

**SUMMARY OF CAUCUS DISCUSSION AND MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON, MONDAY, DECEMBER 15, 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 15, 2025, at 6:30 p.m.**

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

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

Building & Utilities Committee:

Chairwoman Roff -

Mr. Short – First, we have Building & Utilities, which is Ms. Roff's committee; but I will be doing that for her this evening. She has two ordinances tonight: Ordinance No. 2025-140, this is to amend the Planning and Zoning Code regarding fences in residential districts in the city. I don't know, Neal, if there is anything you want to expound upon on that. We will refer this to the Planning Commission.

Mr. Jamison – Sure, the building commissioner thought it would be a good time, before the start of next spring, to clarify this issue about people putting fences up, particularly, back-to-back. This is to codify what the requirement would be in terms of the distance that they would have to maintain in-between fences if you decide to erect a fence against a fence. This is an attempt to make it so if people call up, he can point to them and say, "Hey, it's in our Code, and I will send you this section."

Mr. Short – Yes, because we don't have that currently in our Code.

Mr. Jamison – Correct.

Mr. Short - It's a whole new chapter, correct?

Mr. Jamison – Correct.

Mr. Short – We will place this on first reading, and refer this to the Planning Commission for their approval.

Mr. Jamison – Please, yes.

Ms. Roff – This will not supersede what the developments have in place, correct?

Mr. Jamison – Right, if somebody had...this is for any new fences coming in.

Ms. Roff – Thank you.

Mr. Jamison – You're welcome.

Mr. Short – Are there any questions on that?

(No questions)

Mr. Short – We have Ordinance No. 2025-141; this is to authorize the Mayor to purchase four new 2026 Jeep Compass vehicles to be used by the building department. We are going to be retiring some of their vehicles and replacing them on schedule. The recommendation there is to suspend and adopt. We will need all seven (votes) because that is going through the state purchase program.

Mr. Jamison – So, this is not through the state.

Mr. Short – Oh, it's not through the state.

Mr. Jamison – The state does not offer this kind of vehicle anymore. This was the best deal we could find in the area to acquire the same type of vehicle at the best cost. That's why it's going to be all seven.

Mr. Short – I understand, thank you. This is through Brunswick Auto Mart, correct?

Mr. Jamison – Correct.

Mr. Short – Any questions on that?

(No questions)

Mr. Short – Alright, thank you.

Public Safety & Health Committee:

Chairwoman Kosek – Yes, thank you. We have Ordinance No. 2025-142, which would be to authorize the Mayor to enter into a three-year preventative maintenance and service agreement with Stryker Corporation to maintain and do preventative maintenance on our EMS equipment as necessary. It's proprietary, so I think that...Neal, correct me if I am wrong, but Stryker is really the only option that we have?

Mr. Jamison – Right, and for the reason that we need to have all seven is that earlier this year, if you remember, we purchased some new cots. With this maintenance contract, this will push us over the magic amount.

Chairwoman Kosek – Okay.

Mr. Jamison – So...

Chairwoman Kosek – About \$72,000.00?

Mr. Jamison – Pardon me?

Chairwoman Kosek – Is this about \$72,000.00? Is that right, Eric?

Mr. Jamison – Over a three-year period, it's going to be roughly about twenty-some thousand dollars a year. You are correct; they are proprietary. These are their cots, and they have the best position to maintain and do the appropriate work on them. Again, we thought this was the best way to go forward. We do need all seven on this as well.

Chairwoman Kosek – Okay, thank you. We also have Resolution No. 2025-143; this is a resolution to accept a donation of \$1,000.00 from The Swagelok Company to be used for fire prevention, education, and training for the fire department. Thank you to Swagelok for making that donation to us. I would ask that we suspend and adopt both of those ordinances and resolutions, please. That's all I have.

Mr. Short – Any questions for Ms. Kosek?

(No questions)

Mr. Short – Thank you.

Planning, Zoning & Engineering Committee:

Chairman Spring – Thank you, President Short; I have one tonight. Ordinance No. 2025-144; this is an ordinance enacting a new Chapter 878 for the "Fiber Optic Installers" of the Code. This will be placed on first reading and referred to the Planning Commission. I don't know if you want to expound on this, Neal.

Mr. Jamison – Yes. So, this, if you remember a couple of months ago, we did the moratorium; this is the response. As we were doing that, we were working on this ordinance. This is an attempt as companies come in to the right-of-way to install fiber optic lines for mainly residential, as it turns out, so that they will offer an alternative to the traditional cable companies – AT&Ts to provide the internet connection. This is a process that we have developed to basically provide that they have to get a permit to come forward and to operate within the city and have engineering review those plans and procedures that they are going to employ. This will all give us an attempt to make sure that as they come through, that they are complying with everything. We recently became aware that this is going on in Brunswick. A company came in, and as they came through and were starting to tear up right-of-way's, and people's tree lawns, there was a lot of concern that the city was sort of caught off guard. This is our attempt to try and at least have some ability to observe, and not control, but to be able to manage that process as they come in. I think at the end of the day, it's a good thing for the consumers because it's going to give you an alternative to the traditional models for you to get your connectivity instead of through the traditional cable lines.

Mayor Perciak – I agree, it provides for some competition if done correctly.

Mr. Jamison – That's correct.

Chairman Spring – Like I said, this will be placed on first reading and referred to the Planning Commission. If anyone doesn't have any questions, that is all I have.

(No questions)

Mr. Short – Thank you, Mr. Spring.

Finance Committee:

Chairman Short – We have two ordinances this evening. I have Ordinance No. 2025-145; this is the annual salary ordinance for the City of Strongsville for all employees. Tonight, we will review that. The recommendation there is to suspend and adopt, so we are ready for the 2026 fiscal year. Any questions on that?

(No questions)

Chairman Short – We have Ordinance No. 2025-146; this is an ordinance to update the annual expenditures and the budget for 2025. The biggest change there is that there is a \$340,000.00 increase in the Health Insurance Reserve Fund to make sure we have enough to cover the balance of 2025 health claims. Then, really an accounting change or an accounting adjustment for allocation of expenses that are reimbursed by grants in the Local Fiscal Recovery Fund to zero out that fund for the year. Mr. Dean, did you have anything else to add to that?

Mr. Dean – Yes, just to clarify. We are self-insured and we pay our claims every Tuesday. We have three more claims payments, and I just want to make sure that we have enough in the budget to make those payments. I'm matching up with how Medical Mutual gave us an estimate, which is a little higher than what I had. Just being cautious here and wanted to get that correct at the end of the year.

Chairman Short – Thank you. Any questions on that? The recommendation there will be to suspend and adopt. Does the administration have anything else for Council?

Mr. Jamison – Yes, I would just want to point out to Ms. Kosek that the Swagelok, you might want to abstain on that. Don't you work for Swagelok?

Ms. Kosek – I work for Lubrizol.

Mr. Jamison – Oh, okay. My misunderstanding, sorry.

Ms. Kosek – That's okay.

Chairman Short – Okay, thank you.

***Mr. Carbone made a motion to adjourn into executive session for the purpose of discussing personnel matters concerning the Council office. It was seconded by Mr. Kaminski to adjourn from open session into executive session [Article XI, Section 9, City Charter]. All members present voted aye and the motion carried. Council adjourned into executive session at 6:42 p.m. The executive session concluded at 7:08 p.m. and reconvened into open session.***

**\*\*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 15, 2025 agenda link. \*\***

**MINUTES OF THE STRONGSVILLE CITY COUNCIL ORGANIZATIONAL AND REGULAR MEETING HELD ON MONDAY, DECEMBER 15, 2025 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBERS.**

**CALL TO ORDER:**

Council President Gordon C. Short called the meeting to order at 7:09 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, Finance Director Eric Dean, and Police Chief Thomas O'Deens.

**COMMENTS ON MINUTES:**

The Minutes of the Regular Council Meeting held on December 1, 2025, were approved as submitted.

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

Mayor Perciak – Thank you, Mr. President we have two this evening. The first one is a recognition for Rand Lennox for his 20 years of dedicated service. Chief O'Deens...

***\*At this time, Police Chief Thomas O'Deens presented Mr. Rand Lennox with a special recognition for his 20 years of service as a V.I.P. member (Volunteer in Services) \****

Chief O'Deens – Good evening, everyone. Mayor, thank you for giving me the time. City Council, thank you. I would like to bring up Rand Lennox; we are going to give him a special recognition from the Mayor. Ladies and gentlemen, I would like to introduce Rand Lennox. Rand Lennox has been a V.I.P. with us for 20 years, which is a Volunteer in Police Services. Rand became the first V.I.P. in Strongsville history to reach this milestone. Rand, who is an original member of the V.I.P. unit, has been steadfast in his commitment to this organization. He has attended every City Council meeting, working security at the door for over 10 years. He has volunteered at the Mayor's Court, Strongsville Home Days, Rib Burn-offs, July 4th festivities, details at the mall, and any other event that V.I.P.s have been involved with. Thank you, Rand, for your 20 years of committed service to the City of Strongsville. Thank you, sir."

(Applause)

**APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITIONS (cont'd):**

Mr. Short – Rand, on behalf the City Council, thank you. Thanks for being here. I know I have been on Council for 10 years and you have been here for every single Council meeting. I don't think you ever missed one. Thank you, and we appreciate all you do. Merry Christmas and God bless you. Thank you.

Ms. Roff – Rand, do you mind sitting right here to do a picture with all of us?

Mr. Short – Rand, would you do a picture with City Council really quick?

Mayor Perciak – Mr. President, we have one more presentation this evening. I would like to call up Representative Mike Dovilla from the Ohio House of Representatives.

Mr. Short – Mr. Dovilla, welcome.

