

SUMMARY OF CAUCUS DISCUSSION AND MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON, TUESDAY, SEPTEMBER 2, 2025.

The Council of the City of Strongsville met in the Caucus Room at the Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road, on Tuesday, September 2, 2025, at 6:45 p.m.

Present: Council Members: Gordon C. Short, James E. Carbone, James A. Kaminski, Kelly A. Kosek, Thomas M. Clark, and Brian M. Spring. **Also Present:** Clerk of Council Aimee Pientka. **Administration:** Mayor Thomas P. Perciak, Law Director Neal Jamison, Finance Director Eric Dean, Public Safety Director Charles Goss, Fire Chief Jack Draves, and Communications and Technology Director David Sems.

Council President Gordon C. Short, called the caucus to order at 6:45 p.m.

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

Planning, Zoning & Engineering:

Chairman Spring – Thank you, President Short. First, I have four of these today. The first one I have is Ordinance No. 2025-089. This is an ordinance making an application for State of Ohio Issue 1 funding, including both a grant and a loan at 0% interest for improvements to the intersection of Albion Road and Prospect Road. They will be widening the full reconstruction of the existing two-lane roadway for the addition of dedicated eastbound and westbound left turn lanes, a dedicated northbound right turn lane on Albion Road, extension of the northbound and southbound left turn lanes, and a dedicated eastbound right turn lane on Prospect Road. The estimated cost is \$3,646,335.00. The recommendation is to suspend and adopt. Does anybody have any questions?

Mr. Carbone – I do. Are we committed to doing just turning lanes, or are we still looking at other options?

Mr. Jamison – It's my understanding that this is to try to get the Issue 1 funding. I think they are always...these plans have been in place for a while. I always think that they are opened to it if things evolve, and maybe going in that direction. This is just an attempt to try and get this Issue 1 funding, and then we can go from there.

Mr. Carbone – So, we are not committed just to this plan...solely this plan?

Mr. Jamison – I would have to talk to engineering to really give you a firm answer on that. These aren't guaranteed to get these, because a lot of communities have applied for these. I don't know where we stand in the scoring of this.

Mr. Carbone – Right, I understand the process. I just didn't...

Mayor Perciak – It's just like anything else, Jimmy. We apply for it, and then they will review our plans. This is definitely for that intersection in that corner right over there. We own a lot of that...we took a lot of that already.

Mr. Carbone – Right, for the easement. They will review the plans, but do we have to go with the plans that are submitted? The traditional turn lanes?

Mayor Perciak – Well, I'm not an engineer, but I am going to say yes - whatever was submitted to them. Tomorrow, I will call Lori or Kenny.

Mr. Carbone – If they come back and say, "Yes, we have to commit to this, and we don't have other options." I want to know if there are other options out there. I know in our master plan in 2017, there was a roundabout in that – that was the recommendation.

Mayor Perciak – I am going to say that I haven't had the chance to meet with them on this because there has been other things. At this point, I can only tell you what I know.

Mr. Carbone – I guess by voting on it then, we are committing to just the turn lanes and no other options.

Mayor Perciak – What we are hoping to get is three million plus dollars. If we don't vote on it, we don't get anything. You have to get in line on this. This is not something that's going to be done. It's up to you guys.

Mr. Carbone – We want to submit in. We want the money, but we want the best option there too.

Mayor Perciak – Trust me, the engineers will work with us. That's all I can tell you. Our whole goal is to attract as many grant dollars that we do not have to repay back, have it, and alleviate that problem there at that intersection.

Mr. Carbone – I think I speak for all of Council that we support that 100%; but on the flipside, we want the best option for that intersection for improvements with all the traffic that we have. Sitting in that traffic every morning, there might be a better solution out there than just throwing in some turning lanes.

Mayor Perciak – I'm sure the engineers know better than any one of us in this room.

Mr. Carbone – That's who put the recommendation for the roundabout in the master plan.

Mr. Short – Do you want to move forward with this tonight?

Mr. Kaminski – Is there a critical deadline that we are going to miss?

Mr. Jamison – I think there is.

Ms. Roff – What is the deadline?

Mr. Jamison – I don't know. I know typically when these get brought in...since we are just coming off summer break, this is something that came into my office early August. I have to believe that the time is coming up pretty quick.

Ms. Kosek – Can we possibly vote on it tonight and get the answer; and if it's something that we want to do, and if we have an opportunity to make a change, then can we come back and do a special meeting?

Mr. Jamison – Yes, that's fine. Understand that if we have to put this out to bid or anything down the road, that's still going to come before you.

Mayor Perciak – Absolutely. There's no way around it.

Ms. Kosek – Right, but we wouldn't...I guess what I think Jim is saying is if we are considering something other than the turning lanes, and we would like to have that as an option, we would like to include...we would like to consider whether that's what we should be asking for. I understand if it has to go in immediately, then I think we should vote and try to get some money. If it doesn't have to go in immediately, I would rather have a consideration of whether there is a different plan that we should be considering, or whether we can have the plan written in such a way that it would give us an option between the two.

Mr. Jamison – So...

Ms. Kosek – I just don't know the answer because I haven't dealt with this issue before.

Mr. Jamison – Mr. Dean just looked it up. September 11th is the deadline.

Mr. Short – We have to vote on it tonight, or come back for a special meeting.

Ms. Kosek – Jim, I defer to you as to what you want to do.

Mr. Short – I'm comfortable with voting on it tonight. If we have to amend, then we can amend.

Mr. Clark – In Lori's last update to me on this...that was before the August deadline...the August paperwork was turned in to you, it was still moving forward looking at best options. This was to secure our opportunity to get \$1 million dollars towards \$2.5 million dollars.

Mr. Carbone – As long as we still have best option...

Mr. Clark – Best option...right.

Mr. Carbone - ...I'm good with it.

Mr. Clark – That conversation was before the August paperwork thing that Neal is talking about.

