

## SUMMARY OF CAUCUS DISCUSSION AND MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON, MONDAY, JUNE 1, 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, June 1, 2026, at 7:15 p.m.**

**Present: Councilmembers** Gordon C. Short, Thomas M. Clark, James E. Carbone, Kelly A. Kosek, Annmarie P. Roff, and Anthony J. Zacharyasz, Jr. **Also Present:** Clerk of Council Aimee Pientka. **Administration:** Mayor Thomas P. Perciak, Law Director Neal Jamison, and Finance Director Eric Dean.

**Absent:** Councilman James A. Kaminski.

Council President Gordon C. Short called the caucus to order at 7:19 p.m.

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

### Planning, Zoning & Engineering Committee:

Chairman Zacharyasz – Yes, thank you, President Short. Tonight, I have five items to report. First up, is Ordinance No. 2026-027, which is to repeal existing Chapter 1248 – Board of Zoning Appeals in its entirety and enacting a new Chapter 1248 Board of Zoning of the city's Codified Ordinances. It was first read and referred to the Planning Commission by Council on April 6<sup>th</sup>. The Planning Commission gave it a favorable recommendation April 9<sup>th</sup>. Council placed it on second reading April 20<sup>th</sup>, and this evening we will have a public hearing on this. Pending the outcome of that public hearing, the recommendation tonight is to adopt. Second, is Ordinance No. 2026-028, which is rezoning property located at 17963 Marks Road from GI-A (General Industrial-A) to RT-C (Townhouse Cluster). It was first read and referred to the Planning Commission by Council on April 6<sup>th</sup>. The Planning Commission gave this a favorable recommendation April 9<sup>th</sup>. Council placed it on second reading April 20<sup>th</sup>. This evening, we will have a public hearing. The recommendation tonight is to place on third reading and refer back to the committee. Next, are both Ordinance Nos. 2026-049 and 2026-050, which 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. Both of these were placed on first reading and referred to the Planning Commission by Council at our last meeting. The Planning Commission gave both of these a favorable recommendation at their May 28<sup>th</sup> meeting. The recommendation tonight, is to suspend and adopt both of these ordinances. Lastly, is Ordinance No. 2026-058, which authorizes the Mayor to enter into a contract with Fabrizi Trucking and Paving Company, Inc. for the Beech Creek Trail and Brookstone Way waterline replacement project. The total amount is for \$1,294,854.00, which was the lowest and best bid. The recommendation tonight is to suspend and adopt. That concludes my report.

Mayor Perciak – We had three bids on that.

Mr. Zacharyasz – Yes, thank you. That concludes my report. I will be happy to take any questions.

Mr. Short – Any questions for Mr. Zacharyasz?

(No questions)

Public Safety & Health Committee:

Mr. Short – Mr. Kaminski is not present tonight, so I will do that for him. This is simply an ordinance to approve the filing of an application for financial assistance with the Office of Criminal Justice Services and the Ohio Department of Public Safety for the grant program for body cameras for our police force and the reimbursement of funds that the city expended for those body cameras. The recommendation, there, is to suspend and adopt. Any questions on that?

(No questions)

Public Service & Conservation Committee:

Chairwoman Kosek – Thank you. We have Ordinance No. 2026-060; this is to participate in the transportation contract for the purchase of one vehicle – Western Star 47X cab for the use by the service department. This would be with Cleveland Freightliner, Inc. (not to exceed) \$135,538.00 through the Ohio Department of Transportation Cooperative Purchasing Program. This would be paid through the Street Construction Maintenance and Repair Fund. We would also do Ordinance No. 2026-061, which would request participation, again, in the administrative services contract to purchase a combination dump body spreader and related snow and ice control equipment for use by the service department. I am going to make the wild assumption that it is to work with the first vehicle.

Mr. Short – I think that's a correct assumption, yes.

Chairwoman Kosek – Correct, and it is up for \$135,338.78. This would be through the Concord Road Equipment Manufacturing, LLC and through the Ohio Department of Administrative Services program, also, to be paid by the Street Construction Maintenance and Repair Fund. Both of those are needed by our service department to keep all of our roads in tip top shape particularly in the weather. I would ask that you suspend and adopt both of those.

Recreation & Community Services Committee:

Chairwoman Kosek – We also have Ordinance No. 2026-062, which would authorize the sale by internet auction certain obsolete property that is no longer needed by the recreation center - there is an attachment that explains what that is. That is a commercial refrigerator; and then, 175 banquet chairs that's being sold through GovDeals. I would ask that we suspend and adopt that. Those were the three that I had on my two committees. That's all.

Mr. Short – Any questions for Ms. Kosek?

(No questions)

Mr. Short – Thank you, Ms. Kosek.

Building & Utilities Committee:

Chairman Carbone – Yes, all I have this evening is to approve the committee meeting of the last (Building & Utilities) meeting of May 18<sup>th</sup>.

Mr. Short – Are you making a motion?

Mr. Carbone – Yes, making a motion, please.