Mr. Dovilla – Thank you, Mayor. Thank you, Mr. President, and the members of Council. I am State Representative, Mike Dovilla. I have the privilege of serving on behalf of the 17<sup>th</sup> Ohio House district once again. I made a practice over my years of service in the Legislature when members of local Councils, Boards of Education, and so forth, conclude their time of service and stopping by the local entity just to thank those individuals for their service to the local community. I am stopping by tonight to thank Brian Spring for his service to the City of Strongsville. I know it has been brief, but it is still important. Your service both as a local elected official, a business owner, and I have to mention, as a football coach, which I know is a significant passion of yours and something that you will be continuing getting back to it with even a little bit more time now. We appreciate your service to the community and we have an accommodation. I don't know if you want to come back down again. We would love to be able to present that to you in person. We have big high dais' in the State House as well.

***\*At this time, State Representative Mike Dovilla presented Councilman Brian Spring with an accommodation. \****

(Applause)

Mr. Short – We will have some more words for you, Mr. Spring, but we will wait until the end of the meeting. Thank you, Mr. Dovilla. Anymore awards, confirmations, or appointments, Mr. Mayor?

Mayor Perciak – None this evening, sir.

Mr. Short – Thank you.

## **REPORTS OF COUNCIL COMMITTEES:**

**ECONOMIC DEVELOPMENT – Mr. Clark:** Thank you, President Short. This is our last meeting of the year. We have not had a meeting since...we have not had an Economic Development Committee meeting since our last Council meeting. Since it's the last meeting of the year, I did want to share a couple of highlights. We have got a lot of folks in the audience, so I won't keep you here too long. I do want to quickly highlight a few things that happened over the past year—the year being 2025. Way back in January, we began with a tour. We began with a tour of a Strongsville manufacturing facility—PPG here in Strongsville. I think I shared back then, and have since I have been on Council, the importance of manufacturing across Ohio, across the Midwest, and right here in Strongsville. At that tour, it was an opportunity for our Economic Development Committee, and the extended members and advisors that are part of that, to visit one of our plants and see together, know together, and act together. It was very beneficial for all of our members and an opportunity to see what is needed. How do we as a Council, and how do we as a community, help businesses grow and thrive? In February, we went to another facility here in Strongsville. We went to CCL and we toured their headquarters. That is a research and development facility that brings state-of-the-art manufacturing all over the world, but does it with some really smart people. Many of which are residents here in our community, and all of which come to work at that facility in Foltz Industrial Parkway. In March, the Mayor gave a State-of-the-City presentation. He talked about the power of investment and innovation. The example that I just gave, of the tour that we had, is one of many examples of investment in our community and innovation that helps us be at the forefront. During that meeting, he had a special guest. Excuse me, at our March Economic Development Committee meeting we had a special guest. We had Eric Dean, our own finance director, and the importance between economic development in our city and how that impacts the finances. We were fortunate to have Eric join us. The intent is to bring all the different directors through that. In April, Crain's Cleveland Business started publishing articles around the Foltz Industrial Parkway Extension. It was a lot of exciting news and a lot of praise for our City of Strongsville. Those articles continued throughout until the ribbon cutting that I will get to shortly. I am walking us through this to show and highlight the wins that happened this year and that this needs to continue. It's happened for a long time—this city has thrived. Here on the last meeting of the year, I just wanted to highlight a few things. The April 15, 2025 article—I just want to share a comment here: "We looked all over—east, west, south—and decided Strongsville due to the demographics, and just the amount of retail activity out in Strongsville." So, just another great concept to bring to all the entertainment options in the Strongsville market. That is when Activate Games said, "Our first facility in Northeast Ohio is going to be in Strongsville." Also in April, on Tax Day—April 15th—we had Dave Gutheil from the Port of Cleveland come and talk to our business leaders here in Strongsville. Again, the opportunity to connect Strongsville in Northeast Ohio, with the world. With all the global businesses we have here, it was really important. He talked about free trade zones, the benefit of free trade zones, and how that could be beneficial to businesses that want to grow here. In May, another activity—back to SouthPark Mall. You had the Strongsville Chamber of Commerce have their 'business after hours.' An opportunity for business leaders and retail leaders to interact and discuss what's needed. In June, another Economic Development Committee meeting. This time, we left the city—we went to Polaris. We went to an education facility that our students participate in in quite large numbers. It has grown every year because of the great folks on our school board, the great folks at our school system, and the principal at the high school that endorses that. I mention the principal because he has come to a lot of our Economic Development Committee meetings—as many as he could over the past year.

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

**ECONOMIC DEVELOPMENT – Mr. Clark (cont'd):** Then, we had our largest employers' luncheon in June... on June 17th at the Town Center Pavilion, which, frankly, was funded in large part by a lot of the great donors that produce economic development in our city. In July, a lot of activities happened here. Again, a lot of donations from a lot of folks, so there wasn't an Economic Development Committee meeting. In August, President of Council Short and I visited Héroux-Devtek here in Strongsville—another manufacturing facility that is growing and has great growth opportunities. They brought in folks; the central region vice president was in there, and their director of programs and supply chain was in there. In September, the Strongsville Economic Development Committee went to... the Aerozone event happened on September 8th. We had several folks from the City of Strongsville here. We have been a member of the Aerozone for a long time, and it's a venue and a segment within the business community that we feel is important to Strongsville—so that was another activity that happened. Later, in September on the 22nd, the Economic Development Committee went to MAGNET (Manufacturing Growth Advocacy Network). Since that time... since that visit, many of our students here in Strongsville have gone on visits down to MAGNET. Connecting people and connecting our business leaders inside of our community throughout Northeast Ohio has been tremendous, and it must continue. We move on to October. Dick's Sporting Goods decides that they are going to have this Community Sport Partner event; then they had the official ribbon cutting. Also in October, we had that Foltz Industrial Parkway that I mentioned and that extension; this Council was there. The administration did a great job. CBRE—the largest global real estate firm—said, "If anyone wants to look at how to do it, just take a look at what Strongsville did." We didn't have much in November and December, but there's always positive things. There's a laundry list of activities that our economic development director has put together, and I will share with Council peers. It's been a tremendous year for Strongsville. It takes the support of this Council, and it takes the amazing administration that we have, but specifically, Brent Painter. Here we are at the last Council meeting in December, and what I will say is that for 2026 and beyond, the best is yet to come—whether I continue to be the Economic Development Chair or one of my peers takes the throne. There's a lot to build on, and it didn't just happen this year. It's happened long before I was on Council, and it's going to continue to happen. I know that this was a little longer than my normal report, but I wanted to share some highlights. I think it's good, and I think that if we continue to look back and reflect, we will grow, learn, and move forward from where we are. I will happily take any questions, but that concludes my long-winded report.

(No questions)

Mr. Short – Thank you, Mr. Clark. Nice job this year with the Economic Development Committee.

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

Mr. Short – I will do these for Ms. Roff this evening. We have no exciting stuff for the year for that, so we will just go right through our ordinances this evening. We have Ordinance No. 2025-140; this is to amend the Strongsville Planning and Zoning Code regarding fences in residential districts; specifically, the spacing between new fences constructed that are parallel to each other. The recommendation there is...I'm sorry, we are going to place it on first reading and refer that to the Planning Commission this evening. Then, Ordinance No. 2025-141; this is to authorize the Mayor to enter into a contract to replace four vehicles for the building department - those will be four 2026 Jeep Compasses without public bidding through Brunswick Automart. The recommendation there is to suspend and adopt. Any questions on those?

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

**BUILDING AND UTILITIES – Ms. Roff (cont'd):**

Ms. Roff – If you could just have him... Neal go over like we usually get year after year for those.

Mr. Short – For the vehicles? You mean for the ones we are replacing?

Ms. Roff – Yes.

Mr. Short – Neal, the ones we are replacing were put up for public auction, correct?

Mr. Jamison – Yes.

Mr. Short - Generally, once they are disposed of for public auction?

Mr. Jamison – Yes.

Mr. Short – These vehicles are through Brunswick Automart and not the state? We mentioned in caucus the state does not offer this program. These vehicles aren't offered anymore through their program.

Mr. Jamison – Correct.

Mr. Short – Thank you.

Mayor Perciak – The vehicles that we are replacing are 2016 vehicles.

Mr. Short – So, they are 10 year-old vehicles. They have definitely run their useful life, thank you. Any questions?

(No questions)

**PUBLIC SERVICE AND CONSERVATION – Ms. Roff:**

(No report)

**PUBLIC SAFETY & HEALTH – Ms. Kosek:** Thank you. We have two items on the agenda tonight for Public Safety and Health. We have Ordinance No. 2025-142; this is an ordinance that would authorize the Mayor to enter into a 3-year contract service agreement with Stryker Corporation to support the preventative maintenance of some of our EMS equipment; specifically, I think, Neal, you said cots were one of the main things that we would need their help with maintaining. This is something that is proprietary, so Stryker is really the only entity that can provide this kind of service. This would be without public bidding. Over a 3-year period it's just over \$72,000.00. I would ask that we suspend and adopt that, so that we can keep that equipment working at the top of its game. We also have Resolution No. 2025-143; this is a resolution to accept a donation of \$1,000.00 from the Swagelok Company to be used for fire prevention, education, and training for the fire department. I'd ask that we suspend and adopt that, and thank the Swagelok Company for their generous donation to help our fire safety program. That's all I have. If anybody has any questions, I will be happy to answer them.

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

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

(No report)

Mr. Short – Thank you, Ms. Kosek. Again, thank you to Swagelok for their generous donation as they do for our fire department.