Mr. Carbone – Okay.

Mr. Short – So, we will move with suspend and adopt tonight?

Mr. Carbone – Yes.

Chairman Spring – Next, I have Resolution No. 2025-090; this is a resolution confirming the Planning Commission approval for a site plan for the installation of a new fiber cabinet, and an AT&T easement on city owned property by the tennis/pickleball courts over near Webster Road and Whitney Road. This is also a recommendation to suspend and adopt. Does anyone have any questions on that?

(No questions)

Chairman Spring (cont'd) – Moving forward, we have Ordinance No. 2025-092. This is an ordinance authorizing the Mayor to grant an easement for the Water Meter Vault for the purposes, and in connection with the construction and insulation of a Water Meter Vault for the proposed new Strongsville Fire Station #5 to be constructed on the south side of Royalton Road. This one will be placed on first reading and referred to the Planning Commission. Does anyone have any questions on that?

(No questions)

Chairman Spring – The last one I have is Ordinance No. 2025-053. That is the ordinance amending the zoning map of the City of Strongsville located at 13570 Falling Water Road in the City of Strongsville from Shopping Center (SC) classification to Motorist Services (MS) classification. This has been on first reading and referred to the Planning Commission, a second reading, and there was a public hearing on July 14, 2025. Today, we are voting on whether to adopt.

Mr. Jamison – Mr. Chairman, if I can add something on that. If you remember the Planning Commission recommended initially against it. They then took a second vote that said if restrictions were put in place for a hotel use only, then they voted in favor of it. The law department or the city never received the appropriate documentation to restrict it to a hotel. Therefore, it reverts to the first vote. It will take 5 affirmative votes for this to pass tonight, so that there is no confusion. Our Charter mandates that if it is rejected at Planning, it can get by Council, but it needs 5 votes, not 4 votes - just to clarify that. We never got the appropriate documentation from the applicants, or the owner restricting it. Therefore, it reverts back to that first vote, which would require 5 votes.

Mr. Short – Thank you.

Mr. Jamison – Thank you.

Mr. Short – Anything else for Mr. Spring?

Chairman Spring – That will conclude my report.

Mr. Short – Thank you, Mr. Spring.

Public Safety & Health Committee:

Chairwoman Kosek – Yes, thank you. First, I want to thank everybody for coming to the Public Safety & Health Committee meeting on August 25, 2025. You should have all received the minutes.

Motion by Ms. Kosek, second by Mr. Carbone, to approve the Public Safety & Health Committee meeting minutes of August 25, 2025. All members present voted aye and the motion carried.

Chairwoman Kosek – Thank you; those are approved - I appreciate it. We have Ordinance No. 2025-086, which is an ordinance authorizing the Mayor to enter into a new member participation agreement with Chagrin Valley Dispatch Council. That has already been on first reading, so what are we...Mr. Short, what would you like to do with this tonight?

Mr. Short – Well, we will see how things go, and then we can decide on the floor.

Chairwoman Kosek – Okay, sounds good. Ordinance No. 2025-091; this is an ordinance to authorize the Mayor to enter into a modification of the professional architectural design and consulting services related to the Strongsville Fire Station #5 project. This would increase the cost of that contract by, I believe, \$26,870.00. Do we have any questions on that?

(No questions)

Chairwoman Kosek – We have Ordinance No. 2025-093, and I believe Ordinance No. 2025-094, which are both to authorize the disposal of used obsolete fire department equipment that is no longer needed for any municipal purpose. The idea will be that we will be donating these items. There are things that are no longer safe for our department to use. There are other departments throughout the world, and I believe that The Strongsville Rotary Club is able to help us with that. Is that correct, Mr. Kaminski?

Mr. Kaminski – Yes, that is correct.

Chairwoman Kosek – We would be able to donate these to, I believe, it said Lima, Peru.

Mr. Jamison – Chief Draves is going to elaborate on...

Chairwoman Kosek – Absolutely.

Mr. Jamison - ...how The Strongsville Rotary Club is going to use it.

Chief Draves – Thank you, Ms. Kosek. This has been practiced over...I think this will be the third time that we've done this. Our gear has a service life of 10 years, and once it's beyond that, we cannot use it anymore. As you mentioned, there are places around the world that do not have anything, so something is better than nothing. We have worked with The Strongsville Rotary Club and they are going to handle the shipping of it to Lima, Peru, to a fire department down there. We will donate it to The Strongsville Rotary Club, so that they can handle the logistics and transportation of that. They were very fortunate when they heard that we had the gear available; he sent me an email right away and (asked) what could we do to facilitate this. They are very thankful and will appreciate your vote tonight, thank you.

Chairwoman Kosek – Thank you for that explanation, thank you for being thoughtful to help others, and thanks to The Strongsville Rotary Club for helping us facilitate that. I think that is a good use of equipment that is no longer able to be used by our department. We also have one last one, which is Ordinance No. 2025-095. This is an ordinance approving the filing of an application for financial assistance from the attorney general's office in connection with their law enforcement diversion program related to opioids. I think it's requesting a little over \$61,000.00. I think we would ask that everyone suspend and adopt, so that we can hopefully get that grant to assist with that issue here. That is all I have, President Short; unless anybody has questions.

(No questions)

Mr. Short – Thank you, Ms. Kosek.

Recreation & Community Services Committee:

Chairman Kaminski – Yes, we have two ordinances this evening. Ordinance No. 2025-96, which is...we have the sale of internet auction items that we no longer need - obsolete property. The recommendation is suspension and adoption on that – that will be donated and sold. Also, we have Ordinance No. 2025-097, which is for the purchase of new flooring by the use of the recreational department. I will remind folks that on July 1, 2025, we actually did a tour of the recreation center, and we saw those areas that are going to be receiving the new flooring. We also looked at some of the future needs at the recreation center as well. That tour was given by Bryan (Bogre). Anyways, the recommendation on that is suspension and adoption.