***Motion made by Mr. Carbone, to approve the Committee meeting minutes of May 18, 2026. All members present voted aye and the motion carried.***

Chairman Carbone – That ends the report and will conclude it.

Mr. Short – Thank you, Mr. Carbone.

Finance Committee:

Chairman Short – We have Resolution No. 2026-063; this is to approve the...we do this annually for Cuyahoga County – the alternate tax budget for the county...for the City of Strongsville for the fiscal year 2027. The recommendation there is to suspend and adopt that this evening. Are there any questions on that alternate budget?

(No questions)

Chairman Short – Great, so suspend and adopt that.

Committee of the Whole Committee:

Chairman Short - Resolution No. 2026-064; this would be the resolution that would be for our recess for the month of July and August of 2026. The recommendation there is to suspend and adopt. We do, however, have a date of July 27<sup>th</sup>, Madam Clerk, for the special meeting. We are in recess for July and August; but we do have the date of July 27, 2026 for the special meeting, correct?

Ms. Pientka – Yes, Council will be considering the motion to go into recess tonight for July and August. We have a special meeting tentatively planned for Monday, July 27<sup>th</sup>. A special meeting is just to consider legislation only if there is some need for the city to pass...

Chairman Short – I do ask Council that you please keep that date open in case we need all seven here for that meeting. Any questions on the recess?

(No questions)

Other Business:

Mr. Short – Lastly tonight, I will bring this up in the meeting, but as you all know and are well aware, NOACA, the great organization of NOACA, is holding its second round of public meetings regarding the I-71 Crossroads study; which involves the access to the City of Strongsville, Brunswick, and the surrounding communities on Tuesday, June 23, 2026 from 6:00 p.m. to 8:00 p.m. The presentation will be at 6:30 p.m. right here in the recreation center.

Mr. Short (cont'd) - I will bring this up during the meeting as well, but again, if you have questions or you want to hear...this is now their second meeting. They have continued their study after inputs from last year's public meetings and continuing to work with engineers. I believe they are looking at, now, several alternatives for the traffic in this area. They will present them at that meeting to the public on June 23<sup>rd</sup>. Again, if you can be there as members of this body. Also, spread the word to our constituents to get them there for that meeting. I can't wait to hear what NOACA has to say.

Ms. Roff – I would like to thank David, too, and obviously to our administration for keeping people updated on our Facebook stuff and websites. He has done a good job of keeping everyone informed in time. If we could just keep bumping that up and putting it out. I think we have all been putting it out, but just so that people are aware.

Mayor Perciak – We are doing our very best.

Ms. Roff – I know.

Mayor Perciak – The presentation they made in Brunswick several months ago, they finally understand that there were some flaws in some of the engineering as to some of the traffic...the traffic that they have put on the screen. We all kind of laughed because you could actually count the cars as they were going through - it was amazing. Lori Daley and I were sitting....

Ms. Roff – I do have a video, too, if they would like it.

Mayor Perciak – I think they...how can I tell you? I think they readdressed the situation.

Mr. Carbone – You know it's the center part of our community. A lot of us travel it and some daily. When that was presented to us, it just wasn't...it wasn't reality. It will be interesting.

Ms. Kosek – I just wanted to...we said right here in the recreation center. In Strongsville, but in our recreation center and not in Council chambers.

Mr. Short – Correct. It is at the recreation center, yes.

Ms. Kosek – I knew what you were saying, I just wanted to make sure that everyone in the public did, so thank you.

Mayor Perciak – Honestly, this room wouldn't be big enough.

Ms. Kosek – Absolutely not.

Ms. Roff – If I could speak on technology. If we could have someone come out and take a peek at your mic there, Mayor.

Mr. Short – We are getting feedback on your microphone, Mr. Mayor.

Mayor Perciak – Yes.

Ms. Kosek – I just wanted to let all of Council know that we did have the chief and Officer Kelley...Lt. Kelley, excuse me, they came to the Strongsville City Schools for an event to kind of roll out our communication program for people who have communication issues. We had, I would say, I didn't take a good count, but I would say there were at least twenty or twenty five families that showed up at that event very excited about the program. If you have not shared it on your Facebook or with your community friends, I will certainly send that out to everybody so that we can get the information out. Anyone that wants to have a loved one, friend, or family member share details about their friend's or family member's communications needs with the police, they have a website that they can go on to submit that information. It is up and running, and everyone is really excited about it. I know...everybody seems very interested in the program.

Ms. Roff – That is on ours also, Kelly, for the city?

Ms. Kosek – It should be on...it should be out for the city. I know that there are cards that the police are circulating. They have been really wonderful about getting that information out. They are very pleased with the reception that they have been getting. It's working really well so far. Just to remind everybody that we went with an outside company that is handling collecting the information and keeping the information and the police access it when they need to. I will make sure that everybody gets that information so they can share it out.

Ms. Roff – Maybe whoever...like part of our City Club just to get it out to that group too. I know they all work hand in hand with all of the special needs here in Strongsville with the Olympics and other things that they do.

