

City of Strongsville

16099 Foltz Parkway
Strongsville, Ohio 44149-5598
Phone: 440-580-3110
www.strongsville.org

November 13, 2025

City Council

James A. Kaminski
Ward 1

Annmarie P. Roff
Ward 2

Thomas M. Clark
Ward 3

Gordon C. Short
Ward 4

James E. Carbone
At-Large

Kelly A. Kosek
At-Large

Brian M. Spring
At-Large

Aimee Pientka, MMC
Clerk of Council

MEETING NOTICE

City Council has scheduled the following meetings for **Monday, November 17, 2025**, to be held in the Caucus Room and the Council Chamber at the ***Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road:***

Caucus will begin at 6:30 p.m. All committees listed will meet immediately following the previous committee:

6:30 P.M. **Public Service & Conservation Committee** will meet to discuss Ordinance No. 2025-131.

Public Safety & Health Committee will meet to discuss Ordinance No. 2025-132 and Resolution No. 2025-133.

Communications & Technology Committee will meet to discuss Resolution No. 2025-134.

Recreation & Community Services Committee will meet to discuss Ordinance No. 2025-135.

Finance Committee will meet to discuss Ordinance Nos. 2025-120, 2025-121, 2025-122, 2025-130 and 2025-136.

Motion to approve the October 27, 2025 Committee meeting minutes.

7:00 P.M. **Regular Council Meeting**

Any other matters that may properly come before this Council may also be discussed.

BY ORDER OF THE COUNCIL:

Aimee Pientka, MMC
Clerk of Council

STRONGSVILLE CITY COUNCIL REGULAR MEETING
MONDAY, NOVEMBER 17, 2025 AT 7:00 P.M.
Mike Kalinich Sr. City Council Chamber
18688 Royalton Road, Strongsville, Ohio

AGENDA

1. CALL TO ORDER:
2. PLEDGE OF ALLEGIANCE:
3. CERTIFICATION OF POSTING:
4. ROLL CALL:
5. COMMENTS ON MINUTES:
 - *Regular Council Meeting – November 3, 2025*
6. APPOINTMENTS, CONFIRMATIONS AWARDS AND RECOGNITION:
7. REPORTS OF COUNCIL COMMITTEE:
 - ECONOMIC DEVELOPMENT – Clark
 - BUILDING & UTILITIES – Roff
 - PUBLIC SERVICE AND CONSERVATION – Roff
 - PUBLIC SAFETY AND HEALTH – Kosek
 - COMMUNICATIONS AND TECHNOLOGY – Kosek
 - RECREATION AND COMMUNITY SERVICES – Kaminski
 - PLANNING, ZONING AND ENGINEERING – Spring
 - SCHOOL BOARD – Carbone
 - SOUTHWEST GENERAL HEALTH SYSTEM – Short
 - FINANCE – Short
 - COMMITTEE-OF-THE-WHOLE – Short
8. REPORTS AND COMMUNICATIONS FROM THE MAYOR, DIRECTORS OF DEPARTMENTS AND OTHER OFFICERS:
 - MAYOR PERCIAK:
 - FINANCE DEPARTMENT:
 - LAW DEPARTMENT:
9. AUDIENCE PARTICIPATION:

10. ORDINANCES AND RESOLUTIONS:

- Ordinance No. 2025-120 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A BRUSTERS MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY. *First reading 10-20-25. Second reading 11-03-25.*
- Ordinance No. 2025-121 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A DOLLAR GENERAL MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY. *First reading 10-20-25. Second reading 11-03-25.*
- Ordinance No. 2025-122 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A SHEETZ WEST MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY. *First reading 10-20-25. Second reading 11-03-25.*
- Ordinance No. 2025-130 by Mayor Perciak. AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2026. *First reading 11-03-25.*
- Ordinance No. 2025-131 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE SALE AT PUBLIC AUCTION OF CERTAIN OBSOLETE AND SURPLUS BUILDING AND SERVICE DEPARTMENT VEHICLES NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, AND DECLARING AN EMERGENCY.
- 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.

- Resolution No. 2025-133 by Mayor Perciak and All Members of Council. RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE A REQUEST FOR PROPOSALS FOR AN EMERGENCY MEDICAL SERVICES (EMS) BILLING SERVICE AND SYSTEM FOR THE CITY'S DEPARTMENT OF FIRE AND EMERGENCY SERVICES, AND DECLARING AN EMERGENCY.
- 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.
- Ordinance No. 2025-135 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION, OF CERTAIN OBSOLETE PROPERTY NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE BY THE CITY'S RECREATION & SENIOR SERVICES DEPARTMENT, AND DECLARING AN EMERGENCY.
- Ordinance No. 2025-136 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND DIRECTOR OF FINANCE TO ENTER INTO AGREEMENT(S) TO PURCHASE PROPERTY-CASUALTY AND RELATED INSURANCE COVERAGES, WITHOUT PUBLIC BIDDING, AND DECLARING AN EMERGENCY.

11. COMMUNICATIONS, PETITIONS AND CLAIMS:

- Application for Permit: REN – D-2, D-3, D-1: To: **La Chula, LLC, 14795 Pearl Road, Strongsville, Ohio 44136** (Responses must be postmarked no later than 11/24/2025).

12. MISCELLANEOUS BUSINESS:

13. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 120

By: Mayor Perciak and All Members of Council

AN ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A **BRUSTERS** MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 (the "Act") provide that this Council may describe public improvements to be made which directly benefit certain parcels, declare Improvements (as defined in Ohio Revised Code Section 5709.40) with respect to such parcels of real property located in the City of Strongsville (the "City") to be a public purpose, thereby authorizing the exemption of those Improvements from real property taxation for a period of time, and provide for the making of service payments in lieu of taxes by the owner of such parcels, and establish a municipal public improvement tax increment equivalent fund into which such service payments shall be deposited; and

WHEREAS, to improve the flow of traffic in and around the parcel described in **Exhibit A** hereto, as such parcel may be consolidated, split or otherwise renumbered (collectively, the "Property"), this Council may cause construction of the public improvements described in **Exhibit B** hereto (collectively, the "Public Improvements"), that once made will directly benefit the Property and the City and its residents; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to provide for service payments in lieu of taxes with respect to the Property pursuant to Section 5709.42 of the Ohio Revised Code (the "Service Payments") to pay costs of the Public Improvements; and

WHEREAS, the Strongsville City School District and Polaris Joint Vocational School District have been notified of this Ordinance consistent with Revised Code Section 5709.83.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, STATE OF OHIO:

Section 1. The Public Improvements described in **Exhibit B** hereto, if made or caused to be made by the City, are hereby designated as those Public Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety and welfare of the City and its residents.

Section 2. Pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.40, and, in particular, Section 5709.40(B), this Council hereby finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is herein referred to as the "Improvement" or "Improvements" as defined in said Section 5709.40) is a public purpose, and 100% of said Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year

following the year in which this Ordinance is passed and ending on the earlier of (1) the date the Improvements have been exempted from taxation for a period of 30 years or (2) the date on which the City has collected into the Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Strongsville City School District and Polaris Joint Vocational School District in the amount of the taxes that would have been payable to the Strongsville City School District and Polaris Joint Vocational School District, as applicable, if the Improvements had not been exempted from taxation.

