health, Physical Education, Recreation and Dance (OAHPERD). Emily was chosen for the award for her innovative ways. She is building health habits for foundations for active lifestyles in elementary school learners. Emily had stated that, "Our PE programs are far from our parent's gym classes." Probably most of us in here are familiar with those. She centers around collaboration, innovation, resilience, and social emotional learning, so students can discover personal successes through unique opportunities, and celebrate the success of others. Very good job, Ms. Weir, and keep up the good work. We are proud of all of our Strongsville teachers and staff. That ends my report.

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

(No questions)

REPORTS OF COUNCIL COMMITTEES (cont'd):

SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Short: We did not have a board meeting since our last Council meeting; however, there is one scheduled for December 10th. I will have a full report after our last board meeting for 2025.

FINANCE – Mr. Short: We have Ordinance No. 2025-139; this is to amend the appropriations for the fiscal year 2025, for the City of Strongsville. This reflects a net increase of \$251,700.00 when compared to the prior budget. Quickly, \$520,500.00 is for an increase in the Health Insurance Reserve Fund to account for claims through 2025. Again, the City of Strongsville is a self-insured city. There was an increase to the Debt Service Fund of \$273,000.00 for legal cost in underwriting due to their recent issuance of bonds for the city. There was a net increase of \$566,100.00 for the Fire Pension Fund, the General Fund, and the Southwest Dispatch Fund. There was a small increase of \$9,100.00 in the TIF Capital Improvement Fund. Then, there was a net decrease of \$1,117,000.00 in the Drainage Levy Fund to account for the stormwater projects that will be coming in 2026. Again, some accounting - just moving the expenses from 2025 to the 2026 fiscal year. The largest was a decrease of \$22,249,000.00 in the Sanitary Sewer Fund to reflect costs...future costs in the rehabilitation of Wastewater Plants B & C. Again, reflecting only the costs that were incurred in the 2025 fiscal year. Any questions on that?

(No questions)

COMMITTEE OF THE WHOLE - Mr. Short

(No report)

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

MAYOR PERCIAK: President Short good evening, and good evening one and all - just a couple of quick notes. Friday, December 5, 2025, The Chamber of Commerce will once again sponsor its annual scholarship dance for our graduating seniors. The Chamber of Commerce has done this...has had this fundraiser for probably the last 30 years. Many of our young students here in the City of Strongsville; whether they attend the Strongsville schools or private schools, have benefited from this along with our own St. Joseph and John School. I encourage you, if you don't have a ticket, or two, to attend this special dinner/dance. Please contact Amy at The Chamber of Commerce at 440-238-3366. I am sure she will be happy to accommodate you. Again, it starts this Friday night at 7:00 p.m. Then, item #2, I would like to thank all of our businessmen and (business)women, and anybody who contributed to the lighting here on the square these past two Sundays ago, or a Sunday ago, was just absolutely marvelous. I think everybody that was there would agree. There was close to, according to our police department, over 2,000 people that showed up for this. It's just a remarkable event. Just so everybody knows, this would not be possible without the generosity of all the people that contribute. I'm happy to report this year's contributions totaled \$60,000.00 from all of our major contributors, which helps us pay for all this lighting and everything that goes on over there. Not to mention, all of the volunteer work that was there. Thank you, thank you, thank you for a wonderful evening. Our families enjoyed it, and the kids loved it. I guess it was all worth it, so thank you. That ends my report.

Mr. Short – Thank you, Mr. Mayor.

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

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.

Mr. Short – Thank you, Mr. Jamison.

AUDIENCE PARTICIPATION:

Amber Gibbs, 4434 S. Meadow Lane, Cleveland, OH 44109: Good evening, Council and Mayor, my name is Amber Gibbs and I am the CEO and superintendent of the Cuyahoga County Board of Developmental Disabilities. I was here last year to comment to all of you and to just remind you of the services we offer to Cuyahoga County residents with disabilities including those here in the City of Strongsville. This year I would like to start out my comment by recognizing an important milestone for our organization. It is the 20th anniversary of our last levy. When we passed our levy in 2005, it was a continuing levy and we indicated to voters at that time that we would make it last for 10 years. I am very pleased, that being very fiscally responsible and a little bit of luck with some extra federal dollars for a few years, we were able to stretch that for 20 years. Two thirds of our \$180,000,000.00 budget comes from that 3.9-mill continuous levy. From birth through adulthood, we support people with developmental disabilities to live, learn, work, and play in the community. This number is a 20% increase since the time that we passed our levy in 2005. Over the last 20 years, the levy, that was approved by our generous voters has supported people with developmental disabilities through early intervention services, which are aimed at ages 0 to 3 to help them meet their development milestones. We provide therapies like occupational speech and physical therapy to children through adults. We do consultative services to support students in typical school districts. We offer transition services for young adults – housing, employment supports, and assistive technology all geared to make people live their best and most independent lives. Levy funding also allows us to make strategic investments in the community. Since 2021, we have granted \$1,000,000.00 to support over 50 community libraries, arts and cultural organizations, and recreation and leisure organizations to make their programs and their physical spaces more accessible. We awarded over \$200,000.00 in community grants just this year alone. In addition to the work we do supporting people with disabilities in Cuyahoga County, we like to be a resource to all of our communities. We would welcome the opportunity at any time to talk to you about the needs of your constituents and how we can support the residents of Strongsville. Thank you very much for your time.

Mr. Short – Thank you.

AUDIENCE PARTICIPATION (cont'd):

Christa Heckman, 20788 North Greystone Drive, Strongsville, OH 44149: Good evening, my name is Christa Heckman and most of you I think I have met before. I live at 20788 North Greystone Drive. I am a homeowner in the Fieldstone Preserve subdivision and I am also part of the board of directors of the Fieldstone Preserve HOA. I am here on a personal capacity as well as to speak a bit on behalf of our homeowners. I am here tonight to express my opposition to Ordinance No. 2025-128, which would rezone two parcels on Pearl Road and allow in, ultimately, a Meijer Grocery Store. This area sits at the bottom of Stony Hill coming into Strongsville from Brunswick. The property in question was originally purchased in 1990 by Catanzarite South Pearl, LLC and it sat undeveloped for 31 years. At that time, nearby subdivisions like Waterford, The Woods, and then later, Fieldstone Preserve didn't even exist yet; they were just beginning to take shape. For decades, no developer acted on that land likely because the customer base was somewhere else in Strongsville and they wanted to move in to more desirable areas. In 2021, this land was sold to Encompass Health, which is a large national corporation with billions in annual revenue - traded on the New York Stock Exchange. They successfully sought rezoning to Public Facilities presumably to construct one of their rehab facilities right there on that land. Shortly after, they changed course and decided not to build here. My question is, why should Strongsville residents now be expected to rezone, again, because a major corporation changed its business plan? It has been not even 5 years. They are headquartered in Alabama and they have no ties to Strongsville. They are simply trying to offload a property that no longer serves their interest, and that should not be our burden. Now, we are being asked to approve zoning for a Meijer Grocery...in order to support a Meijer Grocery Store on the site. We already have extensive grocery stores...grocery options here in Strongsville. A full Meijer Superstore already exists less than 4 miles away in Brunswick and another one is being built 7 miles away in Middleburg Heights. Within 2 to 3 miles of this very location that the Meijer store is to go into, we have a Target, we have a Walmart, we have a Marc's, we have a Giant Eagle, we have Heinen's, we have a Rego's, and we have 3 different Aldi locations - we are saturated. Adding another large grocery operation doesn't meet any unmet needs for residents. It simply increases competition and a crowded sector. When that sector shifts, or when the market gets over saturated and somebody has to lose, what happens? We have an empty storefront...another empty storefront that the Strongsville residents are left with. Residents of Fieldstone Preserve, The Woods, Waterford, and everybody who lived around there, none of us are naïve enough to think that that wasn't going to be developed at some point in time - we get that. We didn't object when The Avenue was built, we didn't object when the property in question was rezoned a few years ago for a medical facility. The landscape has changed dramatically in those 31 years that the property set undeveloped. Our neighborhoods now exist. In fact, we created the business case for a business to be there. Yet, we are now the ones who are going to be bearing the direct impact of such a large facility there in that spot. The current proposal includes one entrance on Pearl Road - that kind of makes sense - another one on Rockglen Drive. Now, Rockglen Drive is the entrance to Fieldstone Preserve. By the way, we pay to maintain that. It's also a residential street. When drivers want to avoid Pearl Road traffic, they are going to leave Meijer and cut out through our neighborhood. They are going to go into The Woods, and they are going to go into Waterford. That means increased traffic where our children are playing, that means more safety risks, more congestion, and more crime associated with busier commercial areas. The proposed store backs up directly to homes with no meaningful buffer between them. We are going to experience light pollution, and noise pollution from parking lots, loading docks, trash operations, and increased semi traffic. All of those things in addition to consumer traffic.