**RECREATION AND COMMUNITY SERVICES – Mr. Kaminski:** Awesome, I appreciate that—thank you. First, to start with the recreation center community service recap for the year. I took that from Tom Clark's playbook on his recap from the Economic Development Committee. It won't be quite as lengthy, but I did want to share a recap. I gave it to Council, and if you guys have any input, please let me know. We did do a tour on July 1st. All of City Council, the Mayor, and Bryan Bogre took us through the entire recreation center and really focused on what type of repairs were needed, what we were doing this year, and what we could look forward to in 2026. I am happy to say a lot of the repairs are starting in the month of December. Next year, when you visit the recreation center, you're going to see a lot of new additions—a lot of remodeling. They have new carpet on the second floor in the cardio fitness area. The event center renovations are starting in December, so that is very exciting. New floor tiles throughout the Avenue and the event center as well. They are going to change up the walls in the event center. It's going to look beautiful; it's going to be a whole new room. In 2026, we also have improvements coming. We are going to be replacing the pirate ship and the waterslide feature in the indoor pool—that's going to be great. We are replacing the rooftop HVAC units, which is part of the energy savings program that we are working on. We are also replacing a Dextron unit in the aquatic center as well. Again, a lot of great changes, but the biggest addition was, obviously, the opening of the Town Center for the first summer; that was phenomenal. What a great addition to the city, and I can't say enough about how excited the Council was to see that being open. Thank you to the Mayor, his administration, and Bryan for everything they did. They had a great summer. They kicked off the new concert series as well at the community pavilions, and just some amazing feedback. They look to really extend that next year into the summer and early fall months—that will be great. Just a fantastic year overall in recreation. I just wanted to thank the committee for all their hard work, and thank Bryan for everything that he did at the recreation center as well. My next announcement is very exciting. I am excited to share that Sue Mayher, from the Strongsville Women's League, will be speaking at this event tonight about a new initiative that they are working on. An addition to our city that I know many here on Council have expressed interest in the past, and have a high level of passion. Kelly, Ann, and Mr. Carbone, you all have mentioned this in the past and have a lot of passion for this. Additionally, this topic has shown up on a city survey that was conducted several years ago as one of the top responses from our citizens. I am happy to say today that the Women's League of Strongsville and Sue will be talking about a dog park. We are going to let her speak during the audience participation time slot. I know she has a presentation to share. I will let her do that at that time. That concludes my report.

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

(No questions)

Mr. Short – Great. Sue, we look forward to that presentation.

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

**PLANNING, ZONING AND ENGINEERING – Mr. Spring:** Thank you so much, President Short. Tonight, we just have Ordinance No. 2025-144; this is an ordinance enacting a new Chapter 878 for “fiber optic installers” to our Code. This is for installation of fiber optic cables going into residential areas. So, we are getting ahead of this to make sure that there are some rules and things in order. Tonight, this will be placed on first reading and referred to the Planning Commission. If anybody has any questions; otherwise, that will conclude my report.

(No questions)

Mr. Short – Thank you, Mr. Spring. Thank you for your service on the Planning and Zoning Commission going Thursday nights and representing the Council. We appreciate that.

Mr. Spring – Absolutely.

Mr. Short – We do have one kind of caveat to that. I did receive, from our last Council meeting, and email from a Jamie Miles – a resident in Strongsville who wanted to ensure that comments regarding the rezone in ward 4 from Public Facilities (PF) to General Business (GB) that those comments were entered into the record. We will submit those to the clerk tonight to be entered into the record under Planning, Zoning, and Engineering regarding that ordinance. Thank you.

***\*A copy of Mr. Jamie Mile's letter is attached to the back of these minutes. \****

Mr. Short – With that my apologies, Mr. Kaminski. Recreation and Community Services is next. The floor is yours Mr. Kaminski. I know you have lots to share, and I know you were excited about this.

***\*See Recreation and Community Services. \****

**SCHOOL BOARD – Mr. Carbone:** Yes, at the last school board meeting—it was at the middle school—our orchestra played holiday songs for the board and audience; they did an amazing job. The board discussed an upcoming proposed bond project. It was confirmed that our inclusive preschool will be housed at Muraski Elementary School. The board directed \$8,000,000.00 from our 070 Fund for updating athletic and performing art structures. The remaining 070 Fund account will go towards lowering what the district asked for, for a bond issue. The board voted for a two-year roll-over contract with the teachers' union. Lastly, the next meeting will be Monday... it's going to be a special meeting on Monday, December 29, 2025, at 6:30 p.m. to finalize discussions with the bond issue... around the bond issue. If you are available and you want updates with the bond issue moving forward, that might be a good meeting to attend. Thank you.

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

Mr. Clark – Mr. Carbone, the special meeting is back at the administrative building, is that correct?

Mr. Carbone – Yes.

Mr. Clark – Thank you.

Mr. Short – Thank you.

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

**SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Short:** We did have our year-end board meeting. Just some highlights for the year for the Southwest General Health System, which, as you know, is the health system that gets support from local communities—Strongsville being one of those. I think it's a great asset that we have in our backyard to service the health needs of our community. Just really quick, the 2025 organizational updates and goals are to continue to meet the core quality measurement goals of the organization and to receive the successful Centers for Medicare & Medicaid Services accreditation. The RN vacancy rate has decreased to 14%, and that is a goal for 2026: to continue to make that lower. Southwest General Health System has been recognized as an honoree on the Forbes, "Top Hospital" list for the commitment to excellence in patient care, safety, and outcomes. It also has been recognized, again, in 2025 as a top workplace in Northeast Ohio. The Southwest Health Foundation has exceeded its fundraising goals for the year, including a big gift from Dr. Rao and his wife, Jean, which ended in the celebration and the dedication for the new L.C. Rao Pavilion along with the L.C. and Jean Rao Center for Endoscopy. Southwest General Health System will continue to work on cybersecurity improvements and working to continue to enhance performance and proven initiatives. For 2026, as we know, healthcare still is a challenging industry both from the patient and the hospital level. The 2026 budget is looking to incorporate a lot of those performance efficiencies, reduce expenses, and continue to focus on patient care and quality to reduce losses at the system. With that, that concludes my report.

Mayor Perciak – One more please if you would. Since we acknowledged Dr. Rao, I think we should acknowledge Dr. Kedia for all of the wonderful things he has done. As you can see, Dr. Kedia was very much a part of the Kedia Tower, which was a part of the foundation this year. As you ride by Southwest General Health System, you have the Pandrangi Tower and the Kedia Tower. Dr. Kedia, he is a urologist stepped up in a big way to help the hospital in more than a seven figure way.

Mr. Short – Thank you, Mr. Mayor. Yes, I agree with that. Any questions or anything about Southwest General as it wraps up 2025? I look forward to 2026.

(No questions)

**FINANCE – Mr. Short:** We have two ordinances tonight. The first one is Ordinance No. 2025-145; this is the General Salary Ordinance for fiscal year 2026 for the City of Strongsville employees. The recommendation there is to suspend and adopt that this evening. Ordinance No. 2025-146; this is the ordinance to update the 2025 budget for final appropriations for the 2025 year. The biggest being a \$340,000.00 increase to the Health Insurance Reserve Fund. Since we are a self-insured city, this is to ensure we have the funds necessary to cover any year-end medical expenses. Then, there is a small accounting adjustment to zero out for grants received, so that we "bean counters" like to see that expenses meet revenue and they zero out. Any questions on those?

(No questions)

**COMMITTEE OF THE WHOLE - Mr. Short**

(No report)

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

**MAYOR PERCIAK:** Mr. President, thank you. I just want to express my sincere thank you to everyone who has made this past year a success – our residents, our business community, our Council, my administration, and to all the people in the community that stepped up in a very, very large way to make our Town Center project a huge success. Without their help, we could have never done it without all those donations. Our civic groups have just been outstanding...outstanding is the word. Even this past week, several of us were all at the scholarship dance, which again, The Chamber of Commerce sponsors for our high school students as they look forward to college. The Lighting-on-the-Square, The Homecoming, and all the other activities that the different organizations and the individuals in this community that have called and stepped up – thank you, thank you, thank you. We could not do it without you. There's just no two ways about it. Nor, would it be fiscally responsible to do it without you. I just want to mention that. Everyone up on Council, we really...any opportunity you have to thank all these major donors, especially for our park and for all the other...just even the Christmas displays - \$60,000.00. These are things that don't come from the city funds, so thank them. Lastly, Merry Christmas and a Happy New Year to one and all – God Bless. As my professors in school would always say, "Remember to keep Christ in Christmas."

Mr. Short – Thank you, Mr. Mayor.

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

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

Mr. Short – Thank you.

**AUDIENCE PARTICIPATION:**

John Douglas, 17000 Prospect Road, Strongsville, OH 44149: Good evening, Council and Mayor—Happy Holidays and Merry Christmas. My name is John Douglas, 17000 Prospect Road. I am the union president for the Strongsville Firefighters Local #282. I'm here to discuss just a couple of things. I know it's not a question and answer, but if you would like to shed some light, I would love to hear some light. Originally, I thought I was going to be speaking on Ordinance No. 2025-132, which would have been a third reading tonight for that, and I would assume a vote after a third reading. That dealt with the maximum number of ranks of AC (Assistant Chief) positions in the fire department. I know the Civil Service had a meeting where they were going to give a... where they talked about the AC promotional test, and today there was an email sent by Fire Chief Jack Draves that there is going to be a test given in February. I am assuming that there will be a promotion off that test. We are expecting one off that test come sometime in April or early May. I guess my rhetorical question—whether you want to answer it or not—is what happens to Ordinance No. 2025-132? Is it gone? Is it... because I heard it was in revision or review. I'm not sure what happens with that ordinance because nothing has been done to it. Is it coming back next year in 2026 to be looked at again?

