

SUMMARY OF CAUCUS DISCUSSION AND MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON, MONDAY, MAY 18, 2026.

The Council of the City of Strongsville met in the Caucus Room at the Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road, on **Monday, May 18, 2026, at 7:30 p.m.**

Present: Councilmembers: Thomas M. Clark, James E. Carbone, James A. Kaminski, Kelly A. Kosek, Annmarie P. Roff, and Anthony J. Zacharyasz, Jr. **Also Present:** Council Secretary Marialena Beach. **Administration:** Mayor Thomas P. Perciak, Law Director Neal Jamison, and Finance Director Eric Dean.

Absent: Councilman Gordon C. Short.

Council President Pro Tem Thomas M. Clark called the caucus to order at 7:15 p.m.

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

Planning, Zoning & Engineering Committee:

Chairman Zacharyasz – Yes, thank you Mr. Clark, tonight, I have three pieces of legislation to report. Both Ordinance Nos. 2026-049 and 2026-050 are in connection with the Foltz Parkway Extension Project. Ordinance No. 2026-049 will authorize the Mayor to grant an easement to Columbia Gas within a utility easement in Foltz Parkway. Ordinance No. 2026-050 will authorize the Mayor to grant an easement to the City of Cleveland for the installation and maintenance of a water main. This is for water circulation purposes only within Foltz Parkway. The recommendation on both of these tonight is place on first reading and refer to Planning Commission. Finally, Resolution No. 2026-051 is confirming Planning Commission's approval of the final site plans for renovations at the existing baseball and softball fields at Strongsville High School. The recommendation there is to suspend and adopt. Just a quick shout-out to both of these varsity teams. Our baseball team is ranked second in the region; and punched their ticket to the playoffs as the Greater Cleveland Conference Champions. Softball is already in the playoffs and playing in the district semi-final this evening...it probably might still be going on. A big congratulations to the players, parents, coaches and can't wait to see the enhancements and attractions that these field renovations will bring. That concludes my report but happy to take any questions.

(No questions)

Public Service & Conservation Committee:

Chairwoman Kosek – Thank you so much, we have a couple of different ordinances tonight for Public Service & Conservation. We've got Ordinance No. 2026-052. This is an ordinance that would authorize the sale at public auction of an obsolete vehicle that is ten years old. It was a Jeep Cherokee. The sale would be through Manheim Marketing and Auto Auction. This vehicle, I believe, has just...it is ten years old so it has given its life for us and time to move it onto the next owner. I ask that we would suspend and adopt. We have Resolution No. 2026-053. This is the resolution to repurchase certain burial rights certificates; so I would ask that we suspend and adopt that.

Recreation & Community Services Committee:

Chairwoman Kosek – Recreation and Community Services has Resolution No. 2026-054. This would be to authorize the Mayor to advertise for bids to replace the two elevators at the recreation center. I would ask that we suspend and adopt that so that we can continue the updates that we need to make over at the recreation center. Does anyone have any questions?

(No questions)

Chairwoman Kosek - That's all I have then.

Mr. Clark – Thank you.

Ms. Roff – Sorry, I do want to jump back to Resolution No. 2026-051 if I could - for the baseball stuff. I know at the meeting, they took that off of their agenda, right? So where do we sit with that then?

Mr. Jamison – Took what off?

Chairwoman Kosek – They did not vote on that at the last meeting.

Mr. Jamison – For Planning Commission?

Chairwoman Kosek – The school board.

Mr. Jamison – Oh, the school board, okay.

Mr. Clark – Yes, the school board did not vote on it, but they submitted their plans. The plans have been recommended. Jim, maybe you want to add more, but if they decide to move forward and we're okay with the Planning recommendation, then I see no harm in that.

Mayor Perciak - All they're doing is replacing so...

Ms. Roff – I felt like they weren't looking to put anything into it right now until they look at their finances moving forward is what it sounded like to me; but I could be wrong.

Mayor Perciak – No Ann, you may be right; but I'm not sure that the right hand and the left hand are working together here so...

Chairwoman Kosek – I think if we pass it and they don't end up doing it, that there's no harm done. So, I think that we could...because we're just determining whether the plans are appropriate.

Mr. Clark – Agreed, and they did not withdraw their submission; so at this point, ...

Chairwoman Kosek – Because they haven't decided on what they're doing so...