Section 3. As provided in Section 5709.42 of the Revised Code, the owner or owners of the Improvement are hereby required to and shall pay the Service Payments to the County Treasurer on or before the final dates for payment of real property taxes, which Service Payments, together with any associated rollback payments, shall be deposited in the **BRUSTERS** Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Ohio Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and Polaris Joint Vocational School District in an amount equal to the property tax payments the Strongsville City School District and Polaris Joint Vocational School District, as applicable, would have received from the portion of the Improvements exempted from taxation, had such Improvements not been exempted from taxation. This Council hereby authorizes the Mayor, Director of Finance and Law Director, and other appropriate officers of the City, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary or incidental to collect those Service Payments, and to make such arrangements as are necessary and proper for payment of the Service Payments.

Section 4. This Council hereby establishes pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the **BRUSTERS** Public Improvement Tax Increment Equivalent Fund (the "Fund"), into which shall be deposited all of the Service Payments and any associated rollback payments distributed to the City with respect to the Improvements on the Property by or on behalf of the County Treasurer, as provided in Section 5709.42 of the Ohio Revised Code, and hereby agrees that moneys in that fund shall be used for any or all of the following purposes:

- (i) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Improvements, including those costs set forth in Ohio Revised Code Section 133.15(B);
- (ii) to pay the interest on and principal of bonds or notes, and premium, if any, including refunding or additional bonds or notes or other obligations issued or loans entered into by the City or other governmental entity to finance costs of the Public Improvements until such notes or bonds or other obligations or loans are paid in full, and to pay any trustee, administrative and other costs related to servicing the obligations and providing and replenishing a reserve fund and to pay any costs charged by the issuer of the obligations; and
- (iii) to reimburse the City, or other governmental entity for any funds used to pay costs of the Public Improvements, or to pay interest, principal, or premium, and related costs on any of the aforesaid notes, bonds, loans or other obligations, prior to receipt of Service Payments.

BRUSTERS

The Fund shall remain in existence so long as the Service Payments are collected and used for the aforesaid purposes, after which said Fund shall be dissolved in accordance with said Section 5709.43.

Section 5. Pursuant to Section 5709.40 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Department of Development of the State of Ohio within fifteen days after its passage. On or before March 31 of each year that the exemption set forth in Section 2 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Department of Development of the State of Ohio the status report required under Section 5709.40 of the Ohio Revised Code.

Section 6. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 7. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to eliminate existing hazards to vehicular traffic; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor, provided it receives the affirmative vote of at least two-thirds of the members of the Council, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

President of Council

Date Passed: _____

Yea

Nay

Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Approved: _____
Mayor

Date Approved: _____

Attest: _____
Clerk of Council

Ord. No. 2025-120 Amended: _____
1st Rdg. 10-20-25 Ref: Finance
2nd Rdg. 11-3-25 Ref: Finance
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

EXHIBIT A
THE PROPERTY

CITY OF STRONGSVILLE
BRUSTERS TIF Parcel Number

394-26-009

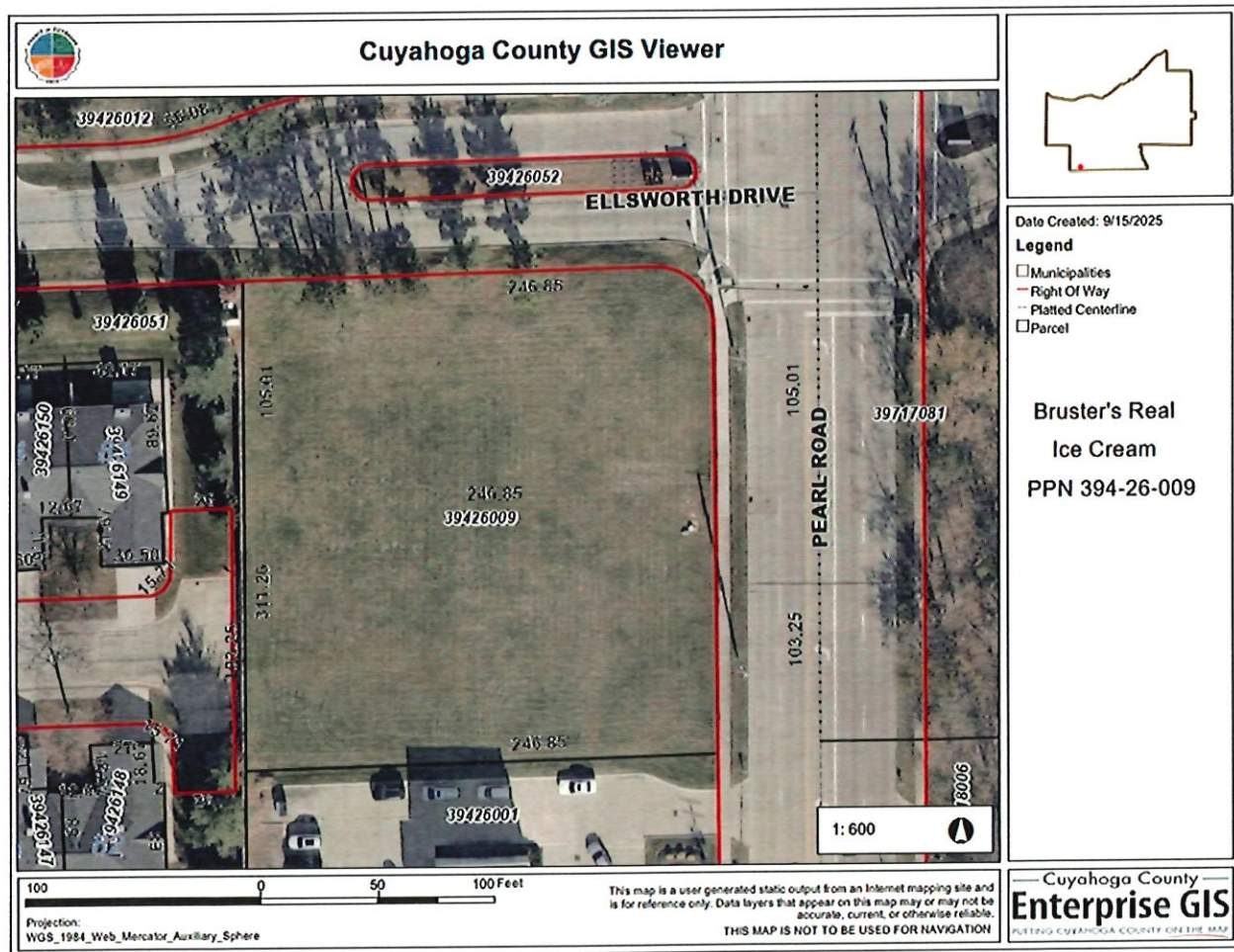


EXHIBIT B

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The Public Improvements generally include, but are not limited to, any of the following improvements that will directly benefit the Property and all related costs of permanent improvements (including, but not limited to, improvements described in Revised Code Section 5709.40(A)(8) and those costs listed in Revised Code Section 133.15(B)):

- (i) the widening of and other improvements to Pearl Road from terminus to terminus and, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (ii) the widening of and other improvements to Drake Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (iii) the widening of and other improvements to Boston Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (iv) the widening of and other improvements to Howe Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (v) the widening of and other improvements to Marks, Shurmer, Lunn and Royalton Roads from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,

The Public Improvements further include the construction of or improvements to any other public streets, utilities, public facilities and public infrastructure improvements in and around the Property and directly benefiting the Property.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 121

By: Mayor Perciak and All Members of Council

AN ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A **DOLLAR GENERAL** MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 (the "Act") provide that this Council may describe public improvements to be made which directly benefit certain parcels, declare Improvements (as defined in Ohio Revised Code Section 5709.40) with respect to such parcels of real property located in the City of Strongsville (the "City") to be a public purpose, thereby authorizing the exemption of those Improvements from real property taxation for a period of time, and provide for the making of service payments in lieu of taxes by the owner of such parcels, and establish a municipal public improvement tax increment equivalent fund into which such service payments shall be deposited; and

WHEREAS, to improve the flow of traffic in and around the parcel described in **Exhibit A** hereto, as such parcel may be consolidated, split or otherwise renumbered (collectively, the "Property"), this Council may cause construction of the public improvements described in **Exhibit B** hereto (collectively, the "Public Improvements"), that once made will directly benefit the Property and the City and its residents; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to provide for service payments in lieu of taxes with respect to the Property pursuant to Section 5709.42 of the Ohio Revised Code (the "Service Payments") to pay costs of the Public Improvements; and

WHEREAS, the Strongsville City School District and Polaris Joint Vocational School District have been notified of this Ordinance consistent with Revised Code Section 5709.83.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, STATE OF OHIO:

Section 1. The Public Improvements described in **Exhibit B** hereto, if made or caused to be made by the City, are hereby designated as those Public Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety and welfare of the City and its residents.