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

Mr. Douglas (cont'd) - So, there are some issues that haven't been answered for me, or the firefighters that are here tonight or could not make it tonight. I guess that is one question that we have. The other one is that as long as we have been discussing this for the last month—whether or not we are top-heavy on the Fire Department or not—it's come to my knowledge that there is a dispatch supervisor that, as of February when dispatch goes over to CVD (Chagrin Valley Dispatch), is transferring over to the fire department to become a secretary. I'm not sure if you guys are aware of that, but apparently that is occurring—that is what Fire Chief Jack Draves told me. I guess my biggest question is: Is the fire department top-heavy? I have heard that from I don't know how many people. The fire department is not top-heavy. We are all looking at it the wrong way. The city has grown dramatically over the last three decades. The staff, or the administration of the fire department, has grown along with it the way it should be. We are not top-heavy. What the fire department is, is bottom-light. The firefighters have not grown in 30 years. We have the same minimum staffing as we did 30 years ago, and we are doing 300% more work than we did 30 years ago. That is what has not grown. Going forward, I know we are currently—as you can see there are trucks and there are land movers over there on the property of Royalton Road where Strongsville Fire Station #5 is being built. What I haven't seen is any ordinance for new hires to increase the firefighters that we have. I don't know... we cannot man this...

Mayor Perciak – It's coming. Hold on, hold on, it's coming. You'll get it.

Mr. Douglas – Okay, well, we cannot man our station with our current staffing levels.

Mayor Perciak – We are not going to build it and not man it. Let's be clear on that.

Mr. Douglas – Well, thank you. I just... we haven't seen a new ordinance for new hires, so that is why I am asking. I'm hoping that ordinance will come soon because we are still down a firefighter today. We have been down a firefighter since July that we have not rehired. We have an eligible list, and I don't know why we are not using it. I know the list expires January 10th, and I am assuming we are going to this new application process. I wanted to speak on that before my five minutes is up. It's been a long-standing tradition in Civil Service to do an entrance examination to make sure we have qualified candidates to become a firefighter. Same thing with the police department: an entrance examination to make sure that they are intelligent enough, physically fit enough, and have all the proper qualifications to serve the City of Strongsville residents on the fire department. My understanding is that we are no longer going to be having an entrance examination, according to Civil Service. I don't know how we are going to rank these individuals. It's going to be an application process only, and I don't know what the qualifications are. If they are any less than what is required to be a firefighter/paramedic today, the firefighters that are working out there now will be opposed to any application process that decreases the qualifications to become a firefighter here in the City of Strongsville—whether it is an intellectual qualification, educational qualifications, or physical fitness qualifications. If they can't meet the current qualifications that we have set forth right now, then—given what all these firefighters did to become a firefighter for this great city—we will oppose anything that is decreased as far as qualifications - that is for sure. We will fight that. I don't know what that is going to look like. I don't know if you guys are even aware of that. Maybe you guys should strike up Civil Service and have a conversation with them and find out what is going on for the new hires coming in 2026.

Ms. Pientka – Five minutes, Mr. President.

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

Mr. Douglas (cont'd) - I'm still asking why we are still down a firefighter, now, when we have an eligible list to hire off of? Thank you.

Mr. Short – Thank you, Mr. Douglas.

Christa Heckman, 20788 North Greystone Drive, Strongsville, OH 44149: Hi, I am Christa Heckman, and I am at 20788 North Greystone Drive. I was grateful for the opportunity to speak at your last meeting about Ordinance No. 2025-128. That is the proposed rezoning of parcels at Rockglen Drive and Pearl Road to accommodate a potential Meijer store. I know the hearing on this matter is obviously not scheduled for tonight, but I did want to take a moment to raise an important issue that I think needs a lot more consideration before a decision is made, and that is traffic and thoughtful city planning. You may be familiar with the Strongsville Facebook groups. We have Strongsville Moms Discuss It; we have Strongsville Residents Discuss It, rather. Collectively, those reach around 40,000 people. Now, I am not suggesting that anyone should make any public policy based on Facebook, but I think that those groups do give a good barometer as to what citizens are thinking. I want to let you know here tonight that there is a perception within this community that we, as a city, have a lack of forward thinking. I'm not saying it's true and I am not saying it's not. I am saying that the perception exists there, and it exists well within all of those comments. As a city, we are incredibly business-friendly. That's a good thing; however, there is a concern that the friendliness is leading to unchecked growth with little regard for how that development affects the residents who live here. Some of the sentiment within the community is that business interests often get the green light without enough real, and thoughtful analysis of how it affects the lives of our citizens from day to day. Take, for example, the ongoing traffic issues between Strongsville and Brunswick on Howe Road, on Pearl Road, on Royalton Road, and so on. We've had fatal accidents due to our lack of sidewalks. We have had all of these issues, but thankfully a plan is getting put into place now, and I am very grateful for that. It has taken years in some cases, and sometimes decades, to be able to get to that point—residents are frustrated with that. What I want to ask tonight is this: What sort of city do you want to live in? What sort of city do we all want to live in? Do we want to be in a place where businesses can come in and do whatever they want because it is good for the economy? Or do we want to live in a city where we have people who want to be here, people who want to remain here for generations, and smart, thoughtful business growth that makes this a great place to live? Now, I think that most of us would want the latter of those two things, and respectfully, I ask you tonight to vote no on the proposed rezoning of the property at Rockglen Drive and Pearl Road to support that ideal. It's already zoned as Commercial Public Facility, and I live a block away... less than a block away from The Avenue, which is a public facility. That has been a decent neighbor. That is a reasonable business to be on that parcel of land. We are talking about the parcel across from that. A public facility would also be a reasonable business for that parcel of land, which is why it is zoned that right now. It would be keeping in line with the thoughtful city planning that we need. However, instead of that thoughtful plan, this Council is now being asked to consider a rezoning request by Encompass Health—a multi-billion dollar company out of Alabama. What do they care about Strongsville? This corporation is asking to change the zoning because the property no longer fits into their business plan. Once they sell the land, they will move on, wash their hands of it, and the residents are left for the fallout—whatever that may be. This rezoning has requested to pave the way for a Meijer grocery store—something we really don't need.

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

Ms. Heckman (cont'd) - We don't need another grocery store because we have a Giant Eagle, we have a Heinen's, we have a Marc's, we have an Aldi's, we have a Rego's, we have a Target, we have a Walmart, we have an upcoming Bargain Grocery Outlet, and we have two Meijer grocery stores already within less than ten miles. One is less than three miles from the proposed location. Now, I agree of economic benefit; absolutely. We heard a great report from Councilman Clark. Economic growth is great for the city—that's a good thing. It can't go unchecked. Especially if we don't have the necessary infrastructure upgrades to be able to handle that additional traffic and demand in the area. We have already seen how traffic congestion is a significant issue in Strongsville. If we add another large business right there to that area without addressing these concerns, the problems are just exacerbated. The problems we have been talking about for decades are just worse than they already have been, with no resolution in sight. On Stony Hill Road the other day, I got stuck going up Stony Hill Road because it was icy. Imagine that as a bigger business moves in, suddenly there is a stop light there, suddenly there is an intersection there, and suddenly it becomes a high-traffic area and a high-accident area. When that happens, Encompass Health won't be around to deal with it. Meijer won't care—that's not part of their business. They don't have a vested interest here in Strongsville other than their bottom line.

Ms. Pientka – Five minutes.

Ms. Heckman – Who is left with it is Strongsville. I urge you to think about the long-term impact of this decision. Show us...I know that you prioritize the residents. Show us please, that you are prioritizing the residents with a no vote on this rezoning issue. Thank you.

(Applause)

Mr. Short – Thank you.

Sue Mahyer, 21274 Castlewood Drive, Strongsville, OH 44149: Thank you, Mayor Perciak and members of Council. My name is Sue Mahyer, I live at 21274 Castlewood Drive in Strongsville. I have been a Strongsville resident for decades. We won't go into how many. I appreciate the time to be here, and I want to say Happy Holidays to everyone. I want to start off by saying how excited the members of the women's league are about a new initiative to incorporate an off leash dog park into our community for multiple reasons. The first of which, of course, is for the enjoyment of our canine population. Even as importantly to that would be the social aspect to the members of our community who...if you have been to a dog park you know that it is a meeting place of citizens. So much so that there have been tech chains developed around off leash dog parks in other communities, and I have experienced some of those. I want to thank the city for setting aside the acreage we need to do this. I wanted to give you an idea of where we are going from here. You're going to see in the handout, a PowerPoint presentation we did to the city. I wanted you to know that this is a project that has been going on for years with the Strongsville Women's League. We did present it originally to some individual owners. Then, we presented to the Metro Parks who is in no way interested in having a dog park in any portion of their land. I do not want to set a precedence, so there, we went to the city who graciously listened to our plea. Again, thank you. What we would like to do from here is to approach the fundraising aspect of this endeavor. We know that's a huge commitment. We've already begun; in fact, we've already received an anonymous donation from a private individual. Last weekend, we held a Christmas Shoot for "Dogs with Santa" to be held in Middleburg Heights. We were very successful with that. In fact, this gentleman right here was our Santa Claus. Isn't he perfect? Thank you for that.

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

Ms. Mahyer (Cont'd) - We made a considerable amount of money there. What we also got was some feedback on the enthusiasm of all the people who came there to find out about this off leash experience for their dog. We've also been able to acquire some new members for the Strongsville Women's League through that process. That shows you some of the social aspects that will be benefited in addition to the dogs. In going forward, we understand this is a major financial commitment and we are dedicated to whatever we will take to help gather enough funds to create this wonderful opportunity for our community. I thank you very much for your time, I thank you for the dog park, and I thank you for everything.

***\*Ms. Mahyer distributed correspondence to Council. A copy of this is attached to the back of these minutes. \****

(Applause)

Mr. Short – Thank you, and thank you for that endeavor.

Ms. Pientka – Yes, just to note for the record, Ms. Marla Benavides and Ms. Mary Kay Wagner are also here from the Women's League, but don't want to speak. They just want to give their support with what Ms. Mahyer said.