Mayor Perciak – Correct.

Mr. Clark – Correct.

Ms. Roff – I'm just making sure.

Mr. Jamison – Kelly's correct, I had this happen in the private sector once where something got approved and the client decided not to build it; and it just went away after a year because the permit expired. This is the same kind of deal, if they choose not to follow through, it's on them.

Ms. Roff – Okay, just making sure.

Finance Committee:

Mr. Clark – We have three ordinances. The first one is Ordinance No. 2026-055. That is actually to remove a parcel of real property from an existing tax increment financing exemption. That is, if you look at the attachment, it identifies the piece that we're going to talk about in the following ordinance. That is a portion of the property included in the SouthPark Mall area that is currently being used as a surface parking lot. This Council desires to remove the removed parcel from the exemption provided under the original TIF ordinance. I'll then move to Ordinance No. 2026-056. This is to establish the SouthPark Mall Hotel public improvement tax increment equivalent fund; and this is, whereas Howe Mustang, LLC – which is the developer, intends to improve, develop, and redevelop a portion of the existing SouthPark Mall; and when you look at the attachment, you will identify that the property is depicted on the map as "Parcel 11B," and that's parcel no. 396-24-019. The little picture there seems to align with it well. Any questions on the TIFs? Those will be placed on first reading. As they are TIFs, they will have to be read three times. Then we have Ordinance No. 2026-057, which we received some information about in an update. We have our finance director here, so I'll let the expert jump right in, if he would like...or I could give you a quick summary. That's an increase of \$795,000.00...

Mayor Perciak – I'm sorry, I was bothering him.

Mr. Clark – That's okay, he'll correct me if I do anything wrong; but that is an increase to the general fund – Improvement Fund No. 421. It's a total of \$795,000.00. The largest portion, \$625,000.00, is for the Beech Creek Trail and Brookstone Way waterline project. The reason for that is the bids exceeded the original estimated cost. One hundred thousand dollars for the Albion Road and Prospect Road light upgrade for the project plan design updates. Fifty thousand dollars towards fire station no. 5 project; and that's for the utility connection which was outside the original scope of the building construction. I think it's because it was on the other side of the street; and \$25,000.00 towards the sidewalk comprehensive project plan as approved back on Ordinance No. 2026-038. The final item, an increase of \$3,000.00 in the Southwest Emergency Dispatch fund no. 210. That's for legal costs associated with the arbitration hearings. Seven hundred and ninety-five thousand for fund no. 421, \$3,000.00 for fund no. 210 – total \$798,000.00. What did I miss, finance director?

Mr. Dean – Nothing, you did great. I just want to note that we had to rebid that first line item, which is the majority of it, Beech Creek and Brookstone Way, because of how high it was over our estimate. I was given a new estimate and that's what we're shooting for. We'll see how those bids come in. But yes, you nailed it.

Mayor Perciak – The bids on that were just wild; so we had no choice but to reject them. Eric is going ahead and making the provisions here because they were close, I think, weren't they Neal? There was one that was within \$20,000.00 of each other.

Mr. Jamison – Yes.

Mayor Perciak – Something, somewhere...but we have to rebid it; so we might as well be prepared for it.

Mr. Clark – Thank you Eric.

Ms. Kosek – Can I just ask one question. It's only \$3,000.00, but I would just question about the arbitration. Is it employment arbitration or is it some other sort of arbitration that we're responsible for?

Mr. Dean – It had to do with the payouts from when they left. They requested some things that we don't give to other employees; so I went through the process and...

Ms. Kosek – Then it's specific to Strongsville, it's not...

Mr. Dean – Yes.

Ms. Kosek – Okay, that's what I was trying to understand.

Mr. Dean – Yes, that was for our dispatchers.

Mayor Perciak – They were here.

Ms. Kosek – Okay, thank you.

Mr. Clark – Any other questions on Finance?

(No questions)

Motion made by Mr. Clark, second by Ms. Roff, to approve the Committee meeting minutes of May 4, 2026. All members present voted aye and the motion carried.

*****Please note – The legislation discussed above on tonight's agenda can be viewed in entirety at: <https://www.strongsville.org/government/city-council/minutes-agendas> by clicking on the May 18, 2026 agenda link. *****

MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON MONDAY, MAY 18, 2026 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBERS.