Ms. Kosek – Yes, I think that would be great. Also, the chief had shared that he was going to have a table at all of our events that are coming up this summer - there's going to be information at the recreation center. Then, as Jim suggested, sharing it with Camp Cheerful and any places that there are folks who may be interested in it, we should definitely make sure that we make an effort to share that out.

Ms. Roff – Thank you for all your hard work with that, our safety forces' hard work, and our administration. I appreciate that, Kelly.

Ms. Kosek – I thank you for that, but I would be remiss if I didn't mention that Teresa Karsnak, from the schools who is the parent mentor has been instrumental in making sure to push this through. She has done a great job. The schools should be very proud of the work that she has done.

Ms. Roff – Thank her from us, please.

Ms. Kosek – I certainly will.

Ms. Roff - I think it's a pretty important thing.

***\*\*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 June 1, 2026 agenda link. \*\****

**MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON MONDAY, JUNE 1, 2026 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBERS.**

**CALL TO ORDER:**

Council President Gordon C. Short called the meeting to order at 7:33 p.m. All joined in the Pledge of Allegiance to the Flag.

**CERTIFICATION OF POSTING:**

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

**ROLL CALL:**

**Present: Councilmembers:** Gordon C. Short, Thomas M. Clark, James E. Carbone, Kelly A. Kosek, Annmarie P. Roff, and Anthony J. Zacharyasz, Jr. **Also Present:** Clerk of Council Aimee Pientka. **Administration:** Mayor Thomas P. Perciak, Law Director Neal Jamison, and Finance Director Eric Dean.

**Absent:** Councilman James A. Kaminski.

*Motion made by Mr. Clark, second by Ms. Roff to excuse Councilman James A. Kaminski 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 18, 2026 were approved as submitted.

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

Mayor Perciak – None this evening, but on the 15<sup>th</sup>, we will have one.

Mr. Short – Great, thank you for the heads up. Thank you, Mr. Mayor.

**PUBLIC HEARING:**

**Ordinance No. 2026-027** by Mayor Perciak and All Members of Council. AN ORDINANCE REPEALING EXISTING CHAPTER 1248 BOARD OF ZONING APPEALS IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 1248 BOARD OF ZONING APPEALS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-06-26. Favorable recommendation by the Planning Commission 04-09-26. Second reading 04-20-26. Public Hearing 06-01-26.*

*Mr. Short opened the public hearing and invited anyone wishing to speak **IN FAVOR** of the Ordinance to approach the podium and address Council.*

(No comments)

*Mr. Short then invited anyone wishing to speak **IN OPPOSITION** of the Ordinance to approach the podium and address Council.*

**PUBLIC HEARING (cont'd):**

(No comments)

*Hearing no further comments in regard to this matter, Council President Short closed the Public Hearing on said Ordinance.*

**Ordinance No. 2026-028** by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 17963 MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PPN 394-07-002), AND DECLARING AN EMERGENCY. *First reading 04-06-26 and referred to the Planning Commission 04-06-26. Favorable recommendation by the Planning Commission 04-09-26. Second reading 04-20-26. Public Hearing 06-01-26.*

*Mr. Short opened the public hearing and invited anyone wishing to speak **IN FAVOR** of the Ordinance to approach the podium and address Council.*

Loudan Klein, 2211 Medina Road, Suite 100, Medina, OH. 44256: My first name is Loudan and my last name is Klein. The address is 2211 Medina Road, Suite 100, Medina, Ohio 44256. Thank you all for your time this evening. I am Loudan Klein on behalf of the applicant. I believe everything that we submitted with the initial request is included in what we were trying to do. We have rezoned the 15 acres to the north previously and have gone through site plans and Planning Commission approval for 87 units. We have acquired, or are under contract to acquire, the 4 acres to the south and would like to expand to do an additional 25 or 26 units...likely 25. This will stay several units under the permitted zoning of the entire 19 or 20 acres roughly. I'm just here to answer any questions you might have on the application. Thank you.

Mr. Short – Thank you.

*Mr. Short then invited anyone wishing to speak **IN OPPOSITION** of the Ordinance to approach the podium and address Council.*

Joseph Tooman, 17940 Marks Road, Columbia Station, OH. 44028: My name is Joseph Tooman, 17940 Marks Road in Columbia Station, Ohio.

Mr. Short – Spell your last name for the record, please.

Mr. Tooman – T as in Tom, O-O-M-A-N.

Mr. Short – Thank you.

Mr. Tooman – My concern is the traffic on Marks Road. I wanted to be assured that the exits and entrances to this property is safe. Right now, the speed limits on Marks Road, on the Strongsville side of the street, are pretty well observed as long as the policeman is sitting there. On the west side of the street, it's gangbusters. I've had...in the past, I've had three cars up on my lawn and two accidents right in front of the house because we are right where it starts to go down into a ravine area. I don't know what can be done.

**PUBLIC HEARING (cont'd):**

Mr. Tooman (cont'd) - I'm not against what the developer wants to do, but I am concerned about the safety that will be imposed. Perhaps a slower speed limit on both sides, but something to keep the traffic to a considerable speed. Thank you.