Mr. Short – Alright, thank you.

Maggie Cozza, 9812 Hazlewood Ave., Strongsville, OH 44149: I am Maggie Cozza, 9812 Hazlewood Ave. Good evening, and Happy Holidays. Also, happy 2<sup>nd</sup> night of Hannukah for those who celebrate. I want to talk to you guys about the sidewalks. In the last meeting, it was mentioned, and a couple of things were brought up, especially with traffic and all that. What I want to ask is...well, what I want you guys to look into is that there are a lot of kids that ride their bikes to school. My son is one of them, and he is at the middle school. Some of you know where I live. I live all the way by where Albert Einstein is – that is Prospect Road and Albion Road. He rides his bike every morning to the middle school – he is 14 years old. Yes, he is wearing shorts in 10 degree weather. I do tell him he shouldn't do that, but he doesn't listen to me – whatever. He says he is fine. If you see a kid in a Christmas sweatshirt and shorts, I promise you I am telling him he needs to wear pants. It's important that when you are looking at...planning for stuff, a couple of things here. There are a lot of people that don't know about what a business district is versus what sidewalks they are allowed to ride on. I would rather that my 14 year-old ride on the sidewalk and not in the road. You have too many distracted drivers here. I see it just in driving in a vehicle the amount of people that blow stop signs, or people who that are looking into their phones. My son was already hit by a car this summer. We had the best/worst case scenario - everything was fine. With you guys moving your dispatch center, all these other worries start to come into play here because he is always out and about. He is not the only kid – they are all out and about. When you are looking at things, the first thing I think you should look at are the sidewalks. On your main roads is always where you should start; particularly, around your school buildings like the middle school and the high school. We also know that kids at Surrarer Elementary are riding their bikes as well now; especially, since they cut bus routes. More people are trying to use that mode of transportation, which I think is great. I came here to advocate to please make this your priority project.

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

Ms. Cozza (cont'd) - I know that you have a lot of other things going on, but this would also help in a lot of the traffic stuff that you have here, if people knew that they could safely utilize other modes of transportation and didn't have to use the actual physical road where people aren't abiding by the rules of the road. That's all I have to say. Thank you so much for all that you do.

Mr. Short – Thank you.

(Applause)

Stephen and Jennifer McJunkins, 23802 South Greystone Drive, Strongsville, OH 44149: My name is Stephen McJunkins. I am here with my wife Jennifer. Good evening, Mayor and City Council.

Mr. Short – Address please before you start.

Mr. McJunkins – I'm sorry, 23802 South Greystone. We are newer residents to the City of Strongsville. We are here tonight as residents of the Fieldstone Preserve, as well as we are real estate agents at Howard Hanna here in Strongsville, to speak about the opposition to oppose Ordinance No. 2025-128 – Public Facilities (PF) to General Business (GB) – the Meijer Grocery Store at Pearl Road and Rockglen Drive. A common statement we heard is, "This is progress." Progress occurs when a plan improves life for the community and nearby residents. This is not being...we are not against the development or progress, it's about protecting safety, character and the long-term health of the community. First and foremost, safety must be our priority. The proposed location site (would be) directly on top of a residential street where children play, ride their bikes, get on or off the school bus, families walk pets, and more. Adding a high-volume commercial site would introduce risks, increase delivery trucks, heavy traffic flow, and more congestion on a road that was never designed for that level of activity. Additionally, the National Retail Report show 8-10 large retailers have been seen...have caused increased theft and violence in recent years. More visitors and more traffic often means higher crime statistics in surrounding areas. The perception alone makes families feel unsafe. Rockglen Drive is currently frequented by residents of our community. Having a Meijer's main entrance at Rockglen Drive will cause multiple cars to turn on or off waiting for exits to park in the parking lot at any given time. This would pose for consumers to use our neighborhood roads to take an alternative route to get to their destination. Given a Meijer's business hours alone – 6:00 a.m. to midnight, Fieldstone Preserve would be exposed to constant traffic from consumers, and not to mention delivery hours, which typically happen overnight. Secondly, traffic...a Meijer Grocery Store plus pharmacy is not a small cornered market. It brings hundreds of cars daily plus semi-trucks for delivery. The infrastructure strain is real. Intersections not designed for this volume become dangerous chokepoints. Rockglen Drive and our surrounding streets - The Woods, and Waterford Crossing community are not equipped to handle this surge of traffic. Our quiet neighborhoods would quietly become traffic corridors with noise, pollution, and gridlock replacing the peace we all value. This is just not inconvenience, it erodes the livability of our community. Beyond traffic and safety, we must consider our seniors. Directly across from the proposed site are Stony Point Senior living apartments, and The Avenue – a rehabilitation facility. These residents are amongst the most valuable in our community. Heavy traffic, constant truck deliveries, and noise pollution would not only make daily life more stressful, but will directly impact their health, recovery, and peace of mind. It should be Strongsville City Council, as well as our residents' moral responsibility to protect their quality of life. Seniors deserve quiet and safe surroundings, and not the disruption of the big box retailer at their door step.

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

Mr. McJunkins (cont'd) - Approving this project would be turning our backs on those who built the community, and now are relying on us to protect...and not relying on us to protect the quality of life. Finally, the long-term impact on property values. Families choose to buy homes here because of the neighborhood's character - it's a safe, quiet, and residential. That's exactly why me and my wife decided to move to Strongsville instead of Aurora, or the other places we were looking to buy. A large commercial development at the entrance of our street changes the perception. Future buyers may hesitate worrying about traffic, noise, and safety. This hesitation translates directly into reduced demand and declining property values hurting every homeowner in the community. Many of our homes in this neighborhood are valued at close to \$1,000,000.00. Buyers at this level, they are not simply purchasing a house, they are purchasing and investing in a lifestyle of peace, safety, and residential character. Introducing a high-traffic commercial development at our street's entrance undermines the expectations and risks eroding the very quality that makes this community desirable.

Ms. Pientka – Five minutes.

Mr. McJunkins – We are opposed to this to sacrifice safety, livability, and future (unintelligible). Please reject this proposal and work with us to find a development that enhances rather than undermines our community. Thank you.

(Applause)

Mr. Short – Thank you.

Sydney Merz, 23017 South Greystone Drive, Strongsville, OH 44149: Good evening, Council and Mayor. My name is Sydney Merz, 23017 South Greystone Drive. Kudos to you because you are the first person in Ohio who has pronounced my last name correctly since moving here. I stand here, actually, humbled. I have lived and worked in other countries on behalf of the United States. I take honor and pride that we get an opportunity to participate in our local government like this. A lot of my colleagues across the world, do not have that opportunity, so I take a lot of pride here. I also stand here as one of your rookie Strongsville residents moving here less than a decade ago, but very active in the CERT (Community Emergency Response Team) community as well as the Strongsville Special Olympics, having replaced Dana Martin, at one point, in coaching three different sports. I'm here, and you can tell by the address, to ask you to kindly oppose the rezoning of Ordinance No. 2025-128 – the Meijer development on Pearl Road and Rockglen Drive. After reviewing some of the Codified Ordinances and submitting the site plan, it's clear this proposal does not meet several mandatory zoning, safety, and planning requirements that exist to protect our community that we have access to look at. Here are some examples: Section 1240.02 of the Zoning Code states that, "Regulations intended to promote and protect public health, safety, convenience, comfort, prosperity, and the general welfare of the city." I cannot see how this project meets that standard. It places a high-intensity commercial use facility directly adjacent to senior living, medical facilities, and established neighborhoods. That proximity contradicts the very purpose of zoning, which is to protect existing land uses rather than overwhelming them. The Code further requires the city to protect the character value of residential/institutional areas to ensure orderly beneficial development, as Councilman Clark has stated tonight, and to guide growth in accordance with the comprehensive master plan. A 75,000 square foot big box store is not compatible with the low-intensity corridor south of Drake Road. This area is currently defined by small offices, medical buildings, neighborhoods, and retail serving those neighborhoods.

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

Ms. Merz – (cont'd) - Introducing a large-scale commercial building and expanding parking lot would create a zoning anomaly that does not exist anywhere else, I believe, in Strongsville. Based on what I have known in my time here, and driving around town, it appears to be the only box store development that would be placed directly in front of a residence...in front of the residents' neighborhood with an access road to that box store in our neighborhood. Section 1240.04 makes it clear that, "Zoning requirements are the minimum standards for public health, and safety." When a proposal fails to meet those minimums, it should not be approved – this one does. The site also fails to comply with required parking standards under Section 1270.05, "Food stores must provide five parking spacing per 1,000 square feet." A store of this size requires 375 spaces, yet this submitted plan shows significantly fewer. That alone confirms the parcel cannot physically support a store of that scale. Of course, my colleagues have talked about traffic and access concerns, and we see those as equally troubling. The Code requires zoning decisions to cause the least interference with traffic movement. Traffic is a concern, here, I have noticed in the time I have been here. We see this to continue that concern. This project would introduce substantial congestion in an area already constrained serving several senior care facilities, medical offices, and residential traffic. Reduced emergency access is not a theoretical concern, it's a real immeasurable risk. Finally, the rezoning would undermine Strongsville's responsibility to maintain the harmonious land use its had. Placing a big box store next to Fieldstone, The Woods of Strongsville, or Waterford directly conflicts with the long-standing development framework that Zoning Code is designed to protect. For these reasons, the proposal fails to meet the city's minimal obligation to safety, compatibility, parking, sound land use, and planning. I would like to add that redundancy does not equal innovation, and redundancy does not equal growth. I respectfully ask you to cancel...to oppose the rezoning and site plan approval for this project. I appreciate you. I appreciate your time and your service - this is not easy work – and your thoughtful consideration of this matter. Happy Holidays to everyone, and for all the holidays that you celebrate.