Section 2. Pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.40, and, in particular, Section 5709.40(B), this Council hereby finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is herein referred to as the "Improvement" or "Improvements" as defined in said Section 5709.40) is a public purpose, and 100% of said Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year

DOLLAR GENERAL

following the year in which this Ordinance is passed and ending on the earlier of (1) the date the Improvements have been exempted from taxation for a period of 30 years or (2) the date on which the City has collected into the Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Strongsville City School District and Polaris Joint Vocational School District in the amount of the taxes that would have been payable to the Strongsville City School District and Polaris Joint Vocational School District, as applicable, if the Improvements had not been exempted from taxation.

Section 3. As provided in Section 5709.42 of the Revised Code, the owner or owners of the Improvement are hereby required to and shall pay the Service Payments to the County Treasurer on or before the final dates for payment of real property taxes, which Service Payments, together with any associated rollback payments, shall be deposited in the **DOLLAR GENERAL** Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Ohio Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and Polaris Joint Vocational School District in an amount equal to the property tax payments the Strongsville City School District and Polaris Joint Vocational School District, as applicable, would have received from the portion of the Improvements exempted from taxation, had such Improvements not been exempted from taxation. This Council hereby authorizes the Mayor, Director of Finance and Law Director, and other appropriate officers of the City, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary or incidental to collect those Service Payments, and to make such arrangements as are necessary and proper for payment of the Service Payments.

Section 4. This Council hereby establishes pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the **DOLLAR GENERAL** Public Improvement Tax Increment Equivalent Fund (the "Fund"), into which shall be deposited all of the Service Payments and any associated rollback payments distributed to the City with respect to the Improvements on the Property by or on behalf of the County Treasurer, as provided in Section 5709.42 of the Ohio Revised Code, and hereby agrees that moneys in that fund shall be used for any or all of the following purposes:

- (i) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Improvements, including those costs set forth in Ohio Revised Code Section 133.15(B);
- (ii) to pay the interest on and principal of bonds or notes, and premium, if any, including refunding or additional bonds or notes or other obligations issued or loans entered into by the City or other governmental entity to finance costs of the Public Improvements until such notes or bonds or other obligations or loans are paid in full, and to pay any trustee, administrative and other costs related to servicing the obligations and providing and replenishing a reserve fund and to pay any costs charged by the issuer of the obligations; and
- (iii) to reimburse the City, or other governmental entity for any funds used to pay costs of the Public Improvements, or to pay interest, principal, or premium, and related costs on any of the aforesaid notes, bonds, loans or other obligations, prior to receipt of Service Payments.

DOLLAR GENERAL

The Fund shall remain in existence so long as the Service Payments are collected and used for the aforesaid purposes, after which said Fund shall be dissolved in accordance with said Section 5709.43.

Section 5. Pursuant to Section 5709.40 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Department of Development of the State of Ohio within fifteen days after its passage. On or before March 31 of each year that the exemption set forth in Section 2 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Department of Development of the State of Ohio the status report required under Section 5709.40 of the Ohio Revised Code.

Section 6. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 7. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to eliminate existing hazards to vehicular traffic; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor, provided it receives the affirmative vote of at least two-thirds of the members of the Council, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

Yea

Nay


Attest: _____
Clerk of Council


Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Ord. No. 2025-121 Amended: _____
1st Rdg. 10-25-25 Ref: Finance
2nd Rdg. 11-3-25 Ref: Finance
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE
DOLLAR GENERAL TIF Parcel Number

 Cuyahoga County GIS Viewer



0111222
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Cuyahoga County Road 29

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EXHIBIT B

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The Public Improvements generally include, but are not limited to, any of the following improvements that will directly benefit the Property and all related costs of permanent improvements (including, but not limited to, improvements described in Revised Code Section 5709.40(A)(8) and those costs listed in Revised Code Section 133.15(B)):

- (i) the widening of and other improvements to W. 130th Road from terminus to terminus and, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (ii) the widening of and other improvements to Royalton Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (iii) the widening of and other improvements to Webster Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (iv) the widening of and other improvements to Albion Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (v) the widening of and other improvements to Pearl, Whitney, Sprague, Drake and Prospect Roads from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,

The Public Improvements further include the construction of or improvements to any other public streets, utilities, public facilities and public infrastructure improvements in and around the Property and directly benefiting the Property.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 122

By: Mayor Perciak and All Members of Council

AN ORDINANCE DECLARING IMPROVEMENTS TO A CERTAIN PARCEL OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCEL, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCEL TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A **SHEETZ WEST** MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 5709.40, 5709.42 and 5709.43 (the "Act") provide that this Council may describe public improvements to be made which directly benefit certain parcels, declare Improvements (as defined in Ohio Revised Code Section 5709.40) with respect to such parcels of real property located in the City of Strongsville (the "City") to be a public purpose, thereby authorizing the exemption of those Improvements from real property taxation for a period of time, and provide for the making of service payments in lieu of taxes by the owner of such parcels, and establish a municipal public improvement tax increment equivalent fund into which such service payments shall be deposited; and

WHEREAS, to improve the flow of traffic in and around the parcel described in **Exhibit A** hereto, as such parcel may be consolidated, split or otherwise renumbered (collectively, the "Property"), this Council may cause construction of the public improvements described in **Exhibit B** hereto (collectively, the "Public Improvements"), that once made will directly benefit the Property and the City and its residents; and

WHEREAS, the City has determined that it is necessary and appropriate and in the best interests of the City to provide for service payments in lieu of taxes with respect to the Property pursuant to Section 5709.42 of the Ohio Revised Code (the "Service Payments") to pay costs of the Public Improvements; and

WHEREAS, the Strongsville City School District and Polaris Joint Vocational School District have been notified of this Ordinance consistent with Revised Code Section 5709.83.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, STATE OF OHIO:

Section 1. The Public Improvements described in **Exhibit B** hereto, if made or caused to be made by the City, are hereby designated as those Public Improvements that directly benefit, or that once made will directly benefit, the Property, and are determined to be necessary for the public health, safety and welfare of the City and its residents.

Section 2. Pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.40, and, in particular, Section 5709.40(B), this Council hereby finds and determines that 100% of the increase in the assessed value of the Property that would first appear on the tax list and duplicate of real property after the effective date of this Ordinance (which increase in assessed value is herein referred to as the "Improvement" or "Improvements" as defined in said Section 5709.40) is a public purpose, and 100% of said Improvement is hereby declared to be a public purpose for a period of 30 years and exempt from taxation commencing with the tax year

following the year in which this Ordinance is passed and ending on the earlier of (1) the date the Improvements have been exempted from taxation for a period of 30 years or (2) the date on which the City has collected into the Fund established in Section 4 hereof a total amount of Service Payments available for and sufficient to pay the costs provided in Section 4 hereof; provided, however, that Service Payments shall be paid to the Strongsville City School District and Polaris Joint Vocational School District in the amount of the taxes that would have been payable to the Strongsville City School District and Polaris Joint Vocational School District, as applicable, if the Improvements had not been exempted from taxation.