Mr. Short – Thank you.

Ms. Pientka – Mr. President?

Mr. Short – Yes?

Ms. Pientka – There was a gentleman here earlier, just to make Council aware, that he had more questions and wanted to address Council. Mr. Jamison did answer one of his questions. He gave me his information and he just asked that the developer reach out to him. Mr. Klein is willing to do so and answer any questions the gentleman has. I did not get his information; but if we need it, I gave it to Mr. Klein. Mr. Klein will reach out to him.

Mr. Short – Alright, thank you.

*Hearing no further comments in regard to this matter, Council President Short closed the Public Hearing on said Ordinance.*

**REPORTS OF COUNCIL COMMITTEES:**

**COMMUNICATIONS & TECHNOLOGY – Ms. Roff:** I do not have anything today, but I appreciate our administration and our technology administration putting out all the information they have regarding our June 23<sup>rd</sup> meeting with NOACA coming in regards to our traffic situation here in Strongsville. That is June 23, 2026, at 6:00 p.m., at the recreation center. Thank you.

Mr. Short – Any questions for Ms. Roff?

(No questions)

Mr. Short – Thank you, Ms. Roff.

**ECONOMIC DEVELOPMENT – Mr. Clark:**

(No report)

**PLANNING, ZONING & ENGINEERING – Mr. Zacharyasz:** This is a little lengthier than the previous two. I have five items to report tonight. First up, is Ordinance No. 2026-027, which will repeal existing Chapter 1248 – Board of Zoning Appeals in its entirety and enact a new Chapter 1248 Board of Zoning of the city's Codified Ordinances. It was first read and referred to the Planning Commission by Council on April 6<sup>th</sup>. The Planning Commission gave this a favorable recommendation April 9<sup>th</sup>. Council placed it on second reading April 20<sup>th</sup>, and this evening we held a public hearing on this. If there is no concern from Council, the recommendation tonight is to adopt. Second, is Ordinance No. 2026-028, which is rezoning property located at 17963 Marks Road from GI-A (General Industrial-A) to RT-C (Townhouse Cluster). It was first read and referred to the Planning Commission by Council on April 6<sup>th</sup>. The Planning Commission gave this a favorable recommendation April 9<sup>th</sup>. Council placed it on second reading April 20<sup>th</sup>.

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

**PLANNING, ZONING & ENGINEERING – Mr. Zacharyasz (cont'd):** This evening, we held a public hearing on this. The recommendation tonight is to place on third reading and refer back to the committee. Next, are both Ordinance Nos. 2026-049 and 2026-050, these 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. 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. Both of these were placed on first reading and referred to the Planning Commission by Council at our last meeting. The Planning Commission gave both of these a favorable recommendation on May 28<sup>th</sup>. The recommendation, for both of these tonight, is to suspend and adopt. Lastly, is Ordinance No. 2026-058, which authorizes the Mayor to enter into a contract with Fabrizi Trucking and Paving Company, Inc. for the Beech Creek Trail and Brookstone Way waterline replacement project. The total amount is for \$1,294,854.00. The recommendation, tonight, is to suspend and adopt. That concludes my report, but happy to take any questions.

(No questions)

Mr. Short – Thank you, Mr. Zacharyasz.

**PUBLIC SAFETY & HEALTH – Mr. Kaminski:**

(No report)

**PUBLIC SERVICE & CONSERVATION – Ms. Kosek:** Yes, thank you. We have two ordinances for Public Service & Conservation, and then one for Recreation and Community Services. Ordinance No. 2026-060 requests our participation in the Ohio Department of Transportation contract for the purchase of one Western Star 47X cab for \$135,538.00. This would be from Cleveland Freightliner Inc. This is an Ohio Department of Transportation Cooperative Purchasing Program and would be funded through our Street Construction Maintenance and Repair Fund. This is a vehicle for use by our service department. A companion ordinance to that is Ordinance No. 2026-061, which would be also requesting to purchase one combination dump body spreader and related snow and ice control equipment package for use by the service department. This price is \$135,338.78. This would be from Concord Road Equipment Manufacturing, LLC also through the Ohio Department of Administrative Services office – the Procurement Services Program and paid through our Street Construction Maintenance and Repair Fund. I would ask that we suspend and adopt both, so that we can keep our service department ready to keep our streets clear this winter.

**RECREATION & COMMUNITY SERVICES – Ms. Kosek:** We also have Ordinance No. 2026-062; this is for the recreation center. This would authorize the sale by internet auction of certain obsolete property through GovDeals. This would include a commercial refrigerator and 175 banquet chairs which are of no additional use to our recreation center. I'd ask that we suspend and adopt that. That's all that I have tonight, Mr. President.

Mr. Short – Thank you. Any questions for Ms. Kosek?