(Applause)

Mr. Short – Thank you.

Bonnie Thoennes, 9407 Brushwood Lane, Strongsville, OH 44136: Good evening, Mr. Mayor and Council. My name is Bonnie Thoennes; I live at 9407 Brushwood Lane. I came here to share a little bit of my concerns about the future bond levy. The reason I'm here is because two of the Council members are sitting on the Building Facility Committee. I can make a comment here, but I can't make it in that meeting. I would like to raise my concerns about it. Before I get to it, I am a long-term resident in Strongsville. I have lived here for 36 years—forty-five years in this country. Prior to that, I lived in North Royalton. All of my years of working, I worked for, most of the time, for the banks, mortgage companies, and worked as a business analyst - I kind of like numbers. I got interested... when I retired, I got interested a little bit in school financing. Not a little bit - actually, I'm obsessed, probably, with that—I have enough time. Here is my concern: first, it's about the preschool. The current preschool is... Strongsville schools purchased the preschool for \$900,000.00, renovated it, and invested over \$2,000,000.00 in that property. That property has 13,300 square feet. Right now, there are two classes in Chapman Elementary because there are not enough classrooms on that property. The decision was made and proposed to make a preschool in Muraski Elementary. The thing is that I did not question that proposal until now. At the November 20th meeting, it was supposed to be for the preschool and also for the administration building.

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

Ms. Thoennes (cont'd) - They decided not to go and build the administration building on their property, but decided to go on Zellers because they don't want to have another school...I mean another property to be sold. I understand that, so that was a good decision. The thing is that...it was said that the total renovation for the administration and the preschool would be \$12,000,000.00. Nobody really new what would be for the preschool, or what would be for the administration. On the 20<sup>th</sup> (November), they said that...on the Board of Education meeting, it was said that it is \$6,000,000.00 for the administration building for a brand new building; and then, \$12,000,000.00...over \$12,000,000.00 is for the preschool. Now, Muraski is a brand new addition, which was built in 2005/2006, and it was opened in 2006. It has twice as much room...classrooms and other rooms as the preschool. The thing was that I decided to go back and see what would really cost that \$12,000,00.00 for the renovations when there is already over 23,000 square feet; which is 6 large classrooms, which reflects almost 900 square feet. Then, you have two multi-purpose rooms, and you have a big gym. I went and I checked it (to see) what the original planning was in 2023. I was really surprised that I even listened to their meeting and I never I got it. Here it is: The idea that was by GPD; and of course, the facility everybody agreed to it, and I don't know why. The idea would be that we would keep this portion, meaning that new addition of the building, and do some renovations of those classrooms. This might be...that we will repurpose for central administration and board functions. The plan, which is strange, you would have a building that you have classrooms (in), and you are going to renovate to make (an) administration (building). My understanding was that, that would be a preschool, and then the new building would be built right next to it where it would be, maybe, connected with some kind of breezeway. Then, if the extra gym or something could be used for big meetings, it would be used; but that's not the case. What it says is that we would then take the rest of the building and demo it, meaning the old one, and then (unintelligible). That means they would build a new preschool instead of a new administration building; and then renovate the building that's already a school. I do not understand. I do agree with building the administration building on Zellers – I do agree with that. It's a great idea because then it is a separate building, and they don't have to sell the property. Then you have another one – Muraski Elementary. The problem is with the renovations; it's over \$12,000,00.00. If you take that, that school can already house...

Ms. Pientka – Five minutes.

Ms. Thoennes - Wow, I'll have to come again.

Mr. Short – We will be here.

Ms. Thoennes – I would like...I will come back.

(Unintelligible background conversation)

Mr. Short – I'm sorry, we can't have you address us off the record. It has to be on the record.

Shannon Murphy, 23164 South Greystone Drive, Strongsville, OH 44149: Hello everyone, my name is Shannon Murphy, I live at 23164 South Greystone Drive. Good evening, Mayor, Councilmembers, and my fellow residents. I'm here to ask you to vote against rezoning the property at 19156 Pearl Road. This request is much more than one retailer. Rezoning these parcels would set a long-lasting precedence for how Strongsville manages land use along one of its most important corridors on Pearl Road. One the zoning is changed, that decision stays with the land and not with the applicant. It will shape what can be built here for decades.

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

Ms. Murphy (cont'd) - First, I want to emphasize that rezoning should serve the city's long-term plan, and not just accommodate a single project. Pearl Road is already one of Strongsville's most heavily traveled corridors. Changing the zoning opens the door for not just this project, but to any future high-intensity retail that meets the new zoning. Once this door is open, the city cannot easily close it again. Secondly, rezoning this site creates significant traffic and infrastructure concerns that Pearl Road already experiences. There is heavy congestion during peak hours. Rezoning to allow higher intensity retail increases traffic well beyond what the current zoning was designed to handle. Over time, this means pressure for road widening, signal changes and additions, and additional public safety resources being used. Those impacts don't disappear if the current project changes, they just become baked into the zoning itself. There is a huge financial imbalance tied to the rezoning for large big box retail. Even if the big box retail generates high sales volume, Strongsville does not receive sales tax from those purchases. The city's revenue comes from the property tax and municipal income tax. Both which will be modest for retail use. Rezoning increases city service demands without proportionately increasing the city revenue. This is not financially responsible as a trade off for Strongsville. Large formal rezoning encourages single use development with large parking lots, minimal adaptability, and no green space for our city. If the retail trends shift, as they already are, the city could be left with another vacant structure that is costly to redevelop. This would limit the ability to pivot towards residential office, or medical spaces that could better support the tax base and community goals of Strongsville. Strongsville should preserve its ability to guide what comes next and not give the control away prematurely to one project. This decision is not about whether a particular company is good or bad, or even good or bad for our city. It's whether the rezoning of this property is consistent with the city's planning principles, protecting taxpayers property value, and preserve long-term flexibility and growth. I respectfully urge the Council to deny the rezoning request, and instead focus on proposals that fit the city's vision and with responsible development. Thank you.

(Applause)

Mr. Short – Thank you.

Sri Aluri, 18904 Ledgestone Drive, Strongsville, OH 44149: Good evening members of the Council, and Mayor. My name is Sri Aluri, and I reside at 18904 Ledgestone Drive. I'm speaking today to express my strong opposition to Ordinance No. 2025-128. I think today you guys probably even listened to my fellow residents speak to that, and it's the same theme – the rezoning of the property. I urge the Council to consider following these key reasons: Market saturation can harm the local businesses. Strongsville already has a high-density of grocery stores - that includes Target, Walmart, Giant Eagle, Heinen's, Aldi's, and Marc's. Given the existing competition, a new big box store like Meijer is unlikely to draw significant sales tax revenue to the city. Instead, it would likely just shift where current Strongsville residents spend their existing grocery budget making it harder for our local supermarkets to thrive. Focusing on an out-of-state corporate big box interest often harms local independent retailers who cannot compete with high-volume/low-margin business models. Studies have shown that for every supermarket that opens, multiple neighborhood markets nearby may close leading to vacant storefronts and potential plight in the other areas of the city. General increase in retail area crime: Local experts and reports note that the communities with the large retail centers like Strongsville, and Beechwood have more opportunities for property crime, like theft, than suburbs with fewer commercial stores. The additional high-volume Meijer store, with the large parking lot, increases these opportunities. Also, there is something to consider - the quality of life and neighborhood impact.

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

Ms. Aluri - Noise and light pollutions: Residents living nearby worry about lighting from a potential big car parking lot, noises from the tractor trailer deliveries, and trash composters operating throughout the night. One thing I want to go with that model is that the Fieldstone Reserve entrance is being shared for this big box store as well; which is already very much single threaded. That's not helping with the current problems. The proximity to homes: The proposed development would be less than 100 feet from some residents significantly impacting the quality of life for adjacent property owners. Traffic concerns: The additional high-traffic business is expected to significantly increase traffic on an already busy section of Pearl Road. Loss of property values: Residents fear a drop in the value of their homes due to the proximity of a large commercial development. I picked up some of my fellow residents that have echoed...if you look at the big box stores and how they are situated within Strongsville, I believe, so far, we have not seen anything that just sits right in front of residential. That is something to be considered. With that, I ask City Council to consider the long-term impact on our traffic safety, the vitality of our local businesses, and the residential quality of our neighbors. Please stand with the residents and oppose, and vote no. Thank you for the opportunity to speak. Happy Holidays.

(Applause)

Mr. Short – Thank you.

Prasanna Adavi, 18816 Ledgestone Drive, Strongsville, OH 44149: My name is Prasanna Adavi, I stay at 18816 Ledgestone Drive in Strongsville. Good evening, everyone. Thank you for the opportunity - I was here last time. I am here to oppose Ordinance No. 2025-128 – the rezoning of the zoning onto Pearl Road. I'm here today to talk, as I was thinking over the last two weeks as to why this is of a real concern to us. Yes, there was discussion. A lot of my fellow residents have made all those points, and I am not going to repeat that. There is one specific thing that really, really bothers me, and is really concerning to me. I'm the father of a 14-year old and an 11-year old. One of the most joyous times for me in the year are the summers where all the kids are outside playing and riding bikes. There's a small twist to that. The Fieldstone Preserve community doesn't have a common play area, so most of the paying and riding bikes actually happens within the community streets. Already, as it is today, with all of the things happening in and around the developments in Strongsville where the safety and health of teenagers have been a concern. We are already slapping Apple Watches, and Air Tags...I'm sure everybody in here if I ask them to raise a hand, every single kid has an Apple Watch, or some kind of tracker on them because they are already concerned about their safety. What really concerns me with this rezoning is the impact of having a high-intensity big box store so close to the residential area. It directly impacts the safety of my kids and everyone else's kids. Again, I thought specifically with Fieldstone Preserve, a lot of our kids are right in that zone – the teenage and younger (zone). This is really concerning. Just like I did last time, I went ahead and pulled up some data, and some real examples of what has happened in other places who have done similar things like that. I specifically focused on Meijer, but this can...like somebody else was talking, this can be extrapolated to any high-intensity big box business. In Columbus, between 2019 and 2023, there was a Meijer Grocery Store that was set up on Stringtown Road and Hillard Rome Road. Within the first couple of years, there was a huge increase in the number of police reports. There were retail thefts, robberies, and disturbances many occurring in the parking lot mostly in the evening hours and late night. The response from the police at that time was to increase patrols and added private security.