CALL TO ORDER:

Council President Pro Tem Thomas M. Clark called the meeting to order at 7:15 p.m. All joined in the Pledge of Allegiance to the Flag.

CERTIFICATION OF POSTING:

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

ROLL CALL:

Present: Councilmembers: Thomas M. Clark, James E. Carbone, James A. Kaminski, Kelly A. Kosek, Annmarie P. Roff, and Anthony J. Zacharyasz, Jr. **Also Present:** Council Secretary Marialena Beach. **Administration:** Mayor Thomas P. Perciak, Law Director Neal Jamison, and Finance Director Eric Dean.

Absent: Councilman Gordon C. Short.

Motion made by Ms. Roff, second by Mr. Zacharyasz to excuse Councilman Gordon C. Short for just cause. All members present voted aye and the motion carried.

COMMENTS ON MINUTES:

The Minutes of the Regular Council Meeting held on May 4, 2026 were approved as submitted.

APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITIONS:

(None)

REPORTS OF COUNCIL COMMITTEES:

COMMUNICATIONS & TECHNOLOGY – Ms. Roff:

(No report)

ECONOMIC DEVELOPMENT – Mr. Clark:

(No report)

PLANNING, ZONING & ENGINEERING – Mr. Zacharyasz: Yes, thank you Mr. Clark. Tonight, I have three pieces of legislation. Both Ordinance Nos. 2026-049 and 2026-050 are in connection with the Foltz Parkway Extension Project. Ordinance No. 2026-049 will authorize the Mayor to grant an easement to Columbia Gas within a utility easement in Foltz Parkway. Ordinance No. 2026-050 will authorize the Mayor to grant an easement to the City of Cleveland for the installation and maintenance of a water main. This is for water circulation purposes only in Foltz Parkway. The recommendation on both of these tonight is place on first reading and refer to Planning Commission. Finally, Resolution No. 2026-051 is confirming Planning Commission's approval of final site plans for the renovations at the existing baseball and softball fields at Strongsville High School. The recommendation tonight is to suspend and adopt. That concludes my report, but I'll be happy to take any questions.

(No questions)

Mr. Clark – Thank you, Mr. Zacharyasz.

REPORTS OF COUNCIL COMMITTEES (cont'd):

PUBLIC SAFETY & HEALTH – Mr. Kaminski:

(No report)

PUBLIC SERVICE & CONSERVATION – Ms. Kosek: Thank you, Mr. Clark. We have two pieces of legislation for Public Service and Conservation. Ordinance No. 2026-052 would authorize the sale at public auction of a 2016 Jeep. This would be Manheim Marketing Inc. Auto Auction that would actuate the sale. I would ask that we suspend and adopt that. We also have Resolution No. 2026-053, which is a resolution granting permission to repurchase certain certificates for burial rights in our Strongsville Municipal Cemetery. I would ask that we suspend and adopt that as well.

RECREATION & COMMUNITY SERVICES – Ms. Kosek: We have Resolution No. 2026-054, which would authorize Mayor Perciak to advertise for bids to replace the two elevators at the recreation center - looking to upgrade those. If we could, please, suspend and adopt that as well. If anyone has any questions, I'm happy to answer them; otherwise, I will yield back to Mr. Clark.

(No questions)

Mr. Clark – Thank you, Ms. Kosek.

BUILDING & UTILITIES – Mr. Carbone: Yes, prior to caucus, we had a committee meeting through Building and Utilities. We had Charles Cicco from FirstEnergy – he's a Local Engagement Specialist. I wanted to have him in and talk about some of the projects and some of the concerns of Council. I wanted to have a face-to-face so we could better serve the residents. We know that there is a lot of questions around outages and grids with the extreme weather changes. I believe the meeting was very beneficial. I think, again, together we will be able to better serve our residents through these extreme weather and power outages.