AUDIENCE PARTICIPATION (cont'd):

Ms. Heckman (cont'd) - Wild life disruptions – we have a huge deer population and Canadian Geese population that is uncontrolled there. Fieldstone Preserve in particular is going to be left to deal with all of the things that all of this brings including any sort of litter or any sort of other destruction that the increased traffic may bring into the neighborhood in the area that we as homeowners pay our HOA to maintain. Beyond our subdivision, this affects the city as a whole. The traffic on Pearl Road in Strongsville generally is already a long-standing problem. New businesses keep getting improved; while no improvements are made to the existing traffic infrastructure. My home is 2 ½ miles away, and it takes me a solid 15 minutes to get here. Going up and down Pearl Road is very congested. It would be naïve to think that adding a high-volume grocery store right there is going to somehow help that congestion. Furthermore, Stony Hill is a known...

Ms. Pientka – Five minutes, Mr. President.

Ms. Heckman – The risks both nearby and citywide significantly outweigh any reasonable benefit. I am respectfully asking you to consider all of these things as you go to vote on it. At the very least...the very minimum we need a traffic study to understand how and what sort of business can be sustained at this property. Thank you.

Mr. Short – Thank you.

Beth Ann Shenz, 24136 South Greystone Drive, Strongsville, OH 44149: Beth Ann Shenz, 24136 South Greystone Drive - ward 4. Today, I ask Councilmembers to consider that reverting the property at Pearl Road and Rockglen Drive back to General Business (GB) would create a harmful precedence that affects the entire community. This case reflects inconsistent priorities that risk weakening public trust in Strongsville's long-term planning process. Four years ago, after the parcels sat vacant as a General Business zone, Encompass Health petitioned for rezoning to Public Facility. Both the current property owner, local rezoning attorneys, and local developers emphasize the importance of serving our communities' healthcare needs siding proximity to existing senior living facilities including the Avenue at Strongsville and Pearl Crossing, which has just been recently purchased by StoryPoint. Council...this Council approved this request because the proposal matched the character of the surrounding uses and served as a clear public purpose creating a South Pearl Road healthcare corridor. Encompass Health has now abandoned those commitments – the commitments they gave you. They abandoned those commitments and allowed years to pass without breaking ground. They are now seeking to reverse the zoning they insisted was essential for Strongsville. This behavior raises serious concerns about corporate accountability and the sincerity of the original proposal. Zoning changes are not temporary conveniences. When zoning is amended twice within four years, it creates instability for nearby businesses, homeowners, and future investors. Predictability is a foundation of responsible economic development. Frequent zoning reversals reduce investor confidence and puts surrounding property values at risk. The type of zoning volatility sends a message that long-range planning in Strongsville can shift based on corporate preference rather than community needs. This request raises gray concerns about corporate commitment to community needs versus pure profit motives. This is a significant cost to the public as well – city staff, legal counsel, and Planning Commission invest a substantial time and resources to evaluate the initial rezoning and its compatibility with Strongsville's long-term plan. Reopening zoning decisions every few years simply because a developer has not fulfilled its commitment brings taxpayers resources and diverts attention for more pressing community needs. It represents an inefficient and irresponsible use of public funds.