Mr. Short – I actually have one question on that. Is that just for various repairs, or is that for replacing the entire flooring area?

Mr. Jamison – This is for the workout areas.

Mr. Short – Okay.

Mr. Jamison – This is in the weight room and on the second floor. This is a specialized flooring that will be used on those areas to replace what was the original.

Mr. Short – This isn't for the pool, the lobby area, or anything like that?

Mr. Jamison – There is a part of the energy conservation program...they are going to replace the flooring in the front lobby area. We are working with Brewer Garrett on that as we speak.

Mr. Short – That is not this. That's separate.

Mr. Jamison – That's not this. This is through state purchasing for the workout areas.

Mr. Short – Okay, thank you.

Mayor Perciak – What we are going to do with all of these is...it's a tear-out. We are making certain that we get the right people involved in it because we have to have the right replacement tiles, if you want to call them that, especially for the...what's that called, Steve?

Mr. Kilo – The Avenue.

Mayor Perciak – The Avenue. We have been going back and forth with engineering and building on that. We get the wrong type of material; what's going to happen is it's going to crumble underneath. We have been going back and forth and back and forth, so we are in front of that too.

Mr. Short – Thank you, Mr. Mayor.

Mayor Perciak – Once we put it there, it stays there.

Mr. Short – That's what we want. Yes, thank you.

Chairman Kaminski – The recommendation is suspension and adoption on that.

Mr. Carbone – Just really quick – thank, you Mr. Kaminski, for setting up the tour. It was a very worthwhile touring. I'm there at the recreation center once in a while, but going behind the scenes and seeing all the apparatus and stuff was very educational for me. Mr. Bogre, our Recreation Director, did a great job. Something that we brought up years ago was that the recreation center was 25 years old. Twenty-five years ago, was a different time in our society with workout facilities. Now, twenty-five years later, things have changed. One thing we brought up years ago was potentially working with the administration and Council to maybe bring an outside company in, and through a different lens, look at our recreation center and say, what are the needs now of our community? How are we going to be the most successful for the next twenty-five years? That's something that maybe we can continue talks on. First of the year, maybe we can move on to something. Thank you.

Mr. Short – Anything else, Mr. Kaminski?

Mr. Kaminski – No, that concludes my report.

Mr. Short – Thank you.

Finance Committee:

Chairman Short – We have one resolution on tonight's agenda. Resolution No. 2025-098; this is to certify from the County Fiscal Officer the assessments of unpaid property taxes and nuisance abatements for levy and collection under the law. One change to that—the very first parcel number on that is incorrect and will be deleted. The total amount to be assessed to various properties across the communities is \$6,286.50. The recommendation there is to suspend and adopt. Any questions?

Mayor Perciak – One comment, Mr. President. As you know, the newspapers and the people in the Ohio House are really looking carefully at all of these property taxes, or what they would say are loop holes. They are attacking the TIF ordinances. We really need to make certain our House representatives and our state senator understand the value that TIFs bring to the City of Strongsville. In yesterday's Plain Dealer, there was a big article as to whether that may be a way to solve some of these problems - to eliminate the TIFs. I really...in our case, that's millions of dollars. I think that maybe you having had experience in Columbus and at the Treasurer's office would take some time with that, review that, and sit down with Mr. Dovilla when Tom Patton feels better, and make them understand the value that brings to our community, please.

Mr. Short – Absolutely, yes.

Committee of the Whole:

Chairman Short – Lastly, we have Resolution Nos. 2025-099 and 2025-100. These both deal with settlements from the opioid epidemic. Resolution No. 2025-099 relates to a settlement with the Sandoz Company, and Resolution No. 2025-100 deals with the Purdue/Sackler settlement plan. The recommendation there is to suspend and adopt both of those tonight. Any questions?

(No questions)

*****Please note – The legislation discussed above on tonight's agenda can be viewed in entirety at: <https://www.strongsville.org/government/city-council/minutes-agendas> by clicking on the September 2, 2025 agenda link. *****

Ms. Pientka – There is a conditional objection with that liquor permit.

Mr. Short – Yes, correct. There is a conditional objection to the liquor permit on tonight's agenda.

MINUTES OF THE STRONGSVILLE CITY COUNCIL ORGANIZATIONAL AND REGULAR MEETING HELD ON TUESDAY, SEPTEMBER 2, 2025 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBERS.

CALL TO ORDER:

Council President Gordon C. Short called the meeting to order at 7:04 p.m. All joined in the Pledge of Allegiance to the Flag.

CERTIFICATION OF POSTING:

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

ROLL CALL:

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

COMMENTS ON MINUTES:

The Minutes of the Regular Council Meeting held on June 16, 2025, were approved as submitted.
The Minutes of the Special Meeting held on July 14, 2025, were approved as submitted.
The Minutes of the Special Meeting held on August 5, 2025, were approved as submitted.

APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITIONS:

(None)

REPORTS OF COUNCIL COMMITTEES:

ECONOMIC DEVELOPMENT – Mr. Clark: Thank you, President Short. Just a quick announcement, we will have an Economic Development Committee meeting on Monday, September 22, 2025, and it's going to be at 10:00 a.m. We are going to visit MAGNET (Manufacturing Advocacy Growth Network). More information will come out closer, but September 22, 2025, which is a Monday at 10:00 a.m.

Mr. Short – Any questions for Mr. Clark?

(no questions)

Mr. Short – Thank you, Mr. Clark.

REPORTS OF COUNCIL COMMITTEES (cont'd):

BUILDING AND UTILITIES – Ms. Roff:

(No report)

Ms. Kosek – I do have a question, or kind of a point of order that I guess would go under your committee. We had another year where we are happy to be doing roadwork. I think everyone is happy that we are doing road construction, but we cannot continue to start road projects on major roads when the kids are just going back to school. It wreaks havoc for families as they are trying to figure (out) how they get their kids to school. In ward 3, Prospect Road was closed and Marks Road was closed - it was a big problem. Everybody is happy that it is done, but it is a problem. I would like to raise this issue with Council, that next year when we are approving road contracts, that we do not approve any contract that does not carve out the beginning of school as not being a time when we can have the roads torn up. I think they need to be finished before school goes back, and I don't want it to get lost between now and then. It's not anything that we need to move on now, but it's something that I want to put in everybody's minds for next year.