SCHOOL BOARD – Mr. Carbone: At the last school board meeting, that was a work session on Thursday. The board discussed pausing on the turf project for right now. They are going to resume conversations on that on May 28th. They talked through the operating levy and bond and kind of what is the next steps with the renewal levy and then the bond issue. I could tell you that George Anagnostu did a great job really elaborating and giving a footprint as to what to expect here in the future. Those challenges are not going away. Also, the challenges with our school buildings aren't going away, too - a lot of collaboration. There is going to be a lot of talks around that. I know that they are going to continue to listen to the residents; especially, coming off of a loss here. There was some positive within the loss, but ultimately, it did not go through. It's a great time and I think we all learned a lot, we talked a lot, and we listened a lot. They can formulate a plan moving forward that's really going to cater around to what the residents are looking for. Also, they will be honoring on Wednesday, the retirees for 2026. Then, prom was a big success without incident. Our kids were able to celebrate in a safe manner. I know our teachers, our administration at the high school, and our school resources officers did a wonderful job preparing the kids for this weekend. Lastly, we have commencement on Thursday, so let's all pray for great weather for them for that. Congratulations to the entire 2026 graduating class and all the parents as well. That ends my report.

Mr. Clark – Thank you, Mr. Carbone.

REPORTS OF COUNCIL COMMITTEES (cont'd):

SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Short:

(No report)

FINANCE – Mr. Short:

Mr. Clark – We do have two ordinances under Finance. As we talked about during caucus, the first one of those is Ordinance No. 2026-055. This is to remove a parcel from an existing TIF. That will be placed on first reading and referred back to the committee. The second TIF, excuse me, the second ordinance is Ordinance No. 2026-056 is related to a TIF associated with the same property. That is to create and establish the SouthPark Mall Hotel Public Improvement Tax Increment Equivalent Fund. Again, we will place that on first reading and refer back to the committee. We have Ordinance 2026-057 - that is an ordinance making appropriations to our annual expenditures as we talked about during caucus. It moves \$798,000.00 to accommodate for some things that we talked about during caucus – a project that exceeded costs and we have to go back for new bids and some other projects that we discussed going on. Any questions on Finance?

(No questions)

COMMITTEE OF THE WHOLE - Mr. Short:

(No report)

Ms. Kosek – In the Committee of the Whole, I know I missed it during the Public Safety and Health Committee and I wanted to mention it. We had that meeting last year with the police department asking for their help in helping our residents who have communication issues and how they can have their families provide information to the police in case there is someone who goes missing, or gets separated from their family. I wanted to report back that the police have been so great in working with the schools. Teresa Karsnak who is one of the school employees who was tasked with working families with special needs. That program is going to be getting off the ground. There will be a meeting tomorrow night on May 19th. I believe that it is at 6:00 p.m., but I am not sure on the location. I invite anyone who would like to go to reach out to me, and I will get that information so that they will be able to attend. Teresa Karsnak also is available if anyone needs to reach out to her on location. This is kicking it off and allowing families that would like to sign their children up to give that information. That is happening and I wanted to thank the Mayor and the administration for helping with that. I think it's something that families really wanted in the community and it is something that I think will aide the police in providing better service to our residents. Thank you, Mayor, please pass that along to the department.

Mayor Perciak – I couldn't agree with you more. Thank you.

Mr. Clark – Kelly, just a question on that. Excuse me... Ms. Kosek, is that just for the children and the youth. A separate meeting would be associated with...

Ms. Kosek – So, it is going to be pushed out to everyone. This is the initial meeting that is just available for kids and their families that are connected before the school year ends. There are going to be cards available.

REPORTS OF COUNCIL COMMITTEES (cont'd):

COMMITTEE OF THE WHOLE - Mr. Short:

Ms. Kosek (cont'd) - We are working on figuring out how we are going to get that pushed out to anyone. It is... for anyone who is listening and wants to participate, I'm sure... please reach out to me or anyone on Council and we will connect you with the right person over at the station to get that going. It is important and I know that it is important to our families. Thank you.

Mr. Clark – Thank you for that update. Absolutely.

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

MAYOR PERCIAK: Thank you, Mr. President. Just one reminder for Monday, May 25, 2026, it's Memorial Day. Our Memorial Day Parade will kick off, again, at St. Joes and will end up here on our Freedom Trail - that starts at 11:00 a.m. If anybody has any questions, please contact the VFW directly, but we will be doing that Monday starting at 11:00 a.m. The kick off will be from St. Joe's, thank you.

Mr. Clark – Thank you, Mayor.

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

Mr. Clark – Thank you.

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

Mr. Clark - Thank you.