Section 3. As provided in Section 5709.42 of the Revised Code, the owner or owners of the Improvement are hereby required to and shall pay the Service Payments to the County Treasurer on or before the final dates for payment of real property taxes, which Service Payments, together with any associated rollback payments, shall be deposited in the **SHEETZ WEST** Municipal Public Improvement Tax Increment Equivalent Fund established in Section 4 hereof. In accordance with Ohio Revised Code Section 5709.42, the County Treasurer shall distribute a portion of the Service Payments directly to the Strongsville City School District and Polaris Joint Vocational School District in an amount equal to the property tax payments the Strongsville City School District and Polaris Joint Vocational School District, as applicable, would have received from the portion of the Improvements exempted from taxation, had such Improvements not been exempted from taxation. This Council hereby authorizes the Mayor, Director of Finance and Law Director, and other appropriate officers of the City, to provide such information and certifications, and execute and deliver or accept delivery of such instruments, as are necessary or incidental to collect those Service Payments, and to make such arrangements as are necessary and proper for payment of the Service Payments.

Section 4. This Council hereby establishes pursuant to and in accordance with the provisions of Section 5709.43 of the Ohio Revised Code, the **SHEETZ WEST** Public Improvement Tax Increment Equivalent Fund (the "Fund"), into which shall be deposited all of the Service Payments and any associated rollback payments distributed to the City with respect to the Improvements on the Property by or on behalf of the County Treasurer, as provided in Section 5709.42 of the Ohio Revised Code, and hereby agrees that moneys in that fund shall be used for any or all of the following purposes:

- (i) to pay any and all planning, engineering, acquisition, construction, installation, financing costs, and any and all other direct and indirect costs of the Public Improvements, including those costs set forth in Ohio Revised Code Section 133.15(B);
- (ii) to pay the interest on and principal of bonds or notes, and premium, if any, including refunding or additional bonds or notes or other obligations issued or loans entered into by the City or other governmental entity to finance costs of the Public Improvements until such notes or bonds or other obligations or loans are paid in full, and to pay any trustee, administrative and other costs related to servicing the obligations and providing and replenishing a reserve fund and to pay any costs charged by the issuer of the obligations; and
- (iii) to reimburse the City, or other governmental entity for any funds used to pay costs of the Public Improvements, or to pay interest, principal, or premium, and related costs on any of the aforesaid notes, bonds, loans or other obligations, prior to receipt of Service Payments.

The Fund shall remain in existence so long as the Service Payments are collected and used for the aforesaid purposes, after which said Fund shall be dissolved in accordance with said Section 5709.43.

Section 5. Pursuant to Section 5709.40 of the Ohio Revised Code, the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of the Department of Development of the State of Ohio within fifteen days after its passage. On or before March 31 of each year that the exemption set forth in Section 2 hereof remains in effect, the Mayor or other authorized officer of this City shall prepare and submit to the Director of the Department of Development of the State of Ohio the status report required under Section 5709.40 of the Ohio Revised Code.

Section 6. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 7. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is required to be immediately effective in order to eliminate existing hazards to vehicular traffic; wherefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor, provided it receives the affirmative vote of at least two-thirds of the members of the Council, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

Attest: _____
Clerk of Council

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Ord. No. 2025-122 Amended: _____

1st Rdg. 12-20-25 Ref: Finance

2nd Rdg. 11-3-25 Ref: Finance

3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

EXHIBIT A
THE PROPERTY

CITY OF STRONGSVILLE
SHEETZ WEST TIF Parcel Number

392-16-002

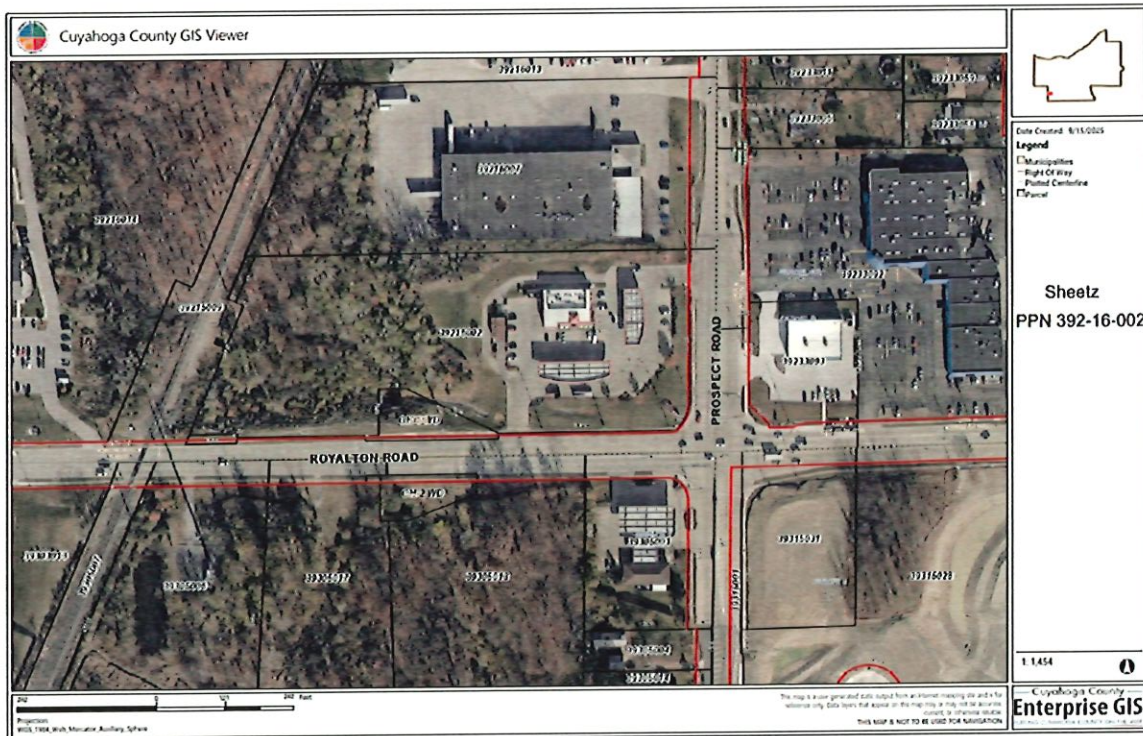


EXHIBIT B

DESCRIPTION OF THE PUBLIC IMPROVEMENTS

The Public Improvements generally include, but are not limited to, any of the following improvements that will directly benefit the Property and all related costs of permanent improvements (including, but not limited to, improvements described in Revised Code Section 5709.40(A)(8) and those costs listed in Revised Code Section 133.15(B)):

- (i) the widening of and other improvements to Royalton Road from terminus to terminus and, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (ii) the widening of and other improvements to Prospect Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (iii) the widening of and other improvements to Marks Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (iv) the widening of and other improvements to Pearl Road from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,
- (v) the widening of and other improvements to Drake, Shurmer and Lunn Roads from terminus to terminus, including improvements to, or construction or installation of, intersections, traffic signalization and traffic controls, public utilities, curbs, sidewalks, lighting, and storm water management facilities, acquisition of real estate in connection therewith, and all related improvements,

The Public Improvements further include the construction of or improvements to any other public streets, utilities, public facilities and public infrastructure improvements in and around the Property and directly benefiting the Property.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2025-130
BY: MAYOR THOMAS P. PERCIAK

AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF
THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2026

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF
CUYAHOGA, AND STATE OF OHIO:

Section 1: THAT THERE BE APPROPRIATED FROM THE FOLLOWING FUNDS AND AS FURTHER DETAILED IN
THE SCHEDULE ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN:

<u>General Fund - 101</u>					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
101	Total General Fund	\$ 18,941,488.00	\$ 11,855,867.00	\$ 19,275,000.00	\$ 50,072,355.00
<u>Special Revenue Funds - 200</u>					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
203	Police Pension	\$ 1,700,000.00	\$ -	\$ -	\$ 1,700,000.00
204	Street Construction & Maintenance	5,858,088.00	7,954,750.00	-	13,812,838.00
205	State Highway Maintenance	-	240,000.00	-	240,000.00
206	Motor Vehicle License Tax	-	400,000.00	-	400,000.00
207	Emergency Vehicle Fund	-	1,032,500.00	-	1,032,500.00
208	Fire Levy	9,835,437.00	1,371,650.00	-	11,207,087.00
209	Fire Pension	1,850,000.00	-	-	1,850,000.00
210	Southwest Emergency Dispatch Fund	498,725.00	-	-	498,725.00
211	Clerk of Court	-	31,000.00	-	31,000.00
212	Drainage Levy	1,285,500.00	-	-	1,285,500.00
213	Local Fiscal Recovery	-	-	-	-
214	Multi-Purpose Complex	3,921,145.00	2,422,550.00	-	6,343,695.00
215	Southwest General Hospital	-	375,000.00	-	375,000.00
216	Law Enforcement Federal Seizures	-	50,000.00	-	50,000.00
217	Law Enforcement State Seizures	-	5,000.00	-	5,000.00
218	Law Enforcement Drug Fine	-	2,000.00	-	2,000.00
219	Law Enforcement DWI/DUI	-	10,000.00	-	10,000.00
220	Tree Fund	-	232,500.00	-	232,500.00
222	Community Diversion	-	-	-	-
223	Bond Escrow	-	525,000.00	-	525,000.00
224	Earned Benefits	1,455,900.00	-	-	1,455,900.00
225	One Ohio Settlement Fund	-	60,000.00	-	60,000.00
200	Total Special Revenue Funds	\$ 26,404,795.00	\$ 14,711,950.00	\$ -	\$ 41,116,745.00
<u>Debt Service Funds - 300</u>					
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
331	General Bond Retirement	\$ -	\$ 4,658,155.00	\$ -	\$ 4,658,155.00
333	Pearl Road TIF # 1	-	577,888.00	-	577,888.00
334	Royalton Road TIF	-	178,000.00	-	178,000.00
335	Pearl Road TIF # 2	-	68,000.00	-	68,000.00
336	Pearl Road TIF # 3	-	42,000.00	-	42,000.00
337	Westwood Commons TIF	-	70,000.00	-	70,000.00
338	Giant Eagle TIF	-	115,000.00	-	115,000.00
339	GETGO TIF	-	17,500.00	-	17,500.00
340	Clover Senior TIF	-	120,500.00	-	120,500.00
341	Pearl Road TIF # 4	-	260,000.00	-	260,000.00
342	Cane's/Chase TIF	-	21,500.00	-	21,500.00
343	Brighton Best TIF	-	3,400.00	-	3,400.00
344	Pearl North TIF	-	26,000.00	-	26,000.00
346	Camden Woods TIF	-	50,000.00	-	50,000.00
300	Total Debt Service Funds	\$ -	\$ 6,207,943.00	\$ -	\$ 6,207,943.00

Capital Improvement Capital Project Funds - 400						
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances		Total
441	Recreation Capital Improvement	\$ -	\$ 150,000.00	\$ -	\$ -	150,000.00
442	General Capital Improvement	-	12,060,000.00	-	-	12,060,000.00
447	TIF Capital Improvements	-	324,500.00	-	-	324,500.00
448	Town Center Improvement Fund	-	-	-	-	-
400	Total Capital Project Funds	\$ -	\$ 12,534,500.00	\$ -	\$ -	12,534,500.00

Enterprise Funds - 500						
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances		Total
551	Sanitary Sewer	\$ 1,961,800.00	\$ 30,661,700.00	\$ -	\$ -	32,623,500.00

Internal Service Fund - 600						
Fund #	Fund Activity	Personal Service	Other	Transfers & Advances		Total
661	Health Insurance Reserve	\$ -	\$ 8,005,000.00	\$ -	\$ -	8,005,000.00
664	Worker's Compensation Reserve	-	360,000.00	-	-	360,000.00
600	Total Internal Service Funds	\$ -	\$ 8,365,000.00	\$ -	\$ -	8,365,000.00
Grand Total All Funds		\$ 47,308,083.00	\$ 84,336,960.00	\$ 19,275,000.00	\$ -	150,920,043.00

Itemized list of Transfers and Advances by Fund	
Description	Amount
General Fund to Police Pension Fund	1,025,000.00
General Fund to Street Construction Fund	5,000,000.00
General Fund to Fire Levy Fund	6,300,000.00
General Fund to Fire Pension Fund	1,200,000.00
General Fund to Southwest Dispatch Fund	200,000.00
General Fund to Multi-Complex Fund	4,000,000.00
General Fund to Tree Fund	150,000.00
General Fund to Earned Benefits Fund	400,000.00
General Fund to General Capital Improvement Fund	1,000,000.00
Total Transfers	\$ 19,275,000.00
Total Transfers, Advances and Advance Repayments	\$ 19,275,000.00

Section 2: That all expenditures within the fiscal year ending December 31, 2025 shall be made in accordance with the code accounts set forth above, and shall be made within the appropriations herein provided.

Section 3: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4: AS AN ORDINANCE providing for the appropriation of monies and consistent with the City's Charter Article III, Section 13, this Ordinance shall take effect immediately upon its passage and approval by the Mayor, or otherwise at the earliest time allowed by law.

Approved: _____
 President of Council _____ Mayor
 Date Passed _____ Date Approved _____

Attest: _____
 Clerk of Council

	Yea	Nay
Carbone	_____	_____
Clark	_____	_____
Spring	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____

ORD. No. 2025-130 Amended: _____
 1st Rdg. 11-3-25 Ref: Finance
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____
 Pub Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