Ms. Roff – Understandable, and I know we've talked about it before. I know it also ends up costing the school district extra money, too, because of the rerouting of buses, and taking longer over time - things like that. I know that sometimes we don't have much control over when they have us on their schedule, but maybe if we can get ahead of it a little bit...know that we won't be on the schedule at the tail end.

Mr. Kaminski – I also received some calls on that. However, I did call engineering to have a conversation with them about this topic. The plans were to be done prior to that. All the rain in July forced them to, obviously, push the work further into August. Anyways, that was the story, especially on Pearl Road.

Ms. Kosek – Yes, I totally do understand. Even when it gets pushed, that's understandable, and that's the way it works. When it happens the week the kids are going back to school and parents are trying to figure out how long it takes and how this works, it creates a lot of stress on parents. The number of calls I got I can't really begin to quantify. I would have preferred it to be pushed into September, I guess is what I am saying, rather than those two weeks.

Mr. Short – Any other questions for Ms. Roff?

(No questions)

PUBLIC SERVICE AND CONSERVATION – Ms. Roff:

(No report)

PUBLIC SAFETY & HEALTH – Ms. Kosek: Thank you so much. I have several for Public Safety and Health. We have Ordinance No. 2025-086; this is the ordinance authorizing the Mayor to enter into the New Member Participation Agreement with Chagrin Valley Dispatch. We have done a first reading, and I suppose we will determine whether we are going to vote tonight on the floor. We also have Ordinance No. 2025-091; this is an ordinance authorizing the Mayor to enter into a modification of the Professional Architectural Design and Consulting Services contract between the City of Strongsville and DS Architecture, LLC, related to the Strongsville Fire Station #5 project.

REPORTS OF COUNCIL COMMITTEES (cont'd):

PUBLIC SAFETY & HEALTH – Ms. Kosek (cont'd): This is a recommendation from DS Architecture, LLC, to retain the services of a third-party traffic signal engineering service for a proposed cost of \$26,870.00. In thinking about that, I just would like to follow up with the administration on this since we are getting a recommendation from a third party that we need to look into traffic signalization. I have heard so much from residents about the concern about there being a lot of traffic there because of Royalton Road and Pearl Road being very busy intersections. Are we concerned from an administrative standpoint that there is too much traffic, as we are being asked to add additional money to this contract?

Mayor Perciak – No, we are not. Chief Draves, would you like to answer why that is being done please?

Chief Draves – Sure, there are certain times of the day where traffic does back up there, but we want to make sure that we have controlled access in and out of the fire station. You see that at other fire stations. Berea is a prime example on Prospect Road there. We have a signal out in front so that we can turn left or right out of the station and that cars don't block it up. This is an add-on to that contract for DS Architecture, LLC, so they can get the design services completed for the signalization. That will connect in with the other signalization and computerization that goes on with the intersection at Royalton Road and Pearl Road.

Mayor Perciak – Chief, if you would be so kind, would you please update the Council as to that we are moving forward with the fire station and as to what you reviewed and where we are at with this now?

Chief Draves – Yes, so our plans were submitted...completed and submitted to the building department for review. Those plans have gone through some revisions and sent back to the plans examiner; those have been completed. We are waiting for some final engineering plan review and approval, but we are moving forward with that. This is just another piece of that puzzle. We have a couple of other agreements that we need to get signed, but things are moving forward.

Ms. Kosek – I have one question about the additional \$26,000.00. Is this something that they didn't account for in the original contract, or did they account for it and decided that they needed additional funds? I would have imagined, given that Berea has it, that they should have known that there was a need for traffic signalization when they bid for this.

Chief Draves – I'm not exactly 100% sure, but I think it was a little bit of an oversight. So, it does need to be done so that it can be completed. It was something that I think was lost in the scope of services when it was originally sent out for bids.

Ms. Kosek – Okay, I don't know if anyone else has any more questions on that.

Ms. Roff – I guess too, I'm just...it brings back some concerns for how busy it is there. I just didn't know...I mean, I know we are already so far ahead of the game, but is there any consideration that we need to maybe add another piece of property to tie in somewhere else, or other ways for them to get in and out, or is it the best place, too, or the safest place?

REPORTS OF COUNCIL COMMITTEES (cont'd):

PUBLIC SAFETY & HEALTH – Ms. Kosek (cont'd):

Chief Draves – Yes, Councilwoman Roff, I think there are just a couple times of the day where it's an issue. We are not going in and out of there 100 times a day, but we do want to make sure that we have access, so that we can get out when we need to. There's certain times of the day. It's that morning rush hour, it's the afternoon lunch hour, and it's rush hour in the evenings.

Ms. Roff – It's definitely understandable. I just know that people don't all the time abide by that "Don't Stop Here."

Chief Draves – We are bigger, louder, and bright red, so they usually can see us.

Ms. Roff – Thank you, I appreciate it.

Mr. Clark – This was brought up before, but I do want to comment on that. There has been a lot of concern about how busy that intersection is, and is that the best place? In reality, with the traffic signalization project and exiting from right there at the point, it actually is beneficial. The study will allow them to control the lights and allow traffic to continue through and clear the intersection. The asset does not get blocked farther down behind the asset. It's actually very beneficial to be at that crossroads and to be at that point of intersection. The light project that is being studied, and this is maybe why it was slightly beyond the scope, was to take a closer look at that. Broaden it in scope a little bit so that they can set us up so that it can get out as fast as possible and not be stuck coming from somewhere else behind that intersection with more traffic backed up. I actually do think it's very beneficial.