AUDIENCE PARTICIPATION (cont'd):

Ms. Shenz (cont'd) - Residents near the Pearl Road and Rockglen Drive corridor relied on the Public Facilities zoning when making life decisions. Many homeowners purchased homes, invested in pools, finished basements, and invested in property improvements based on the understanding that the surrounding land would remain consistent with the Public Facility designation approved by this Council. Reversing the zoning now would undermine those investments and signal that residential alliance on established zoning is not secure – it doesn't really matter. This will weaken trust in the city planning process and discourage future homeowners from investing in Strongsville neighborhoods. Strong corporate partners understand that commitment matters. Encompass Health persuaded Council, this Council, that their project would benefit Strongsville. Yet, they allowed four years to pass without any action. Reversing the zoning now would reward non-performance and prioritize convenience over community responsibility. Council should not establish a precedence that zoning is flexible whenever a developer changes his mind. It should not be spot zoning. It is important to remember that less than four years ago the same property owner that stated Public Facility use was the best path for both Strongsville and this corridor. Every argument that justified the original change to Public Facilities zoning, remains true today. There has been no change in surrounding land use, the population needs, or neighborhood character that would justify undoing that decision. Returning the parcel to General Business for the expressed purpose of placing a 75,000 square foot big box store is not forward looking development strategy - it is not progress. Big box retail is an outdated model that can depress surrounding property values and disrupt the residential and business character of a neighborhood. Putting a big box store in this location would distraught the established commercial patterns in areas by introducing high-intensity retail use and a corridor designed for smaller scale business. Strongsville's future should focus on thoughtful misuse development, housing, and green space that supports walkability and compliment...

Ms. Pientka – Five minutes.

Ms. Shenz - ...nearby residential areas and enhance the quality of life. A high-impact commercial operation at the neighborhood entrance is inconsistent with those goals. This request gives Council the opportunity to re-enforce two critical principles. Zoning decisions must be stable and reliable, and developers must be held accountable for the commitments they make when seeking zoning approvals. Upholding these principles protects residents, strengthens the local economy, and ensures that future investments align with Strongsville long-term vision. I thank you for your service to our city and for your thoughtful consideration on the long-term consequence of this decision. Please keep the zoning.

Mr. Short – Thank you.

John Douglas, 17000 Prospect Road, Strongsville, OH 44149: Good evening, Council President, Gordon, members of Council, and Mayor Perciak. My name is John Douglas - President of local #282 of the Strongsville Firefighters Association; 17000 Prospect Road. I'm here to speak on Ordinance No. 2025-132. By the way, Happy Birthday, Mayor.

Mayor Perciak – Thank you.

AUDIENCE PARTICIPATION (cont'd):