EXHIBIT "A"
SCHEDULE OF BUDGETS BY DEPARTMENT - page 1 of 2

Dept #	Department	Personal Services	Other	Transfers & Advances	Total
011410	Council	\$ 417,668.00	\$ 65,600.00	\$ -	\$ 483,268.00
011411	Mayors Office	341,186.00	16,800.00	-	357,986.00
015412	Police Department	12,309,750.00	2,402,500.00	-	14,712,250.00
011413	Human Resources	305,384.00	60,200.00	-	365,584.00
011414	Finance Department	521,355.00	17,500.00	-	538,855.00
011415	Legal Department	553,800.00	70,350.00	-	624,150.00
011416	Communication & Technology	947,670.00	851,950.00	-	1,799,620.00
011417	Building Department	1,033,050.00	213,100.00	-	1,246,150.00
011418	Mayors Court	173,495.00	185,300.00	-	358,795.00
011420	Rubbish Department	-	3,365,500.00	-	3,365,500.00
011421	Cemetery Department	158,025.00	454,717.00	-	612,742.00
011422	Architectural Board of Review	-	4,000.00	-	4,000.00
011423	Planning Commission	135,750.00	67,800.00	-	203,550.00
011424	Civil Service	-	37,200.00	-	37,200.00
011425	Board of Appeals	-	22,850.00	-	22,850.00
011428	Parks Department	148,645.00	318,000.00	-	466,645.00
011429	Public Safety	212,530.00	-	-	212,530.00
011430	General Miscellaneous	-	2,212,150.00	-	2,212,150.00
015434	Traffic Grant	43,225.00	-	-	43,225.00
011435	Economic Development	229,575.00	91,650.00	-	321,225.00
015415	OPIOID Grant	50,830.00	25,000.00	-	75,830.00
015414	Corrections Officers	1,359,550.00	153,700.00	-	1,513,250.00
015413	Regional Dispatch Center	-	1,220,000.00	-	1,220,000.00
011468	Non Government Transfers	-	-	19,275,000.00	19,275,000.00
Total General Fund		\$ 18,941,488.00	\$ 11,855,867.00	\$ 19,275,000.00	\$ 50,072,355.00
031000	Police Pension	1,700,000.00	-	-	1,700,000.00
046419	Street Repairs	4,699,000.00	4,771,500.00	-	9,470,500.00
046426	Traffic Signal Maintenance	285,088.00	362,250.00	-	647,338.00
046427	Snow Removal	-	1,115,000.00	-	1,115,000.00
046433	Municipal Garage	874,000.00	1,706,000.00	-	2,580,000.00
056000	State Highway Maintenance	-	240,000.00	-	240,000.00
066000	Motor Vehicle License Tax	-	400,000.00	-	400,000.00
075000	Emergency Vehicle Fund	-	1,032,500.00	-	1,032,500.00
085000	Fire Levy	9,835,437.00	1,052,450.00	-	10,887,887.00
085001	Fire Station Ward 1	-	71,200.00	-	71,200.00
085002	Fire Station Ward 2	-	53,500.00	-	53,500.00
085003	Fire Station Ward 3	-	55,000.00	-	55,000.00
085004	Fire Station Ward 4	-	139,500.00	-	139,500.00
095000	Fire Pension	1,850,000.00	-	-	1,850,000.00
103301	Southwest Dispatch	498,725.00	-	-	498,725.00
111000	Clerk of Court	-	31,000.00	-	31,000.00
121000	Drainage Levy	1,285,500.00	-	-	1,285,500.00
131000	Local Fiscal Recovery	-	-	-	-
143304	Sports Programs	347,400.00	333,700.00	-	681,100.00
143305	Recreation Administration	634,495.00	734,000.00	-	1,368,495.00
143306	Fitness	419,495.00	160,700.00	-	580,195.00
143309	Town center Park	389,005.00	134,500.00	-	523,505.00
143310	Aquatics	813,000.00	117,400.00	-	930,400.00
143311	Recreation Programs	143,900.00	103,500.00	-	247,400.00
143430	Special Events	-	40,000.00	-	40,000.00
143431	Old Town Hall	8,900.00	17,600.00	-	26,500.00
143439	Senior Services	598,350.00	501,850.00	-	1,100,200.00
143451	Recreation Maintenance	566,600.00	250,300.00	-	816,900.00
143500	Program Refunds	-	29,000.00	-	29,000.00
152000	Southwest General Hospital	-	375,000.00	-	375,000.00
165000	Law Enforcement Federal Seizures	-	50,000.00	-	50,000.00
175000	Law Enforcement State Seizures	-	5,000.00	-	5,000.00
185000	Law Enforcement Drug Fine	-	2,000.00	-	2,000.00
195000	Law Enforcement DWI/DUI	-	10,000.00	-	10,000.00
204000	Tree Maintenance	-	232,500.00	-	232,500.00
223100	Bond Escrow	-	525,000.00	-	525,000.00
224000	Earned Benefits	1,455,900.00	-	-	1,455,900.00
250000	One Ohio Settlement Fund	-	60,000.00	-	60,000.00
Total Special Revenue Funds		\$ 26,404,795.00	\$ 14,711,950.00	\$ -	\$ 41,116,745.00

EXHIBIT "A"
SCHEDULE OF BUDGETS BY DEPARTMENT - page 2 of 2

Dept #	Department	Personal Service	Other	Transfers & Advances	Total
311000	General Bond Retirement	-	4,658,155.00	-	4,658,155.00
333000	Pearl Road TIF # 1	-	577,888.00	-	577,888.00
334000	Royalton Road TIF	-	178,000.00	-	178,000.00
335000	Pearl Road TIF # 2	-	68,000.00	-	68,000.00
336000	Pearl Road TIF # 3	-	42,000.00	-	42,000.00
337000	Westwood Commons TIF	-	70,000.00	-	70,000.00
338000	Giant Eagle TIF	-	115,000.00	-	115,000.00
339000	GETGO TIF	-	17,500.00	-	17,500.00
340000	Clover Senior TIF	-	120,500.00	-	120,500.00
341000	Pearl Road TIF # 4	-	260,000.00	-	260,000.00
342000	Cane's/Chase TIF	-	21,500.00	-	21,500.00
343000	Brighton Best TIF	-	3,400.00	-	3,400.00
344000	Pearl North TIF	-	26,000.00	-	26,000.00
346000	Camden Woods TIF	-	50,000.00	-	50,000.00
Total Debt Service		\$ -	\$ 6,207,943.00	\$ -	\$ 6,207,943.00
413000	Recreation Capital Improvement	-	150,000.00	-	150,000.00
421000	General Capital Improvement	-	12,060,000.00	-	12,060,000.00
447100	Pearl & Whitney TIF	-	52,000.00	-	52,000.00
447102	Prospect & Albion TIF	-	21,000.00	-	21,000.00
447103	Goodyear & 5/3 TIF	-	5,100.00	-	5,100.00
447104	42/82 TIF	-	112,400.00	-	112,400.00
447105	Dunkin Donuts TIF	-	10,550.00	-	10,550.00
447106	Pearl & Lunn TIF	-	21,350.00	-	21,350.00
447107	Brighton Best TIF	-	-	-	-
447108	Brew Kettle TIF	-	33,000.00	-	33,000.00
447109	Progressive Quality TIF	-	31,150.00	-	31,150.00
447110	Infinium TIF	-	2,150.00	-	2,150.00
447111	Sprague Road TIF	-	17,900.00	-	17,900.00
447112	Freddy's TIF	-	6,400.00	-	6,400.00
447113	Arby's TIF	-	5,500.00	-	5,500.00
447114	Strickland TIF	-	3,000.00	-	3,000.00
447115	Vitilia TIF	-	3,000.00	-	3,000.00
Total Capital Projects		\$ -	\$ 12,534,500.00	\$ -	\$ 12,534,500.00
512501	Engineering and Administration	749,800.00	1,044,400.00	-	1,794,200.00
512502	Plant Expenditures	-	27,970,000.00	-	27,970,000.00
512503	Line Expenditures	1,212,000.00	528,500.00	-	1,740,500.00
512504	Sewer Capital Improvements	-	900,000.00	-	900,000.00
512505	Sewer Debt Payments	-	218,800.00	-	218,800.00
Total Sanitary Sewer		\$ 1,961,800.00	\$ 30,661,700.00	\$ -	\$ 32,623,500.00
661000	Health Insurance Reserve	-	8,005,000.00	-	8,005,000.00
664000	Workers Compensation Reserve	-	360,000.00	-	360,000.00
Total Internal Service		\$ -	\$ 8,365,000.00	\$ -	\$ 8,365,000.00
GRAND TOTAL		\$ 47,308,083.00	\$ 84,336,960.00	\$ 19,275,000.00	\$ 150,920,043.00

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 131

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE SALE AT PUBLIC AUCTION OF CERTAIN OBSOLETE AND SURPLUS BUILDING AND SERVICE DEPARTMENT VEHICLES NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council finds that the Building and Service Departments of the City of Strongsville have various obsolete and surplus vehicles, as described in Exhibit A, a copy of which is attached hereto and incorporated herein by reference, which are unfit for public use by reason of obsolescence or as surplus items, and are no longer needed for any municipal purpose; and further finds that it will be in the best interests of the City that such vehicles be sold at a public auction.