Mr. Kaminski – I agree with Mr. Clark. That's the same information I was hearing as well based upon the location.

Mr. Short – Any other questions for Ms. Kosek?

(No questions)

Ms. Kosek – Okay, that will be suspend and adopt tonight. Again, it's \$26,000.00 on an \$830,000.00 contract. It's not a huge increase, but I think that our residents expect that we are paying attention to every increase that we are approving. We also have Ordinance No. 2025-093 and Ordinance No. 2025-094; I will take those together. They are to allow the fire department to dispose of some fire equipment that is no longer...it's obsolete, and it's not anything that we can use. Chief Draves, do you want to address...you gave us some background in caucus, but I'm happy to yield to you so that you can explain.

Chief Draves – Sure. I will be glad to. Every five years we replace our turnout gear. Our turnout gear has a service life of ten years. Essentially, each firefighter has two sets. We rotate every five years – our primary set, and they have a backup set. Once that it meets its service life of ten years, we can't use it any longer, and it needs to be disposed of. However, there are fire departments around the world that do not have anything. We worked with The Strongsville Rotary Club over the...I think this is the third time now that we worked with them where they have international connections. They have connected with the fire department in Lima, Peru.

REPORTS OF COUNCIL COMMITTEES (cont'd):

PUBLIC SAFETY & HEALTH – Ms. Kosek (cont'd):

Chief Draves (cont'd) - We are going to donate the gear through The Strongsville Rotary Club, and then they are going to handle the shipping and logistics to get it to Lima, Peru, so that it can be put to use for that department down there. It's from one firefighter to another to help them do their job better and safer.

Ms. Kosek – Thank you very much. For Ordinance Nos. 2025-093 and 2025-094, I'd ask that we suspend and adopt and give thanks to the fire departments for being thoughtful about how we can dispose of that to help other folks, and to The Strongsville Rotary Club for helping facilitate that. We also have Ordinance No. 2025-095; this is to approve and ratify the filing of an application for financial assistance with the Ohio Attorney General related to the 2026 Opioid Epidemic Fund. We will be requesting \$61,100.00. I'd ask that we suspend and adopt that. That's all I have, unless there are any additional questions.

Ms. Roff – I just want to go back to Ordinance No. 2025-086. I had a list of questions sent over regarding the cost, finance...the difference, and some itemized...for it to be placed and itemized so that we know how this is costing us if we were to go there. How much are we spending now on each individual thing? How much are we spending on the building? I still have not gotten that back yet. I know that we are talking about when to vote on this or what reading it will go on. I would prefer to definitely have some of that information before I vote too. Sorry, that I brought it back over to that, but there were questions that were sent out over a month ago.

Mr. Dean – I apologize. I thought you received our documents. We did send some things to the Union that they requested. I had an answer for your email, and you did not receive that?

Ms. Roff – I did not receive that.

Mr. Dean – Okay, I'm sorry.

Ms. Roff – I would think all of Council would have received it also.

Mr. Dean – Okay, I had it ready to go. I assumed that...I seen someone sent it to you.

Ms. Roff – No, I have not seen that.

Mr. Dean – Okay.

Ms. Roff – Sorry.

Mr. Short – Any other questions for Ms. Kosek?

COMMUNICATIONS AND TECHNOLOGY – Ms. Kosek:

(No report)

REPORTS OF COUNCIL COMMITTEES (cont'd):

RECREATION AND COMMUNITY SERVICES – Mr. Kaminski: Yes, we have two ordinances this evening under the committee. Ordinance No. 2025-096; this is authorizing the sale by internet auction and/or disposal of obsolete property that is no longer needed at the city's recreational center. The recommendation is suspension and adoption on that ordinance. Also, Ordinance No. 2025-097, which we did talk about in caucus. That is for flooring...for the purchase of flooring at the recreation center; specifically, around the workout area on the second floor. In July, we were able to take a tour of the recreation center - all of Council, and the Mayor met us there. Our Recreation Director, Bryan Bogre, did give us a detailed tour of the facility - pretty much highlighting some of the expenditures and improvements that we are making this year. Also, taking a look at some of the expenditures that are up and coming and some of the things that we are going to have to consider in the future at the recreation center. I think that was a very good time well spent. Like I said, the recommendation on this particular ordinance is suspension and adoption this evening. Any questions?

(No questions)

Mr. Kaminski – Alright, that concludes my report.

Mr. Short – Thank you, Mr. Kaminski.

PLANNING, ZONING AND ENGINEERING – Mr. Spring: Thank you, President Short. We have four under the Planning, Zoning and Engineering Committee. Starting off, we have Ordinance No. 2025-053; this is an ordinance amending the zoning map of the City of Strongsville wanting to change the classification of certain vacant real estate located at 13570 Falling Water Road in the City of Strongsville from Shopping Center classification (SC) to Motorist Services classification (MS). As we said before, this was placed on first reading and referred to the Planning Commission, a second reading, and there was a public hearing on July 14, 2025. Now today, we will vote on whether to adopt. Any questions on that?

Mr. Short – Just to note, as our law director said in caucus, this will require 5 votes to pass because the conditions were not met by the developer. Therefore, it is technically a no vote...no recommendation from the...not recommended from the Planning Commission, so it will take 5 of us.

Mr. Spring – Correct. Second, we have Ordinance No. 2025-089; this is an ordinance authorizing the Mayor and the city engineer to prepare and submit an application for State of Ohio Issue 1 funding, which we said was due by September 11, 2025, for the improvements to the Albion Road and Prospect Road intersection. There will be...the work consists of widening and full reconstruction of the existing 2-lane roadway for the addition of dedicated eastbound and westbound left turn lanes, a dedicated northbound right turn lane on Albion Road, the extension of the northbound and southbound left turn lanes, and a dedicated eastbound right turn lane on Prospect Road. The total overall estimated cost was \$3.646 million dollars. This application is for both a grant and a loan at 0% interest. The recommendation is to suspend and adopt.