AUDIENCE PARTICIPATION:

(None)

ORDINANCES AND RESOLUTIONS:

Ordinance No. 2026-049 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT AN EASEMENT TO COLUMBIA GAS OF OHIO, INC. IN ORDER TO PLACE THEIR FACILITIES WITHIN A UTILITY EASEMENT LOCATED ON FOLTZ PARKWAY, IN CONNECTION WITH THE FOLTZ PARKWAY EXTENSION PROJECT, AND DECLARING AN EMERGENCY.

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

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2026-050 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT AN EASEMENT TO THE CITY OF CLEVELAND FOR THE INSTALLATION AND MAINTENANCE OF A WATER MAIN FOR WATER CIRCULATION PURPOSES ONLY IN THE CITY OF STRONGSVILLE ON FOLTZ PARKWAY, IN CONNECTION WITH THE FOLTZ PARKWAY EXTENSION PROJECT, AND DECLARING AN EMERGENCY.

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

Resolution No. 2026-051 by Mayor Perciak and All Members of Council. A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE FINAL SITE PLAN FOR RENOVATIONS TO EXISTING BASEBALL AND SOFTBALL FIELDS AT STRONGSVILLE HIGH SCHOOL, LOCATED AT 20025 LUNN ROAD, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Ms. Roff, second by Mr. Zacharyasz.

Roll Call: All ayes. Motion carries. Resolution No. 2026-051 ADOPTED.

Ordinance No. 2026-052 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE SALE AT PUBLIC AUCTION OF A CERTAIN OBSOLETE AND SURPLUS VEHICLE NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Ms. Roff, second by Mr. Zacharyasz.

Roll Call: All ayes. Motion carries. Ordinance No. 2026-052 ADOPTED.

Resolution No. 2026-053 by Mayor Perciak and All Members of Council. A RESOLUTION GRANTING PERMISSION TO REPURCHASE A CERTAIN CERTIFICATE FOR BURIAL RIGHTS IN THE STRONGSVILLE MUNICIPAL CEMETERY. [Wojnowski]

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

Motion to adopt by Ms. Roff, second by Mr. Zacharyasz.

Roll Call: All ayes. Motion carries. Resolution No. 2026-053 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Resolution No. 2026-054 by Mayor Perciak and All Members of Council. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE REPLACEMENT OF TWO (2) ELEVATORS AT THE CITY OF STRONGSVILLE WALTER F. EHRNFELT RECREATION & SENIOR CENTER FACILITY, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Ms. Roff, second by Mr. Zacharyasz.

Roll Call: All ayes. Motion carries. Resolution No. 2026-054 ADOPTED.

Ordinance No. 2026-055 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING ORDINANCE NO. 2007-215 TO REMOVE A PARCEL OF REAL PROPERTY FROM AN EXISTING TAX INCREMENT FINANCING EXEMPTION PROVIDED FOR IN ORDINANCE NO. 2007-215, AND DECLARING AN EMERGENCY.

Placed on first reading and referred back to the committee.

Ordinance No. 2026-056 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 SOUTHPARK MALL HOTEL 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.

Placed on first reading and referred back to the committee.

Ordinance No. 2026-057 by Mayor Perciak. AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2026 AND REPEALING ORDINANCE NUMBER 2026-023.

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

Motion to adopt by Ms. Roff, second by Mr. Zacharyasz.

Roll Call: All ayes. Motion carries. Ordinance No. 2026-057 ADOPTED.

COMMUNICATIONS, PETITIONS AND CLAIMS:

(None)

MISCELLANEOUS BUSINESS:

Ms. Roff – If we could announce that meeting that NOACA is coming in for one more time and the date just as we are leading up to that?

Mr. Clark – Do we have the date? I know we are planning another one for August, but I don't know that we have the date yet.

Ms. Roff – There was one for June, I believe.

Mr. Zacharyasz – June 23, 2026, at 6:00 p.m. at the recreation center.

Ms. Roff – Thank you.

Mr. Clark – Thank you. At 6:00 p.m., on June 23, 2026, NOACA will come and provide a presentation and updates on the progress on their studies and solicit feedback from the public. I attended a recent meeting that they did, and certainly we had them here before. They want to hear from the public, so they are coming out again on June 23, 2026, at 6:00 p.m. at the Strongsville Recreation Center. Any other miscellaneous business this evening?

(None)

ADJOURNMENT:

There being no further business to come before this Council, President Pro Tem Thomas M. Clark adjourned the meeting at 7:50 p.m.



Marialena Beach
Council Secretary



Date