Section 2. That, pursuant to Article IV, Section 3(e) of the City Charter, the Mayor and Director of Finance be and are hereby authorized and directed to sell such vehicles at public auction.

Section 3. That the Director of Finance and the Mayor are authorized to retain the services of the **MANHEIM MARKETING, INC. AUTO AUCTION** to effectuate the sale of all such vehicles for auction; and the Director of Finance and Mayor are further authorized and directed to execute all documents and perform all acts required to complete the auction and the sale of the auctioned vehicles.

Section 4. That any proceeds of sale shall be deposited into the General Fund, and any funds required for the purposes of this Ordinance have been appropriated and shall be paid from the General Fund.

Section 5. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 6. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that the immediate sale of such obsolete and surplus vehicles is necessary in order to provide needed storage space for the Building and Service Departments, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2025 – 131
Page 2

President of Council

Date Passed: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Approved: _____
Mayor

Date Approved: _____

Attest: _____
Clerk of Council

Ord. No. 2025-131 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

EXHIBIT A

BUILDING AND SERVICE DEPARTMENTS VEHICLES TO AUCTION NOVEMBER, 2025

JEEP CHEROKEES

Car #1116	VIN #1C4PJMCB5GW375230
Car #1016	VIN #1C4PJMCBXGW360111
Car #916	VIN #1C4PJMCB0GW368234
Car #816	VIN #1C4PJMCB2GW375234
Car #906	VIN #1J8GR48K98C146563

CITY OF STRONGSVILLE, OHIO

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.

WHEREAS, Section 252.01(a) of the Codified Ordinances of the City of Strongsville establishes the membership of the uniformed ranks of the Fire Department; and

WHEREAS, Section 252.01(b) of the Codified Ordinances of the City of Strongsville provides that the number of members of each rank of officer in the Fire Department shall be as authorized by Council; and

WHEREAS, this Council has determined that as a result of City budgetary constraints, anticipated 2026 revenues, and recent retirements from the Fire Department, it would be in the City's best interests to decrease the number of Assistant Chief positions in the Fire Department.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That Section 252.01 of Chapter 252 of Title Six of Part Two-Administration Code of the City of Strongsville, be and is hereby amended to read in its entirety as follows:

252.01 ESTABLISHMENT; COMPOSTION.

(a) Pursuant to Section 252.01(b), Council hereby establishes the maximum number of members of each rank of officer in the Fire Department as follows:

Rank	Maximum Number
Chief	1
Assistant Chief	21
Captain	5
Lieutenant	13*
Firefighter	47**

* This number shall include any lieutenant(s) designated as lieutenant paramedic.

** This number shall include any firefighter(s) designated as firefighter-paramedic.

~~(Ord. 2020-162. Passed 11-16-20.)~~

(b) Within the rank of firefighter shall be the special position of firefighter-paramedic. Within the rank of lieutenant shall be the special position lieutenant-paramedic. The maximum number of members in each rank shall be as authorized by Council from time to time.

(c) In addition to the maximum number of Firefighters provided in Section (a), when there is a known vacancy for a position as a Firefighter to occur on a date certain in the future, the Appointing Authority may hire an additional Firefighter above the maximum number set out in Section (a) for a period not to exceed six (6) months before the known vacancy date for that

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 132

Page 2

position, in order to insure that the Firefighter obtains the necessary training and certifications to be able to properly perform the Firefighter's duties when that Firefighter permanently fills the vacant position.

(d) When by collective bargaining agreement rates of compensation are established within a rank for classes within the rank based upon time in service, such compensation classes shall not constitute a special position within rank and promotional examination shall not be required to progress from one compensation class to the next.

(Ord. 2023-102. Passed 7-3-23.)

Section 2. That the amendment to Section 252.01(a) of Chapter 252 of Title Six of Part Two-Administration Code of the City of Strongsville shall be effective as of January 21, 2026.

Section 3. That the funds for the purposes of this Ordinance have been appropriated and shall be paid from the Fire Levy Fund and Fire Pension Fund.

Section 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is necessary to provide for continuity in the operation of the Fire Department. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Attest: _____
Clerk of Council

Ord. No. 2025-132 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2025 – 133

By: Mayor Perciak and All Members of Council

**A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE
A REQUEST FOR PROPOSALS FOR AN EMERGENCY
MEDICAL SERVICES (EMS) BILLING SERVICE AND SYSTEM
FOR THE CITY'S DEPARTMENT OF FIRE AND EMERGENCY
SERVICES, AND DECLARING AN EMERGENCY.**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That the Mayor be and is hereby authorized to advertise a request for proposals for Emergency Medical Services (EMS) billing services and system for the purpose of billing private insurance companies, Medicare, Medicaid, Bureau of Worker's Compensation, and certain non-resident individuals for emergency medical services, including transport, that the City performs, and in accordance with the documents on file in the office of the Chief of Fire, which are, in all respects, hereby approved.

Section 2. That the funds for the purposes of this Resolution have been appropriated and shall be paid from the Emergency Vehicle Fund.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to authorize advertisement for proposals for EMS billing services in order to provide for the continuity of services and operation of the City of Strongsville Fire Department, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Date Passed: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Approved: _____
Mayor

Date Approved: _____

Attest: _____
Clerk of Council

RES
Ord. No. 2025-133 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

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.**

WHEREAS, through passage of House Bill 96, the 136th General Assembly of the State of Ohio has enacted Ohio Revised Code ("ORC") Section 9.64 Political Subdivision Cybersecurity, which requires every local government to adopt a cybersecurity program appropriate for its needs and aligned with best practices; and

WHEREAS, compliance with ORC Section 9.64 promotes ongoing risk management, effective incident response, and responsible stewardship of public resources through alignment to nationally recognized cybersecurity frameworks such as the National Institute of Standards and Technology ("NIST") Cybersecurity Framework and the Center for Internet Security ("CIS") Controls; and

WHEREAS, the City of Strongsville is committed to protecting its data, information technology, and information resources from cyber threats and ensuring the availability, confidentiality, and integrity of municipal operations; and

WHEREAS, it is the recommendation of the City's Director of Communication & Technology that the City implement a Cybersecurity Policy ("Policy") that the Department has prepared and which is consistent with the 2025 CyberOhio Local Government Cyber Standards; and

WHEREAS, therefore, the City of Strongsville desires to implement said Cybersecurity Policy in order to comply with the requirements of ORC Section 9.64.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That in order to comply with the provisions of Ohio Revised Code Section 9.64 Political Subdivision Cybersecurity, and based upon recommendations of the City's Director of Communication & Technology, this Council hereby adopts and implements the Cybersecurity Policy prepared by the Communication & Technology Department, consistent with the requirements of ORC Section 9.64 and national best practices, and provides for periodic review and updates as needed.

Section 2. That this Policy shall include, at minimum, regular risk assessment and mitigation, employee training appropriate to job duties, incident response and recovery planning, and compliance with all reporting and internal control requirements set forth under ORC Section 9.64 and any guidance issued by the Ohio Auditor of State.

Section 3. That this Council further affirms its commitment to ongoing improvement in managing cyber risk and meeting all regulatory reporting obligations.