REPORTS OF COUNCIL COMMITTEES (cont'd):

PLANNING, ZONING AND ENGINEERING – Mr. Spring (cont'd):

Mr. Carbone – Let me be very clear. It is imperative that we make improvements to that intersection due to the amount of development going on in Columbia Station. That traffic in Columbia Station isn't, for the most part, heading west; it's coming into our community. It's adding a lot of pressure to that intersection. On a positive note, that helps sustainability for all the restaurants and businesses that we have here in town, so there is an upside. We just have to make sure that we are keeping up with the infrastructure there.

Mr. Spring – Thank you, Mr. Carbone. Does anybody else have any other questions?

(No questions)

Mr. Spring - Number three here we have Resolution No. 2025-090; this is a resolution confirming the Planning Commission approval for the site plan for the installation of a new fiber cabinet for an AT&T easement on city-owned property located at Webster Road and Whitney Road. This will be placed right by the tennis and pickleball courts closest to Webster Road. The recommendation is to suspend and adopt. Does anybody have any questions?

(No questions)

Mr. Spring – Following up, we have number four. Ordinance No. 2025-092; this is an ordinance authorizing the Mayor to grant an easement for the Water Meter Vault for the purposes of and in connection with the construction and installation of a Water Meter Vault for the proposed new Strongsville Fire Station #5 - to be constructed on the south side of Royallton Road between Pearl Road and Prospect Road. Tonight, this will be placed on first reading and referred to the Planning Commission. That will conclude my report.

Mr. Short – Any other questions for Mr. Spring?

(No questions)

SCHOOL BOARD – Mr. Carbone: At last week's meeting Athletic Director Jason Keppler presented an Athletic Master Plan to the board, which included turfing the baseball and softball fields, a multi-purpose air structure, and critical repairs to Pat Catan Stadium. Also, the school is looking to pilot a program with their transportation, which would include 5 tablets on their buses. All their routes would be loaded into the tablets. This would evaluate the effectiveness and efficiency with the routes and pickup. If it ends up that it is effective and efficient, they will consider putting tablets in every bus that they have. Lastly, it was a great start to the school year here in Strongsville. I want to wish all the students and the fall athletes the best of luck, and to the families as well. That concludes my report.

Mr. Short – The football team is off to a 2-0 start.

Mr. Carbone – Yes, a lot of good things going on.

Mr. Short – Any questions for Mr. Carbone?

(No questions)

REPORTS OF COUNCIL COMMITTEES (cont'd):

SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Short:

(No report)

FINANCE – Mr. Short: We have one ordinance tonight...actually it's a resolution. Resolution No. 2025-098 is to certify for the County Fiscal Officer those that are delinquent, unpaid property taxes, and nuisance abatements for collection here in the City of Strongsville. The recommendation there is to suspend and adopt. Any questions on that?

(No questions)

COMMITTEE OF THE WHOLE - Mr. Short: Lastly, the Committee of the Whole has two resolutions tonight. Resolution No. 2025-099, which deals with the opioid settlement litigation for the Mayor to enter into a subdivision participation agreement on the Sandoz settlement. Resolution No. 2025-100 also deals with the opioid epidemic settlement for the Purdue/Sackler settlement plan. Again, to enter into a subdivision participation plan for that. The recommendation there is to suspend and adopt. Any questions on those?

(No questions)

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

MAYOR PERCIAK: Thank you, Mr. President, and good evening, everyone. Again, just a couple of quick updates as to some of the very happy things that are going on in our community. On Tuesday, September 16, 2025, The Chamber of Commerce is going to be holding their candidates' luncheon for the school board and for Council – that will be at 11:30 a.m. I understand in the evening, the women's league will be sponsoring their candidates' night at 7:00 p.m. at the Strongsville Recreation Center. Those are two important meetings. Then, on Sunday, September 21, 2025, The City Club is going to step up and have their Breakfast-on-the-Bridge. That's Sunday, September 21, 2025. You know how that is – come early. Last year, we served over 1,300 breakfasts. If you enjoyed that, please come again. Chief Draves, if you would like to update everybody about the September 11th Ceremony that is going to take place at the Strongsville Fire Station #4. Sure, I will be glad to, Mayor, thank you. Traditionally, for the past 24 years now, we've had a 911 Remembrance Ceremony on September, 11th. This year, it will be on Thursday, September 11, 2025. We invite everybody from the public, representatives from the safety forces and the administration will be there. Council is obviously invited. We start at 9:45 a.m. It's a short ceremony just to give a moment for everybody to reflect on the events of 24 years ago. It's hard to believe it was 24 years ago, but here we are. It's very nice and gives an opportunity for people to just stop, reflect, and think how about life has changed since September 11, 2001. All are invited, and we appreciate you coming in and being in attendance. It's at Strongsville Fire Station #4, 17000 Prospect Road. The I.T. department is also going to live stream it. You can go to our website (www.strongsville.org). If you can't make it in person, you will be able to tune in through the city's website. Thank you, Mayor.

Mayor Perciak – You're welcome.

Mr. Short – Thank you, Mr. Mayor.

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

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

Mr. Short - Thank you, Mr. Dean.

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

Mr. Short - Thank you.

AUDIENCE PARTICIPATION:

Bob Sermak, 20435 Foxe Drive, Strongsville, Ohio 44149: My name is Robert M. Sermak, and my address is 20435 Foxe Drive.

Mr. Short – The floor is yours.