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

Mr. Adavi (cont'd) - In the Cleveland area suburbs including Streetsboro Street on State Route 14 and State Route 81 near Detroit Road between 2020 and 2024, there is documented evidence that Meijer locations generated weekly police calls with theft related confrontations and parking lot incidents. Again, similar solutions where store management increased private security, and more patrols provided. In Toledo, between 2018 and 2022, police did a local reporting showing incidents again between the Meijer Grocery Store parking lots on Central Avenue and Alexis Road. Again, concentrated on robberies, retail confrontations, all kinds of things... people hanging out in the parking lots in the evening, that kind of stuff. The challenge here is that we could say, yes, we will put more security and we will do all this stuff. In each of these cases as history proves, the response was more reactive. It was not proactive. I don't think there is enough measures and enough manpower out there to stop this. I sincerely request all the Councilmen to vote against this ordinance only because this is a direct threat to the safety of our kids. I hope you take this into consideration. Thank you for the opportunity.

(Applause)

Mr. Short – Thank you.

Steven Blair, 24189 South Greystone Drive, Strongsville, OH 44149: Thank you, Mayor and thank you Council gravitas. My name is Steven Blair at 24189 South Greystone Drive. I just wanted to emphasize a couple of points from my fellow residents. I am not sure if you have been on Rockglen Drive in our neighborhood, but it is actually very close to the assisted living community there. I can easily see in the windows of those residents if they have the windows open from that driveway. There would be significant light pollution as well as noise pollution from that. The light pollution from the grocery store and the noise pollution from trucks, and traffic going there. I just wanted to just emphasize that on how close the distance is from the road to their windows as they are in their elder age trying to get some restful sleep, they would have trucks and light pollution that would disrupt their sleep. As you know, sleep is one of the most important things for your health and quality of life. Also, they discussed the traffic impact. Coming down from...when you are coming northbound on Pearl Road, but you are coming down the hill, there is a very limited area where you can turn left into our community. I think it could only handle, really, like maybe, two or three cars if you are looking at the actual markings on the road of where you could turn left. That would create a very large traffic jam for cars turning left into the proposed grocery store. Especially, if there is, as they mentioned, snow or ice on that hill. There is also limited visibility as well on that hill coming down, especially, at night time. If there is a light there, it would create issues with cars coming down. We know that the speed limit is 35 mph, but we all know everybody goes typically 45 mph on that road. So, if you have vehicles coming down that hill at a high rate of speed, and then they can't see vehicles stopped until they come around the slight corner of the hill, if you combine that with weather or people on their phones, it's just a major safety concern. Even if there is a light or not a light, either way I think it's a major safety concern. Thank you so much for your time.

Mr. Short – Is there anyone else that would like to address Council tonight?

(No comments)

**ORDINANCES AND RESOLUTIONS:**

**Ordinance No. 2025-140** by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTION 1252.17 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING FENCES IN RESIDENTIAL DISTRICTS, AND DECLARING AN EMERGENCY.

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

**Ordinance No. 2025-141** by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE PURCHASE OF FOUR (4) 2026 JEEP COMPASS VEHICLES FOR USE BY THE BUILDING DEPARTMENT, WITHOUT PUBLIC BIDDING, 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. 2025-141 ADOPTED.**

**Ordinance No. 2025-142** by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A THREE-YEAR PREVENTATIVE MAINTENANCE AND SERVICE AGREEMENT WITH STRYKER CORPORATION FOR THE SUPPORT AND SERVICING OF CERTAIN FIRE DEPARTMENT LIFE-SAVING EMERGENCY TRANSPORT EQUIPMENT, WITHOUT PUBLIC BIDDING, 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. 2025-142 ADOPTED.**

**Resolution No. 2025-143** by Mayor Perciak and All Members of Council. A RESOLUTION ACCEPTING A DONATION OF \$1,000.00 FROM SWAGELOK COMPANY TO THE CITY OF STRONGSVILLE TO BE USED FOR FIRE PREVENTION EDUCATION AND TRAINING FOR THE FIRE DEPARTMENT.

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. 2025-143 ADOPTED.**

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

**Ordinance No. 2025-144** by Mayor Perciak and All Members of Council. AN ORDINANCE ENACTING NEW CHAPTER 878 "FIBER OPTIC INSTALLERS" OF TITLE TWO OF PART EIGHT-BUSINESS REGULATION AND TAXATION CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

**Ordinance No. 2025-145** by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE GENERAL SALARY ORDINANCE TO AMEND ARTICLE 5, POSITION PLAN WITH REGARD TO SECTION 5-187 CONCERNING SERVICE DEPARTMENT SUPERVISORS; TO AMEND SECTIONS 6-003, 9-002, 9-003, 9-004, 9-007, 9-008, 9-009, 9-010 AND 9-011, IN ORDER TO ADJUST CERTAIN PROVISIONS CONCERNING SALARY AND HOURLY PAY RANGE SCHEDULES AND TO FIX THE COMPENSATION OF CERTAIN SALARIED AND HOURLY EMPLOYEES; REPEALING ALL OTHER ORDINANCES IN CONFLICT HEREWITH; 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. 2025-145 ADOPTED.**

**Ordinance No. 2025-146** 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. 2025-139.

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. 2025-146 ADOPTED.**

**COMMUNICATIONS, PETITIONS AND CLAIMS:**

(None)

**MISCELLANEOUS BUSINESS:**

I just want to say that this is our colleague Brian Spring's last meeting as Councilman-at-Large. He has served us well in his two years on this Council. We have enjoyed your friendship, your work ethic, and your commitment to the city. I know your heart is in Strongsville. Although you may not be up here, you will still be working hard for the city—especially for the kids on the football field as you continue to focus on your coaching career and the great things you have done at the middle school and, hopefully next, at the high school. Thank you, Brian; it has been an honor to serve with you.

**MISCELLANEOUS BUSINESS (cont'd):**

Mr. Short (cont'd) - I know we will still be friends, and I enjoyed getting to know you. Thank you for your service to the city and to this community for now, what you've done in the past, and I know what you will do in the future. Thank you, sir.

Mr. Spring – It has been my pleasure. I thank all of you for all your leadership, and everything that you guys have done for me. Thank you.

(Applause)

**ADJOURNMENT:**

There being no further business to come before this Council, President Short adjourned the meeting at 8:34 p.m.

  
\_\_\_\_\_  
Marialena Beach  
Council Secretary

01-05-26  
Date

# STRONGSVILLE "OFF LEASH" DOG PARK

A proposed partnership between The City of Strongsville  
and the Strongsville Women's League



# Mission Statement of the City of Strongsville



Since established in 1818, Strongsville developed the mission statement to protect the lives and property of our fellow citizens, and enhance the quality of life by identifying and solving community problems, preventing crime, and extinguishing fear.

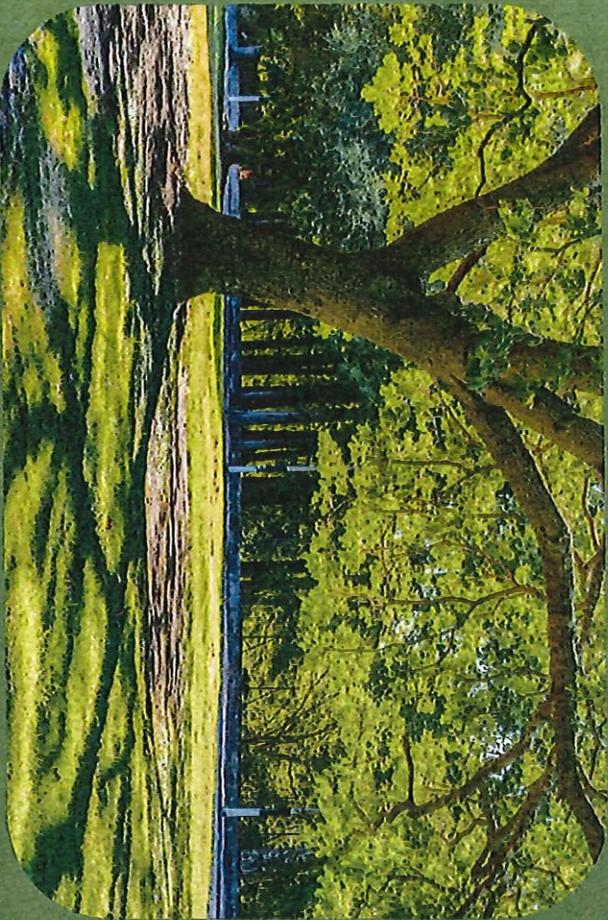
# Strongsville Women's League Mission Statement



Strongsville Women's League is a vital group of diverse women dedicated to volunteer services, leadership, fundraising, and friendship. Our mission is to undertake projects and provide funding for services that enrich our community and enhance the quality of life for residents of all ages. Our purpose is to promote civic interests by contributing our best in leadership and service.