Mr. Douglas (cont'd) – You're welcome. With this ordinance, obviously, we are looking at it because there is a retirement happening at the end of January removing one assistant chief position from the fire department. I spoke on this about two weeks ago, briefly, about why it was needed and that it was also needed back in 2015 when we only had one assistant chief - that one was not enough. I actually quoted Fire Chief Jack Draves who is still our current fire chief that believed we also needed two assistant chiefs in the fire department. Nothing has changed other than we have gotten busier every single year since 2015. The fact that just because somebody is retiring, we are going to remove that position from the fire service, is wrong. As we go through...I am going to look at the actual agenda itself and it says that the reason that we are going to be removing this position is 1). Budgetary constraints. 2). Anticipated 2026 revenues; only because the individual is retiring. My first one is budgetary constraints. Through the budget of 2026 and the financial summary report as of October 31, 2025, back in 2015 we had a General Fund of \$7,900,000.00. We currently have a General Fund of over \$26,000,000.00. The Fire Levy Fund back then was around \$1,200,000.00, and it is currently sitting at \$3,100,000.00. Then, our All Funds currently that we have, cash on balance, is \$120,000,00.00. If we cannot afford one assistant fire chief position, then how can we afford to build a \$10,000,000.00 fire station and outfit it with twelve more firefighters if we can't afford one assistant chief position to manage all of these extra people and extra buildings? Budgetary constraints have nothing to do with this. Anticipated 2026 revenues, I understand every time we kind of do projected revenues, it is because we are trying to be very conservative, so that we can maintain a good budget, and maintain our Aaa bond rating; which we did once again. Mayor, congratulations. The fact that we are anticipating the 2026 revenues are going to be decreased; we did that also this year in 2025. Just in income tax revenue alone, we are \$1,500,000.00 above what our projections were. How is that going to be any different next year? We always budget conservatively just in case. The assistant chief position has already been budgeted. We were budgeted for six firefighters for this year. We are still waiting for those six firefighters to be hired – they are in the budget and have not been hired. We have six more firefighters in the budget for next year. Are we not going to hire those either? Are we going to have a fire station that we are going to be building for \$10,000,000.00, and we are not going to man it with firefighters? We need people in the building; whether it's assistant chiefs, firefighters, lieutenants, or captains. You can have all the trucks and all the stations you want. If you don't have the people to man it, it's useless. It's useless for the residents. Speaking on the retirements – we know he is retiring January 20, 2026. Yes, there has been a lot of discourse in the last ten years as he has been in that position – our union knows it. We've actually fought and said that he should have been fired a long time ago, but he's here and that's okay. We've figured out how to work with him, but now that he is retiring, why are we really getting rid of it? There are many responsibilities that that assistant chief has...that that position has and holds. These all come from the annual report for the fire department, and all of our policy and procedure manuals that we have on the fire department. I am just going to read them off. Some of the assistant chief duties that we are getting rid of. "Who is going to take over these duties is what you guys should be asking?" He is our human resources liaison – he handles all records management other than HIPAA (Health Insurance Portability and Accountability Act) related records management which is human resources itself. He is our facilities manager – he manages everything that comes in and out of every single fire station – every piece of equipment, every apparatus, every personnel...everything. He's the capital improvement expenditure individual. He is the one that goes in and looks at how much money we could spend on capital improvements, and then ask the fire chief, "Do we have that money to do it?" He is our health and safety director, he is our health and safety officer, he is our CERT (Community Emergency Response Team) liaison, and he is our policy and procedures record manager. He is responsible for these policies and procedures.

AUDIENCE PARTICIPATION (cont'd):

Mr. Douglas (cont'd) - Who is going to write them now if he is not here? Are we going to have firefighters write their own policies and procedures? He does our budget. He does FMLA (Family and Medical Leave Act), BWC (Bureau of Workers' Compensation), return to work and injuries, he does OSHA (Ohio Safety and Health Administration), he does PERRP (Public Employees Risk Reduction Program), he does our facilities management, he does all of our public records retention, he is our risk manager, he is our purchasing coordinator, he is our physical asset management who tracks and maintains all the physical assets in the equipment of the department, he is our ADA (Americans with Disabilities Act) compliance coordinator, he is our...

Ms. Pientka – Five minutes, Mr. President.

Mr. Douglas – I am almost done. He is our Medicaid and Medicare compliance plan operator; he is our records management in resource of records, he is in charge of all subpoenas and court appearances, he is in charge of potential medical records security, he is in charge of the Illness and Injury Prevention program – our health and safety officer, he does communicable diseases, he is our exposure control officer, he is our health and safety officer, he is in charge of all of our PPE (Personal Protective Equipment) and Firefighter Ensemble and Respiratory Protection program, he is also the station chemical hazard communicator, he is responsible for all of our NIOSH (National Institute for Occupational Safety and Health) reporting and safety data sheets and training, he is also our hazardous injury control; which is controlling and maintaining all of the vehicles, equipment, and machines that we have within our station itself to make sure that they can work safely. Those are just some of the things that he is in charge of that are in our policy and procedures. There are many more that are not in the policies. Where is all this going to go? Who is going to do it? The more time you do, spend more for less, or do more with less. Somebody along the way is going to pay for it, and it's the residents. When we have all these jobs being pushed to other people in the fire service, it makes themselves unable to do their jobs efficiently. That leads to mistakes, and that leads to safety concerns. That leads to the firefighters that are on rank and file doing the job every day being affected by it. That affects the residents and that affects safety. These are the questions that need to be asked. Why are we removing this position? There are all these firefighters here from four years on to thirty plus years on here – firefighters, lieutenants, and captains that all believe that this should stay. That this position is needed if this position is done properly.

Mr. Short – Thank you, Mr. Douglas.

Mr. Douglas – Thank you.