Mr. Sermak – Thank you very much. My concern is the possible relocation of the safety forces dispatching center here in Strongsville over to what I refer to as the...what would be the "mega center." These dispatchers are an integral part of our community. They are well trained, they are very experienced, and they serve by their services for our community jointly with our safety forces. If we move these employees and the operation from here to anywhere...I understand maybe Valleyview or possibly Independence, but I can't help but to think that the performance and our time response are going to suffer. This is why – when you move a workforce like this group to another location, you're not going to get 100% of the people to move for whatever reasons. That's just not going to happen. So, if your vision is to possibly have this workforce go over to this new location and still dispatch the same geographic area, it's not going to happen because you are already going to be down employees. Now the other three centers, they are also going to lose employees too. Not everybody is going to move over to that location for whatever reason. Immediately, this whole operation is going to be down employees. You may say, "Well, we will just hire more employees." That's probably going to happen anyways regardless because you are going to have a much bigger operation. You are going to have to find these employees, you're going to have to hire them, you are going to have to train them, and you're going to hopefully retain them. In the meantime, while this is going on, the dispatchers that are over at that location, all of them, are going to take on more responsibility, (have) a greater geographic area, and you're going to have dispatchers, also, no disrespect to them elsewhere, that are going to be working with our safety forces here. You are going to have dispatchers that do not work here, and know very little about Strongsville, and our performance is going to suffer as a result of that. Our dispatchers are going to be in the same boat. When they go over there, they are going to have greater responsibilities, and they are going to move around as a result of this crisis of staffing that exists. They are going to be working in areas that they never experienced before logistically – no knowledge about it - community procedures and personnel that they never experienced before. That is going to be a negative impact for all of our communities. Now, over at the dispatching center, the struggles, the challenges, and the frustrations are not just going to be limited to the dispatchers themselves.

AUDIENCE PARTICIPATION (cont'd):

Mr. Sermak (cont'd) - For example, here in Strongsville, you have these dispatchers that work very closely...I can't help but notice that we have firefighters and police here today, but they work hand-in-hand with these people. They have rapport with these people and are very familiar with their capabilities. These dispatchers know all the nooks and crannies of Strongsville, the whole community, and all the streets – everything. Over time, this whole operation...this “mega center,” eventually we may not have any of our dispatchers interacting with these firefighters and police force. Again, no disrespect to the employees as a stature, but instead of communicating, taking directions, and working with our safety forces, you're going to have somebody doing that who has no experience here in Strongsville – they don't know anything about it. No disrespect, but that is the way it is going to be - the information may not be timely. The information that these safety forces receive, may not be 100% accurate. It's imperative, and it's a plus for our community that we have this dispatching center here. If you let it go, you may never get it back. At the end of this pipeline is the community itself, the residents, and the businesses that count on the performance of our firefighters and police to do their job efficiently, productively, timely, and safely. You are not going to have that if you move this operation out of here.

Ms. Pientka – Five minutes Mr. President.

Mr. Sermak - As you can tell, I oppose the move. I thank you for your time.

(Applause)

Mr. Short – Thank you.

Peggy Lee Tocco, 17033 Ridge Creek Road, Strongsville, Ohio 44136: Hello again, it's Peggy Lee Tocco, 17033 Ridge Creek Road here in Strongsville. I just want to say that I hope that the Council has listened, with their hearts, to the concerns of the residents that we had expressed in the meeting in July. Those concerns were about the already overwhelmed traffic area that comes off of I-71 and goes all the way to State Route 42 – it's a nightmare. I think if you try to shop or do any business at any time along that part of the road that we experience everyday just to go out and buy groceries or see the doctor, you have that concern as well. We expressed our concerns about the safety, and the feeling of safety that residents and children have, if you consider allowing and embowing transients in our backyard. Our concerns are for continually improving the high-traffic businesses in the area by I-71 and State Route 82, when our neighbors at the western end of our city really do need more activities. Like Mr. Carbone was pointing out about all the development in the very adjacent areas to us that are coming in. They are also having to add to the congestion right there at that very same area of intersection. We want to have our neighbors on the western side of the city to have an opportunity to experience or to have some of the business services that they need as their area continues to develop...or that area of our city. Our concern is about the increase of traffic and trash in our neighborhood. We already see it from the cups and bags that get thrown out. We have a lot of walkers in Ledgewood, so everybody...we pick up our own trash, but we also pick up the trash of the transients who pop through our neighborhood because they don't like to sit at the intersection of State Route 82 and State Route 42. We all hope that you listened to our concerns. Our appreciation of the diligence of the person who intends to develop a hotel there is that we appreciated that he came out and spoke with us. He doesn't live here. He lives in Columbus. We want to see...well, all of us in our neighborhood...it's not just about Ledgewood; it's about the development of the City of Strongsville as being a place that attracts new families because they have that feeling of safety.

AUDIENCE PARTICIPATION (cont'd):

Ms. Tocco (cont'd) - Also, out of fairness to our neighbors on the west side too, that they get a chance to have some business development where it's needed. I thank you for listening.

(Applause)

Mr. Short – Thank you.

Mr. Ken Tocco, 17033 Ridge Creek Road, Strongsville, Ohio 44136: Thank you for listening to me again because it's not my first time on this particular issue. After all of the debates, the conversations, and the petitions regarding this hotel, what it comes down to in my mind is who pays and who benefits from the result of whether this zoning change passes. We have an out-of-town developer who is going to benefit from it undoubtedly. We will probably never see him again after this project is done, but he will do his job. He's been very professional and very open about what his plans are. He doesn't live in Strongsville, and he doesn't live in Ledgewood – he would benefit. The city might benefit a little bit once the tax abatements are done and once everything is balanced out. There might be some tax money available. It probably won't be much from your RITA tax because there will be a few low-paying jobs and that's it. What it comes down to is, who pays for all this? The answer is the people that you all represent – us. (We) are the ones that have to pay for this if that hotel goes in. We are your friends, your neighbors, people that you got to church with, the people that have kids who play with other kids in the neighborhoods, people you work with, and the people who live in the same community as you all do. You know, based on the turnout at the last meeting when it was an open subject, and the 1,000 people that signed the petition, where this community stands on this. We have to live with this decision for the rest of our time here in Ledgewood or in Strongsville. We have to live with that. Mr. Spencer, the developer, doesn't - he will be gone. He didn't even complete all of his paperwork. Thank you, Mr. Jamison, for bringing that up – I didn't know that. I just have one request for all of you. Represent us, your constituents, with the vote that you are going to cast tonight. If you choose not to represent us, I'm not sure who you would represent. We are the community, and you are our representatives - vote with us.