(No questions)

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

**BUILDING & UTILITIES – Mr. Carbone:** Yes, in our caucus meeting we did approve the (Building & Utilities) meeting minutes from May 18<sup>th</sup>. At our last Council meeting, we had a representative Charles Cicco, a Local Engagement Specialist with FirstEnergy, give some very good useful information. I want to continue those lines of communication; especially, when our residents are experiencing outages, so we have proper information to give our residents, and so there is a quick turnaround for them. That's it in Building & Utilities Committee.

**SCHOOL BOARD – Mr. Carbone:** At the last school board meeting, the school board did appoint Timothy Helms to the empty school board seat. Tim...just to give a little bio on Tim: He was born in Strongsville, he attended the Strongsville City Schools, and he has three boys all at Surrarer Elementary. Tim's term will end December 31, 2027, so welcome Tim to the school board. Also, the board continued to have discussion on turfing the baseball and softball fields. After much discussion, the board did agree to move forward on this; these projects should be starting some time this summer. There was also discussion on whether to move forward with the bond project again in the upcoming November election, and conversation on supporting an operating levy. When it comes to the bond issue, the conditions of the schools, and some of the financial hurdles that they are going to be coming up against; these are tough discussions and they are not going away. Those talks will continue to be had with a discussion on June 11<sup>th</sup>. Lastly, congratulations, again, to the class of 2026. Commencement went...it was an absolutely beautiful night to have it outside at the football stadium. Congratulations to the graduates, and congratulations to the families. Just remember, a side note, there will be a lot of kids out now during the week on their bikes running around with scooters and what have you, so just make sure the community...we are spending extra attention on our driving; especially, in the neighborhoods with kids. That ends both reports.

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

Mr. Clark – Just a comment on Mr. Cicco. We had a power outage and within 24 hours of his visit here, he was both proactive and extremely responsive. It was resolved within the timeframe that they predicted. If that happens again, we are going to have to invite him back to thank him.

Mr. Carbone – For work, I was at a meeting, and it just so happened...it was neat the collaboration that we do here. It just so happened that there was a Cleveland Councilperson there and he was dealing with an outage. I was able to say, "Hey, try this guy." Hopefully, it worked for them as well.

Mr. Short – Great. Thank you, Mr. Carbone.

**SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Short:**

(No report)

**FINANCE – Mr. Short:** We do have one resolution tonight. Resolution No. 2026-063; this is under state law under the county of Cuyahoga, we need to file what's called an alternative tax budget for fiscal year 2027. Our finance director has studiously prepared that. The recommendation tonight is to suspend and adopt that this evening. Any questions on that resolution?

(No questions)

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

**FINANCE – Mr. Short (cont'd):** Ordinance No. 2026-055; this is to remove the real property from existing Tax Increment Financing exemption under Ordinance No. 2007-215. That was on first reading. We will keep that in committee and place that on second reading this evening. Also, Ordinance No. 2026-056; this is to create a new Tax Increment Financing district at the SouthPark Mall. (unintelligible) The SouthPark Mall Hotel Public Improvement Equivalent Fund for the deposit of such payments as needed. Again, that was read at our last Council meeting on May 18<sup>th</sup>. We will keep that in committee as well. Are there any questions on that?

(No questions)

Mr. Short – Thank you, Mr. Law Director for pointing that out. That concludes the Finance Committee.

**COMMITTEE OF THE WHOLE - Mr. Short:** Then lastly, Committee of the Whole is for our summer recess for the months of July and August. With the caveat, though, that we will have the potential for a special meeting on July 27<sup>th</sup> here in Council chambers. I do ask that we all be available for that evening in case of a special meeting.

Mr. Jamison – We also have the two TIF ordinances, Mr. Chairman.

Ms. Pientka – I'm sorry. The second reading...I don't think that's in the caucus on the meeting notice.

Mr. Short – Are they on the...? Oh, they are on the agenda...

Ms. Pientka – Sorry about that.

Mr. Short – ...and they were not...so, that's under Finance as well then.

\*\* (see Finance Committee report) \*\*

Mr. Short – Again, Ordinance No. 2026-064 in regards to the summer recess. Any questions on those?

(No questions)

Ms. Roff – Just to note, when we are on summer recess, we too are available for our constituents - just so you know.

Mr. Short – Yes, we are in town and we are still available, but we are not officially meeting in chambers, correct. Thank you, Ms. Roff for that part. We are always here working for you – the people.

Mr. Jamison – I would say that there is most likely going to be a special meeting at the end of July.

Mr. Short – Correct.

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

**MAYOR PERCIAK:** Just a couple of reminders: The Rib Burnoff is fast approaching. This year's Fireworks will be on a Saturday evening – not a Friday evening. That is, I think, June 19<sup>th</sup>, or whatever the day is – I can't remember. Then, remember our 250<sup>th</sup> celebration of the United States of America is going to be on July 4<sup>th</sup>. We are going to start that probably at about 6:00 p.m. for our families. We are going to have food trucks and all kinds of activities on The Commons on July 4<sup>th</sup>. It will be concluded with a very, very special fireworks show that evening. We ask you to please put that down on your calendars and come over and celebrate America's birthday – its 250<sup>th</sup> birthday. That ends my report, Mr. President.

Mr. Short – Thank you, Mr. Mayor.