John Talan, 18844 Pearl Road, Strongsville, OH 44136: My name is John Talan, 18844 Pearl Road in Strongsville. I will just be brief. I have been a resident here for 36 years, and I have been to countless Council meetings and Planning Commission meetings throughout the years with every different administration. It's...I don't know why you have these meetings because every single rezoning meeting that I have gone to has been decided...it has been rezoned. There is very little, in my opinion through the years, consideration to the constituents' concerns. Whatever the developer wants to do, they do what they do through the Council. I objected to the Avenue of Strongsville being built because I felt that it was going to flood my property. I went to all of the engineering, and they assured me that it would not. They had all the confidence that there would not be a problem, and it totally flooded my property.

AUDIENCE PARTICIPATION (cont'd):

Mr. Talan (cont'd) - I had to sue the developer to get the situation rectified – I was successful and the court decided in my favor. I know drainage is not the issue with the zoning now, but it's just there's...I don't have a lot of confidence in the city to do the right thing with this. I do not believe that it should be rezoned for the traffic considerations, and for the drainage considerations. It is just the fact that every time I come to a meeting, it is just like whatever rezoning happens, it happens.

Mr. Short – Sir, for the record, and to set the record straight, this Council, less than six months ago, denied a rezoning of a hotel to be built behind where Trivs is in that plaza there. This Council does listen and this Council does take the residents into consideration. To say we rubber stamp anything is a blatant misconstruction of the record. I just wanted to set the record straight.

Mr. Talan – I am keenly aware of that. I am talking about in my vicinity, and that's it. I just am objecting to the rezoning.

Mr. Short – Thank you.

Mr. Talan – Okay, very good.

Prasanna Adavi, 18816 Ledgestone Drive, Strongsville, OH 44149: President Short and the rest of the Councilman, thank you for this opportunity. My name is Prasanna Adavi, I am a resident at 18816 Ledgestone Drive in Strongsville part of the Fieldstone community. I will be brief. My very well spoken neighbors already laid out all of the issues as to why we are opposing the rezoning of Ordinance No. 2025-128. I do want to bring some evidence of...historical evidence of what happens when you rezone a big box store like Meijer into a residential area. Walmart proposed a superstore in Rothrock Road in Fairlawn/Copley, Ohio in 2011 to 2012. Just like we are doing, the residents objected to it, but it still went through. Eventually, the traffic grew so bad that they had to permanently close sections of Rothrock Road and Rosemont Blvd. in 2017. This was a permanent closure, which still today causes major inconveniences to residents. In Canal Winchester Ohio – 2011 to 2013 – a Walmart opened near Holmes in 2011. In 2012, residents suffered constant overnight truck noise idling and engine disturbances. By 2013, the store was forced to end all overnight truck parking due to the response of complaints. It doesn't mean the problem went away; it was just mitigated. Manchester, New Hampshire from 2016 to 2019 – same scenario. In 2016, they opened up a Walmart in a residential area. Between 2018 and 2019, the local reporting called it a traffic disaster (due to) cut-through traffic all around the residential roads with noisy access. It also resorted in many accidents. In Boardman, Ohio in 2020 to 2022, the Walmart on Doral Drive generated roughly 600 police calls per year right after a Walmart was open. It became the busiest police station location in the township - the incidents included theft, disturbances, and parking lot crime. All of these have been laid out, again, by the people who spoke before me. I am not telling you anything new. All I would like for all of you to think is that these are not predictions. We are not predicting that something will happen - it has happened. There is enough historical evidence that has happened all throughout these years. If history is not informing our present, our future is uncertain. I would really ask you to reconsider this. We vehemently oppose this ordinance. Thank you for listening.

Mr. Short – Thank you.

(Applause)

AUDIENCE PARTICIPATION (cont'd):

Aruna Hajeebu, 21290 Rockglen Drive, Strongsville, OH 44149: Good evening, Councilmembers. This is Hajeebu. I am at 21290 Rockglen Drive, Strongsville, Ohio here opposing the rezoning for Meijer. I am here to voice concern about the proposed Meijer Grocery Store in Rockglen Drive in our entrance of our community. The store's placement, just within twenty feet of our extension area was not the part of the original planning and poses real risks to our community. For a security standpoint; constant traffic, late night activity, and loitering so close to homes, compromises safety, especially for young children in our neighborhood. Socially, the noise from deliveries and customer activity erodes neighborhood peace and privacy, while the influx of non-residentials disrupts the character of our community. We ask the Council to reconsider this placement and ensure a proper buffer zone, or an alternate location that protects both commercial interest and integrity of our residential neighborhood. Thank you for your time.