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2025 – 134

Page 2

Section 4. That a copy of the Policy will be on file in the office of the Director of Communication & Technology, and that pursuant to ORC Section 9.64, the Policy, all documentation, incident records, and reports maintained under the Cybersecurity Policy are to be handled as confidential security records and, therefore, are exempt from the requirements to produce those records in response to a public records request.

Section 5. That no specific technical details, program documentation, vendor information, or other information that could create undue risk for the City shall be included in the public record of this Resolution.

Section 6. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council, and any of its committees, that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements.

Section 6. That this Resolution is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that this measure is necessary in order to approve the adoption of a Cybersecurity Policy to comply with recently enacted legislation, in accordance with law. Therefore, provided this Resolution receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Attest: _____
Clerk of Council

RES
Ord. No. 2025-134 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 135

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION, OF CERTAIN OBSOLETE PROPERTY NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE BY THE CITY'S RECREATION & SENIOR SERVICES DEPARTMENT, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council finds that the Recreation & Senior Services Department of the City of Strongsville is in possession of certain vehicles, equipment and/or materials, which are obsolete, surplus, have little monetary value, and are no longer needed for any municipal purpose, as more particularly described in Exhibit "A", a copy of which is attached hereto and incorporated herein by reference, and further finds, therefore, that it will be in the best interest of the City that such property be sold by public internet auction through **GOVDEALS**.

Section 2. That pursuant to Ohio Revised Code Section 721.15, the City is authorized to sell or dispose of property by internet auction; and that, pursuant to Article IV, Section 3(e) of the City Charter, the Mayor and Director of Finance be and are hereby authorized to dispose of such obsolete tangible property identified in Exhibit "A" and to perform all acts required in furtherance thereof.

Section 3. That the Director of Finance and the Mayor, therefore, are authorized to retain the services of **GOVDEALS** to effectuate the sale of such obsolete property by internet auction through an appropriate user agreement between the City and GovDeals, and in a form to be approved by the Law Director; and that the Director of Finance, Mayor and the Director of Recreation & Senior Services, be and are further authorized and directed to execute all documents and perform all acts required to complete the sale of such obsolete and unneeded property by public internet auction.

Section 4. That the public internet auction will be conducted through GovDeals in accordance with its rules, regulations and procedures, including listing of the obsolete and unneeded property for sale by auction to the public on the internet. That as required by law, the property will be listed for ten (10) days, including Saturdays, Sundays and legal holidays.

Section 5. That the net proceeds of the operation of this Ordinance shall be deposited into the Multi-Purpose Complex Fund; and any funds required for the purposes of this Ordinance have been appropriated and shall be paid from the Multi-Purpose Complex Fund.

Section 6. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 135

Page 2

Section 7. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that the immediate sale of such obsolete and unneeded municipal property is necessary in order to provide necessary storage space for the Recreation & Senior Services Department, to enable the Department to replace obsolete equipment, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Date Passed: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Approved: _____
Mayor

Date Approved: _____

Attest: _____
Clerk of Council

Ord. No. 2025-135 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

EXHIBIT A

**RECREATION & SENIOR SERVICES DEPARTMENT
VEHICLE TO GOVDEALS AUCTION**

2016 Pacer (City #Bus 216)

VIN #1FDEE3FS2GDC50338

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 136

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR AND DIRECTOR OF FINANCE TO ENTER INTO AGREEMENT(S) TO PURCHASE PROPERTY-CASUALTY AND RELATED INSURANCE COVERAGES, WITHOUT PUBLIC BIDDING, AND DECLARING AN EMERGENCY.

WHEREAS, by and through Ordinance No. 2024-192, Council authorized the Mayor and Director of Finance to enter into a contract with **TRAVELERS COMPANIES**, as carrier, through **THE FEDELI GROUP** for the purchase of the City's property-casualty, liability and related insurance coverages for the departments of the City under a new municipal insurance program commencing December 1, 2024 for a twelve (12) month period ending November 30, 2025; and

WHEREAS, the market for public entities insurance is limited to a few carriers and a proliferation of pools; and

WHEREAS, the City's Director of Finance has determined that it would be in the City's best interests for the next year to accept the insurance program of Travelers Companies, which is among the most competitive and highly rated; and

WHEREAS, because the City can maintain price stability and competitive rates, with no diminution in terms, conditions or coverage limits, the City's Director of Finance has recommended that the City continue with The Fedeli Group, with underwriting of coverages through Travelers Companies as the carrier for the next year; and

WHEREAS, therefore, this Council finds it would be in the City's best interest to forego the normal bidding or proposal procedure in order to obtain insurance coverages at a reasonable and advantageous rate to protect the City, its officers, employees, and real and personal property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO, BY UNANIMOUS AFFIRMATIVE VOTE:

Section 1. That this Council finds and determines, as set out in Article V, §5 of the Charter, that there is an immediate and present emergency in the operation of the Department of Finance and various other Departments of the City of Strongsville, in that it is necessary to enter into a contract with **TRAVELERS COMPANIES**, in order to avoid a gap in insurance coverage, to protect the City's officers, employees, real and personal property, to maintain reasonable insurance protection with advantageous premiums, and preserve the expenditure of funds in relation to insurance coverages and potential liability.

Section 2. That, for the reasons aforesaid, the Mayor and the Director of Finance be and are hereby authorized and directed to enter into an agreement with **TRAVELERS COMPANIES, as carrier, through THE FEDELI GROUP** for the purchase of applicable insurance coverages to continue the City's current property-casualty and liability insurance program, commencing on December 1, 2025, for a twelve (12) month period ending November

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 136

Page 2

30, 2026, in an amount not to exceed \$570,011.00 in annual premium, with a copy of such premium proposal attached hereto as Exhibit A. Copies of the agreement and policies including coverages are on file in the office of the Director of Finance and shall be in a form to be approved by the Law Director.

Section 3. That the funds for the purpose of the aforesaid expenditure have been appropriated and shall be paid from the General Fund, Street Construction, Maintenance and Repair Fund; Fire Levy Fund; Multi-Purpose Complex Fund; and Sanitary Sewer Fund.

Section 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, property, health, safety and welfare, and for the further reason that the immediate purchase of the aforesaid insurance coverages is required in order to prevent a gap in coverages, to properly and completely protect the financial interests and property of the City, to ensure competitive premium rates, and to conserve public funds. Therefore, provided this Ordinance receives the unanimous vote of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____
Spring	_____	_____

Attest: _____
Clerk of Council

Ord. No. 2025-136 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

Premium Summary

Line of Business	Expiring Premium	Renewal Premium
Property	\$169,332.00	\$171,419.00
Contractors Equipment Floater	\$6,427.00	\$6,642.00
General Liability	\$62,997.00	\$67,770.00
Law Enforcement Liability	\$75,497.00	\$79,786.00
Public Officials Liability	\$14,712.00	\$14,847.00
Employment Practices Liability	\$43,481.00	\$41,967.00
Commercial Auto Liability/Physical Damage	\$101,754.00	\$105,370.00
Umbrella/Excess Liability	\$43,481.00	\$44,076.00
Mechanical & Equipment Breakdown	\$13,500.00	\$14,534.00
Crime & Cyber	\$20,842.00	\$23,600.00
TOTAL PREMIUM	\$542,883.00	\$570,011.00

*Optional Property AOP Deductible of \$25,000.
Premium savings would be **\$10,507**

**Optional \$2M Cyber policy w/ Crime

\$46,180.00
annual

Additional premium \$22,580

Subjectivities:

- Abuse and Molestation Application after binding for compliance.
- Parks and Recreation application after binding for compliance.
- Verify vehicle and property schedule for accuracy