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

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

Mr. Short - Thank you.

**AUDIENCE PARTICIPATION:**

**Sandy Sauvey, 11024 Southwind Ct., Strongsville, OH 44149:** Good evening, my name is Sandy Sauvey. I live at 11024 Southwind Ct. in Strongsville, Ohio. I am president of the Winds Association, and we are a small association with 45 homes in a subdivision of Meadowood. Because this matter affects so many in our development, we have a representation of residents and our board of managers this evening. I did have an opportunity this evening to speak to the law director, so thank you for that. I would like to make you aware of some ongoing problems with a resident, Jeff Mehnert, who lives at 11022 Eastwind Ct. Jeff moved in after the death of his grandmother who was a long time serving president of the association - he has been there for four years. Jeff does not believe that he has to live by association rules, nor does he have to pay association dues. He continues to break all of our HOA regulations and covenance. He has turned his garage into...in the surrounding common areas, into a junkyard, motorcycle, and vehicle repair shop. There are cars and trucks on blocks, there are blowtorches, and grinding tools that he uses in his driveway to repair...along with much...along with loud profanity based music. Sometimes vehicles are blocking our sidewalks and mailboxes. He brings trailers filled with debris onto the common area and into his drive even though they are not permitted. He also has an engine block pulley on our common area tree that he uses to hoist motorcycles up to spray paint. We have many pictures to back all of this up. We have told him more times than I can count that the common area is maintained by the association and he can't use that space for his dumping ground. We have talked and talked, but he doesn't listen. Our landscapers can't beautify the common area because of all of the debris, and it also lines the side and front of the house. The cost to our association in lost dues and legal fees, to date, have been almost \$8,500.00. That's a substantial amount of money for a small association of just 45 homes.

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

Ms. Sauvey (cont'd) - We are trying to keep our costs down for our seniors. We have filed a lawsuit against him for violating our bylaws and convenance. We won a default judgement against him, but he continues to violate that court order. Our only option to enforce the default judgement would be to take legal action, again, which will cost more money, but we might have to do that. Attorney fees are kind of cost prohibited for a small association. Jeff neglecting his property is affecting the values of our homes, and the residents can't enjoy the use of their home. We have called the police more times than I can count. In fact, I had to call the police today because of a trailer that was parked sideways in the common area guest parking. It was full of debris, bags, and trash - the police did show up to take care of that. We have called the city numerous times over the last several years and filed complaints; and tickets were just recently given for violations. It is my understanding that the city is taking action against him, which I am very appreciative of. I believe the city gave him until this past Friday to clean it up or be fined; but as usual, nothing has been done. Our concern is even if he does clean it up once, will he continue to fall back into his past behaviors and then the cycle continues. We are all concerned about retaliation. I would like to thank Councilman, Tom Clark and Councilman-At-Large, Anthony Zacharyasz Jr. for their continuing time and efforts for helping us deal with this problem. What would be most helpful to me, as president of the association, would be that I have a way to find out the status of what the city and the police are doing. I'm kind of in the dark once I have filed a complaint, to know what the status is. Are there websites where I can follow-up? Does the city have a liaison whom I can contact when I need information? That would save me valuable time and assist me in answering questions for our residents. I would like to thank you for giving me this opportunity just to bring this to your attention to speak. I appreciate everyone's efforts in resolving this issue. Thank you.

Mr. Short – Thank you.

(Applause)

Bill Velioniskis, 15570 Pomeroy Blvd., Strongsville, OH 44136: Good evening, Bill Velioniskis, 15570 Pomeroy Blvd. Just questions, no issues, everything that we think the city is doing is a pretty darn good job. The first...we live...before the mall was built...we live right there by the Brew Garden and we have 13 acres that Jacob's gave to the city. The first question is...every time I have talked to the Mayor so far, nothing has happened. Are there any plans now that we know that the mall has been...the zoning has been changed? Are there any plans for those 13 acres?

(unintelligible background conversation)

Mr. Velioniskis – Okay. Is there a hotel going up somewhere? If so, where is it going up? In the mall area?

Mr. Short – There are plans for a hotel. You can contact the building department for the exact plans and location, which have not been fully submitted yet. But yes, there is a hotel being built at the mall.

Mr. Velioniskis – The concern is how many stories will it be?

Mr. Short – Again, this is not a Q&A for this. You'll have to contact the building department. They haven't submitted final plans yet to the city for the hotel.

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

Mr. Velioniskis – With this rezoning, I'm sure the infrastructure has been addressed? How do I find out what's going to be...are there any changes to the infrastructure? Right off of Howe Road is my entrance into Pomeroy Place.

Mr. Short – Again...

Mayor Perciak – Please let me...

Mr. Velioniskis – Pardon?

Mayor Perciak - We have no plans - engineering has not reviewed plans. Once we have the plans, we can answer these questions for you. Until then, it would be just guess work.

Mr. Velioniskis – Okay, thank you. The last question is the Boston Road/Interchange or the roundabout...any update on that?