Mr. Short – Could you spell your last name for the record?

Ms. Hajeebu – H-A-J-E-E-B-U.

Mr. Short – Thank you.

Ms. Hajeebu – Thank you.

ORDINANCES AND RESOLUTIONS:

Ordinance No. 2025-128 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 19156 PEARL ROAD (PPN 394-31-007) IN THE CITY OF STRONGSVILLE FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND IN ADDITION, VACANT LAND LOCATED ON PEARL ROAD NEAR ROCKGLEN DRIVE (PPN 394-32-001) FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 11-03-25. Favorable recommendation by the Planning Commission 11-20-25.*

Placed on second reading and set for public hearing on January 20, 2026.

Ordinance No. 2025-132 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTION 252.01 OF TITLE SIX OF PART TWO-ADMINISTRATION CODE, IN ORDER TO ESTABLISH THE MAXIMUM NUMBER OF MEMBERS IN EACH RANK IN THE FIRE DEPARTMENT, AND DECLARING AN EMERGENCY. *First reading 11-17-25.*

Placed on second reading and referred back to the committee.

ORDINANCES AND RESOLUTIONS (cont'd):

Resolution No. 2025-134 by Mayor Perciak and All Members of Council. A RESOLUTION TO ADOPT AND IMPLEMENT A CYBERSECURITY POLICY FOR THE CITY OF STRONGSVILLE, OHIO PURSUANT TO OHIO REVISED CODE SECTION 9.64, AND DECLARING AN EMERGENCY. *First reading 11-17-25.*

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. 2025-134 ADOPTED.

Resolution No. 2025-137 by Mayor Perciak and All Members of Council. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE A REQUEST FOR QUALIFICATIONS AND PROPOSALS FOR ENGINEERING AND CONSULTING SERVICES FOR THE CITY OF STRONGSVILLE SIDEWALK COMPREHENSIVE PLAN, 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. 2025-137 ADOPTED.

Resolution No. 2025-138 by Mayor Perciak and All Members of Council. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE DEMOLITION AND REPLACEMENT OF THE PIRATE SHIP AND WATER SLIDE IN THE AQUATIC CENTER AT THE CITY OF STRONGSVILLE WALTER F. EHRNFELT RECREATION & SENIOR CENTER FACILITY, 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. 2025-138 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2025-139 by Mayor Perciak. AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2025 AND REPEALING ORDINANCE NO. 2025-109.

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. 2025-139 ADOPTED.

COMMUNICATIONS, PETITIONS AND CLAIMS:

Application for Permit: TFOL – D-1: To: La Chula, LLC, 14795 Pearl Road, Strongsville, Ohio 44136 (Responses must be postmarked no later than 12/19/2025).

Mr. Short – Mr. Law director, do you want to comment on this as we did look at this at the last meeting?

Mr. Jamison – Yes, so what happened, the liquor control (agency) had an administrative error in terms of the paperwork they sent to the clerk's office - this is the correct one. There is still no objection by the building and the police department. Even though it is the same place, they sent us the wrong paperwork to process, so this is now the correct paperwork.

Mr. Short – No objection there, correct?

Mr. Jamison – Correct.

Mr. Short – Thank you.

There were no objections to this permit.

Application for Permit: TRFO – D-1, D-2, D-3, D3-A, D-6: To: Strongsville Tacos LLC/Barrio Strongsville, 13169 Prospect Road, Strongsville, Ohio 44149 (Responses must be postmarked no later than 12/12/2025).

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:

Mr. Short – We technically have none, but on behalf of the Council Mr. Mayor, Happy Birthday.

ADJOURNMENT:

There being no further business to come before this Council, President Short adjourned the meeting at 7:51 p.m.

Marialena Beach

Marialena Beach
Council Secretary

12-15-25

Date