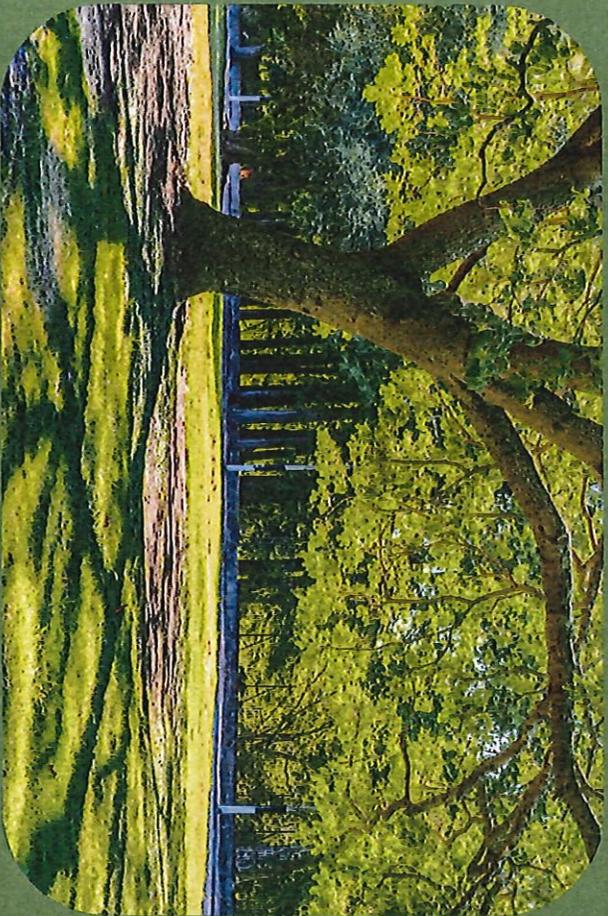
How the Strongsville Women's League mission statement supports that of the city.....





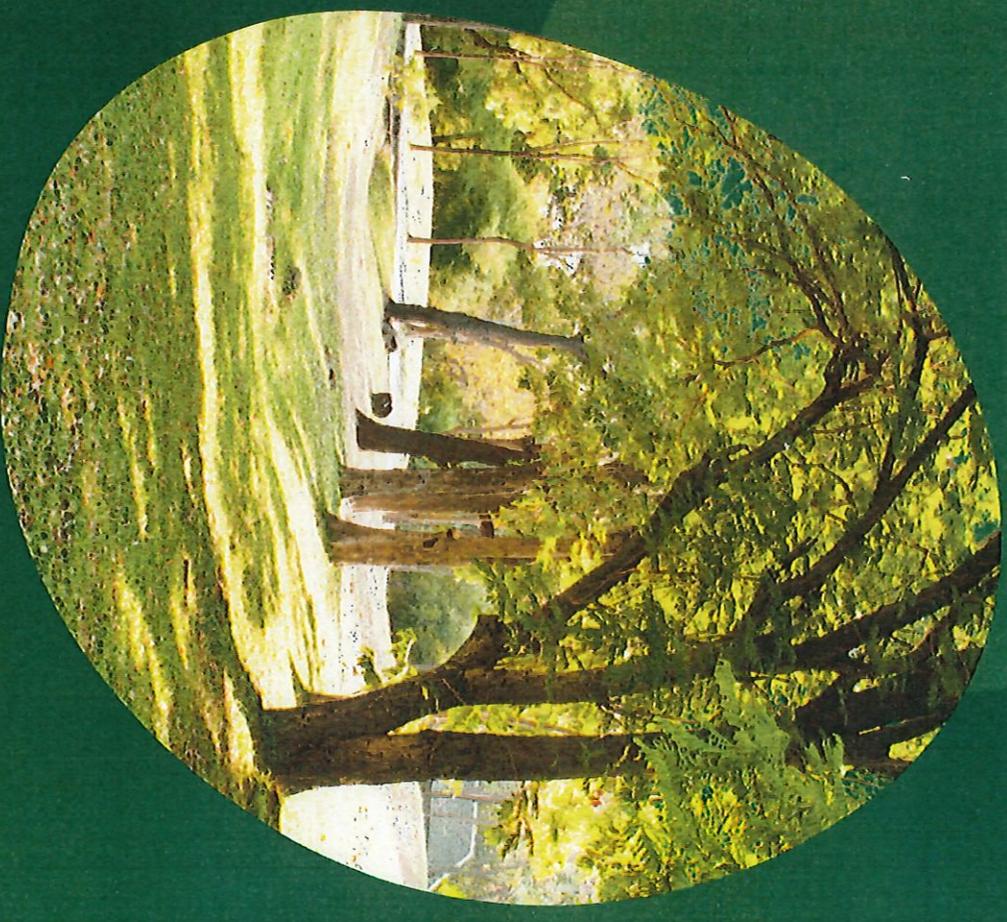
- Conservation
  - Reserving a certain parcel of land for specific dog use minimizes damage to vegetation and wildlife habitats.

- Connection and Engagement
  - Welcoming and connecting community members
    - Animals are an important part of our lives. We owe our citizens the opportunity to provide a strong animal and human connection.



# What a dog park will provide

- ✓ Responsible pet ownership
- ✓ Socialization
- ✓ A sense of belonging
- ✓ A gathering of community members
- ✓ Enhancement of the quality of life



# Dog Park Research

Research was done in the surrounding dog parks at

- Tri-City
- Stow
- Cuyahoga Falls
- Lakewood
- Brunswick
- Medina
- Olmsted Falls
- Beachwood
- Cleveland



	W Wow	Bedpathaga	Fal	Lakewood	Brunswick	Medina	eachwood	Dimsted	Fall	Traps and Trails	Tri-City
Owner	city	city	city	city	city	city	city	city	city	Nextgen CLE	City of Middleburg
Initial cost	unknown	none	unknown	unknown	10k grant	280-300k	unknown	unknown	leases land	\$35,000 each	bags and
Expenses	bags, water	general	general	general	general	none	general	general	general	9000 sq ft	.75 acres
lot size	7.5 acres	1.68 acres	1 acre	.75 acres	1 acre	.68 acre	30 acres	9000 sq ft	.75 acres		
water	yes	no	yes	no	yes	yes	yes	yes	yes	yes	yes
restrooms	yes	no	no	no	yes	no	no	no	yes	yes	no
liability ins	unknown	no	no	city yes	city yes	by umrell	city yes	city yes	yes	city policy	
BOD	no	yes for park	yes	no	no	no	no	no	no	members from 2	
maintenance	Parks Dept	Parks Dept	Parks Dept	Parks Dept	Parks Dept	Parks Dept	Parks Dept	Parks Dept	owner	City	
timeline	unknown	unknown	2 yr	unknown	1 yr	unknown	2 yr	unknown	unknown	2 yr	
designer	unknown	unknown	unknown	unknown	esign firm	architect	am Cappelli	design firm		Alli and City Archi	
ADA	no	no	no	no	no	yes	no	yes	unknown		
child restriction	48" call	frictions post	-17 w adult	12 w ad	none	15+	frictions pos	21+	none		
Membership	no	no	no	no	no	yes	no	yes	no		
dog eligibility	yes	unknown	no	unknown	no	yes	commende	yes	unknown		
closed or open	open to all	open to all	open	open	open	closed	open to all	open	open		
surveillance	no	no	no	no	yes	yes	no	yes	yes		
hours	am - sun	sunlight	hour	daylight	days a week	sunlight	sunlight	sunlight	posted	unknown	

# Research Found

- Lot sizes from .66 to 2 acres
- Water available at most sites
- Liability insurance under the city umbrella policies
- Some had a Board of Directors
- Maintenance by Parks Department
- ADA compliance was not a factor
- Child restrictions
- No membership at most sites
- Most were open to all
- Most did not offer surveillance
- All had restricted hours

\*see handout #1



# Key learning's from local parks

From Olmsted Township - Rarely are there any dog issues in the park. Funding was accomplished through donations and sponsorships

From Brunswick - Adequate grading is essential on the property for the prevention of muddy areas. Pet Supplies Plus supplied our dog waste stations.

From Bow Wow Beach - Clearly defined rules are a must.



# Is a dog park needed?

According to our calculations there are an estimated 1,826 dogs that are licensed in Strongsville. \*See handout #2

A survey will be proposed to establish community interest prior to any further steps once a location has been determined.



# Potential Needs

- Site
  - Minimum of 2 acres
  - Water source
  - Fencing
  - Waste management
  - Mowing
  - Shade alternatives
- Strongsville Women's League will provide fundraising activities and sponsorship programs, as well as applying for the appropriate grants.



# Liability



- Possible age and/or height restrictions will be clearly posted
- Rules pertaining to canine behaviors will be clearly visible
- Dogs in heat will be prohibited by signage
- ADA compliance is not addressed in other parks but should be researched

\*Other dog parks in the surrounding communities cover liability in the umbrella policy of that city

# Membership

- Free access option
  - Open to public; no lock on entry gate
- Membership fee option
  - Monthly / annual fee
  - Shots and rabies tag encouraged
- Entry options
  - Key Fob
  - Lockbox
  - QR Code
- 



We look forward to working with you on this much needed enhancement to our Strongsville community!



**Number of licenses issued in Cuyahoga County: 52,000** <https://www.ideastream.org/community/2025-01-09/how-unique-is-your-dog-we-fetched-the-top-names-and-breeds-in-Cuyahoga-county>

**Population of Cuyahoga County 2024 (US Census Bureau):**

Total population: 1,240,594

Age 18 and over: 79.8% or 988,453

<https://www.census.gov/quickfacts/fact/table/cuyahogacountyohio/PST045224>

**Dogs per capita in county: .05**

(52,000 / 988,453)

**Population of Strongsville, Ohio:**

Total population: 45,768

Age 18 and over: 79.8% or 36,523

<https://www.census.gov/quickfacts/fact/tablestrongsvillecitiohio/PST045224>

**Estimated dog licenses in Strongsville:**

36,523 (adult population of Strongsville) x .05 (average dog license per capita) = **1,826**