Mr. Short – We just announced in caucus, that on June 23, 2026 – it's a Tuesday, right here at our recreation center at 6:00 p.m., NOACA will be giving an update on the progress to that and their...the potential solutions they are leaning towards for alleviating the traffic.

Mr. Velioniskis – Okay, June 26<sup>th</sup>, sir?

Mr. Short – June 23, 2026 – it's a Tuesday night from 6:00 to 8:00 p.m. at the recreation center. The presentation starts at 6:30 p.m.

Mr. Velioniskis – Okay, very good. Thank you for your time.

Mr. Short – You're welcome.

Gerald P. Madden, 11008 Eastwind Ct., Strongsville, OH 44149: I feel like I am in the Spring Court. Gerald P. Madden, it means to make someone angry or furious, and I hope I don't do that tonight. I live at 11008 Eastwind Court, and I am one of Sandy Sauvey's backups here today. I just want to mention one thing about the guy we are having trouble with - he does weld in his garage. I don't think...I was a Cleveland Firefighter, so I don't think that is legal in the City of Strongsville; I'm not sure. The second thing is the traffic light at Prospect Road and Albion Road. When you're going eastbound and you get hit by the light, you have to wait because of all of the traffic is turning – they get the arrow. If you got a big...a lineup there like four or five cars; because you have people at the Kemper House and all that stuff, when the light finally does change, we get three cars through and the other ten cars have to wait. If you figure that out, it will take us about four lights just to get us all through there. I wonder if there is something you could do about timing the lights.

Mr. Short – There are plans, sir, to have that intersection redone very soon.

Mr. Madden – Okay, thank you.

Mr. Short – It's already in the works.

Mr. Madden – I know this isn't a question and answer, but thank you for answering.

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

Mr. Short – The young lady in the back.

Elaine Fagan, 11017 Eastwind Ct., Strongsville, OH 44149: I'm not so young, I have had two hip replacements and it takes me a minute.

Mr. Short – You're fine.

Ms. Fagan – My name is Elaine Fagan, I live on Eastwind Ct. as well. A couple of things...we have been dealing with this and we've called the police; and until the recent calls, nothing has been done. He has had cars on jacks over the sidewalk multiple times. The police seem to dismiss it as though we are a nuisance calling until Anthony told us, "Keep calling, keep calling and ask them to cite the person." We have a 92 year-old at the end of the street that's afraid to walk to mailbox. He has a dog that he lets out and not on a leash. I think it is some kind of pit bull mix, so people are afraid of that. Also, not to do with our street, but this has been going on for a long time. I have tons of pictures of his place if anyone would like to look at them. I tried to call the city department to talk to the building department because his house had a car up on jacks. All of Memorial Day, I sent pictures to Anthony and I said, "This is what we get to look at on the holiday." People used to come out in the front. I couldn't get the building department because no one answered. You have a phone tree that gives you three different departments at a time and if you don't know what department you want to talk to, there is no secretary or no one to default to an operator - I think that's a bad system. I called two or three different departments and no one answered the phone - it goes to voicemail. Citizens need to talk to people, so I defaulted to the Mayor and I spoke with someone there. They said, this is the first we are hearing of this. Well, I know it's not the first because the building department is hearing of it - it's an ongoing issue. We were told that we are like number 2,000 on the waiting list. Really? For three years? If it was on any of your streets, it probably would have been taken care of. That's all I have, thank you.

Ms. Pientka – Ms. Fagan, could you just give me your address numbers? I heard Eastwind Ct., but I don't think you provided...you could just tell me.

Ms. Fagan – 11017.

Ms. Pientka – 11017, thank you.

**ORDINANCES AND RESOLUTIONS:**

**Ordinance No. 2026-027** by Mayor Perciak and All Members of Council. AN ORDINANCE REPEALING EXISTING CHAPTER 1248 BOARD OF ZONING APPEALS IN ITS ENTIRETY AND ENACTING A NEW CHAPTER 1248 BOARD OF ZONING APPEALS OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 04-06-26. Favorable recommendation by the Planning Commission 04-09-26. Second reading 04-20-26. Public Hearing 06-01-26.*

**Motion to adopt by Mr. Clark, second by Ms. Roff.**

**Roll Call: All ayes. Motion carries.**

**Ordinance No. 2026-027 ADOPTED.**

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

**Ordinance No. 2026-028** by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 17963 MARKS ROAD, IN THE CITY OF STRONGSVILLE, FROM GI-A (GENERAL INDUSTRIAL-A) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PPN 394-07-002), AND DECLARING AN EMERGENCY. *First reading 04-06-26 and referred to the Planning Commission 04-06-26. Favorable recommendation by the Planning Commission 04-09-26. Second reading 04-20-26. Public Hearing 06-01-26.*

***Placed on third reading and refer back to the committee.***

**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. *First reading and referred to the Planning Commission 05-18-26. Favorable recommendation by the Planning Commission 05-28-26.*

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

**Motion to adopt by Mr. Clark, second by Ms. Roff.**

**Roll Call: All ayes. Motion carries. Ordinance No. 2026-049 ADOPTED.**

**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. *First reading and referred to the Planning Commission 05-18-26. Favorable recommendation by the Planning Commission 05-28-26.*

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

**Motion to adopt by Mr. Clark, second by Ms. Roff.**

**Roll Call: All ayes. Motion carries. Ordinance No. 2026-050 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. *First reading 05-18-26.*

***Placed on second reading and refer back to the committee.***

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

**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. *First reading 05-18-26.*

*Placed on second reading and refer back to the committee.*

**Ordinance No. 2026-058** by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE BEECH CREEK TRAIL AND BROOKSTONE WAY WATERLINE REPLACEMENT PROJECT IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

**Motion to adopt by Mr. Clark, second by Ms. Roff.**

**Roll Call: All ayes. Motion carries. Ordinance No. 2026-058 ADOPTED.**

**Ordinance No. 2026-059** by Mayor Perciak and All Members of Council. AN ORDINANCE RATIFYING AND APPROVING THE FILING OF AN APPLICATION FOR FINANCIAL ASSISTANCE WITH THE OFFICE OF CRIMINAL JUSTICE SERVICES, DIVISION OF THE OHIO DEPARTMENT OF PUBLIC SAFETY, IN CONNECTION WITH FUNDS AVAILABLE FROM THE STATE OF OHIO BODY WORN CAMERA EXPANSION/RENEWAL GRANT PROGRAM, FOR REIMBURSEMENT OF FUNDS EXPENDED BY THE CITY OF STRONGSVILLE POLICE DEPARTMENT FOR THE BODY WORN CAMERA PROGRAM; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.

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

**Motion to adopt by Mr. Clark, second by Ms. Roff.**

**Roll Call: All ayes. Motion carries. Ordinance No. 2026-059 ADOPTED.**

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

**Ordinance No. 2026-060** by Mayor Perciak and All Members of Council. AN ORDINANCE REQUESTING PARTICIPATION IN AN OHIO DEPARTMENT OF TRANSPORTATION CONTRACT FOR THE PURCHASE OF ONE (1) WESTERN STAR 47X CAB AND CHASSIS UNIT, WITH APPURTENANCES, FOR USE BY THE SERVICE DEPARTMENT OF THE CITY; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AN AGREEMENT IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY.

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

**Motion to adopt by Mr. Clark, second by Ms. Roff.**

**Roll Call: All ayes. Motion carries. Ordinance No. 2026-060 ADOPTED.**

**Ordinance No. 2026-061** by Mayor Perciak and All Members of Council. AN ORDINANCE REQUESTING PARTICIPATION IN OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES CONTRACTS FOR THE PURCHASE OF ONE (1) COMBINATION DUMP BODY SPREADER AND RELATED SNOW AND ICE CONTROL EQUIPMENT PACKAGE FOR USE BY THE SERVICE DEPARTMENT OF THE CITY; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AN AGREEMENT IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY.

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

**Motion to adopt by Mr. Clark, second by Ms. Roff.**

**Roll Call: All ayes. Motion carries. Ordinance No. 2026-061 ADOPTED.**

**Ordinance No. 2026-062** by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION AND/OR DISPOSAL, OF CERTAIN OBSOLETE PROPERTY NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE BY THE CITY'S RECREATION DEPARTMENT, AND DECLARING AN EMERGENCY.

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

**Motion to adopt by Mr. Clark, second by Ms. Roff.**

**Roll Call: All ayes. Motion carries. Ordinance No. 2026-062 ADOPTED.**

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

**Resolution No. 2026-063** by Mayor Perciak and All Members of Council. A RESOLUTION ADOPTING ALTERNATIVE TAX BUDGET INFORMATION FOR THE CITY OF STRONGSVILLE, OHIO FOR FISCAL YEAR 2027, AND DECLARING AN EMERGENCY.

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

**Motion to adopt by Mr. Clark, second by Ms. Roff.**

**Roll Call: All ayes. Motion carries. Resolution No. 2026-063 ADOPTED.**

**Resolution No. 2026-064** by All Members of Council. A RESOLUTION DECLARING THE MONTHS OF JULY AND AUGUST, 2026 AS COUNCIL RECESS MONTHS, AND DECLARING AN EMERGENCY.

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

**Motion to adopt by Mr. Clark, second by Ms. Roff.**

**Roll Call: All ayes. Motion carries. Resolution No. 2026-064 ADOPTED.**

**COMMUNICATIONS, PETITIONS AND CLAIMS:**

*Application for Permit: TFOL – D-1, D-2, D-3 To: Albatross Golf Lounge, LLC (The Turn Golf Lounge); 19694 W. 130<sup>th</sup> Street, Strongsville, Ohio 44136 (Responses must be postmarked no later than 06/19/2026).*

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


**MISCELLANEOUS BUSINESS:**

(None)

**ADJOURNMENT:**

There being no further business to come before this Council, President Gordon C. Short adjourned the meeting at 8:15 p.m.

  
Marialena Beach  
Council Secretary

  
Date