(Applause)

John Douglas, 17000 Prospect Road, Strongsville, Ohio 44136: Good evening, Council. John Douglas, 17000 Prospect Road, is where I work. As you all know, I am the president of the Strongsville Firefighter's Association, Local 2882. I am speaking on behalf of Ordinance No. 2025-086. We just celebrated Labor Day. I am sure we all had a good time, maybe going downtown watching the air show, the Indians game, and the barbeque with family and friends. Why do we have that holiday? What are we celebrating? We are celebrating labor...labor unions. You are all about to make a decision, whether it be tonight or at the next Council meeting, to get rid of a bargaining unit in the City of Strongsville. FOP Lodge #15 dispatchers, who through no fault of their own and through backdoor deals, were told that they were no longer going to have a job on February 2, 2026, but they can reapply for a job with Chagrin Valley Dispatch. What happens on February 3, 2026, when Chagrin Valley says, "Thanks for applying, but we no longer need you," because they have lost their protection as a bargaining unit? They have become at-will employees. This is more than just safety. The biggest concern is the safety of the city and the safety of the residents. You are going to make a decision to move our dispatch center to a location possibly in Valleyview in a year and a half. Chagrin Valley has already said, "Unless every dispatcher comes over, they cannot provide the proper services at the City of Strongsville, the City of Middleburg Hts., the City of Brook Park, and the City of North Royalton."

AUDIENCE PARTICIPATION (cont'd):

Mr. Douglas (cont'd) - This affects all four cities. If you vote yes to disband this bargaining unit, all four cities will all have to look for somewhere else to go. This affects everybody. I ask, have you had all your questions answered? Ms. Roff, clearly you have not. I'm assuming none of you have gotten results from the questions you have asked. I have answers. I reached out. I wanted to know why North Olmsted left, why Olmsted Falls left, and why Berea left. I have those answers, and I would be happy to share them with you. If the city doesn't want to tell you, I will tell you. You guys have a big decision to make to keep our dispatchers here in the city. Has our city directors reached out to all of the other participating cities in the Southwest Council of Governments? There's twenty of them. Have we reached out to Brooklyn, Brooklyn Heights, Independence, Broadview Heights, Seven Hills, Parma, Parma Heights, and many more to see if they want to come join our dispatch center? Has that even taken place? There are other avenues to keep our dispatch center here and to make it the best dispatch center that Cuyahoga County has ever seen. Because it was done behind your backs, behind dispatch's backs, and there was a handshake deal done to go to Chagrin Valley Dispatch without you guys even knowing it was taking place, you still don't have your answers to your questions, as of yet, as to why it happened. It doesn't matter now why it happened; it matters what we do going forward? What do we do? Everybody brought up family here, August 5th. Do we kick a family member out of our house when they are down? Or do we join that family member and pick them up and take them to a place where they should go? If this is a true family, then I hope you decide to vote no on going to Chagrin Valley Dispatch. These dispatchers deserve better. They deserve to have not only the right to work here but the protection to work here as well. That's all I have to say for now. Thank you for listening.

(Applause)

Don Gotsch, 16943 Woodleaf Road, Strongsville, Ohio 44136: Good evening, my name is Don Gotsch, 16943 Woodleaf Road in Strongsville. Again, from the July meeting, you have heard from me before, along with a bunch of other people, and 1,000 people who have signed a petition to stop the hotel. I understand that there is going to be another hotel someplace near the Brew Garden. Do we really want a four-story 100-room hotel in a neighborhood that is quiet and safe? Part of ward 1 is the nicest place in the world. I don't believe that you want to piss off a lot of people in ward 1, and approve this hotel for rezoning into commercial. Thank you.

(Applause)

Rebecca Naymik, 8361 Bernice Drive, Strongsville, Ohio 44136: I'm Rebecca Naymik, 8361 Bernice Drive in Strongsville. My husband and I moved to this city in 1994 and raised our children here. We raised three successful children that all went to Strongsville High School, and they all have succeeded more than I can tell you. I have worked for the City of Strongsville for 26 years as a dispatcher for the City of Strongsville. I worked prior to regionalization and post regionalization. I just want to say I really hope that you do your homework and just properly make sure that our public safety forces and our dispatch center...just make sure you do your homework before you make your decision. I am worried...I am. I love my city, I raised my children here, and I just really hope that you folks really take all of our issues into consideration and do your homework. I do have a letter that all of you should have gotten today from the Lodge #15 president. It was an email, and I have a copy of it. I would like this letter to be put into the public forum today. I don't know who I can give it to, but I would like this to be part of the public...so that the public can see it.

AUDIENCE PARTICIPATION (cont'd):

Ms. Naymik (cont'd):

Mr. Short – Our clerk will take that for the record.

*****Ms. Naymik provided Council with a letter, a copy of which will be attached to the back of these minutes *****

Karia Lanken, 11859 The Bluffs, Strongsville, Ohio 44136: Hello, my name is Karia Lanken. I live at 11859 The Bluffs, Strongsville. I am here, initially, because of course you probably remember me speaking before. I can be a fairly outspoken person; but I am not thrilled about the idea of a hotel going in at the end of my street. We live in a residential neighborhood; and I understand on a main road that you're going to get...creep back and back and back of layers of... you know, commerce and things that are sort of creeping into the neighborhood. We have already got those two layers deep. I understand why Costco was able to creep in; and I made this point in July, but I would like to make it again because I think it is very important that Costco was able to sue and creep in because the land was zoned in a way that it could not be used. That is not the case this time. That is not the case. It can be used the way that it is zoned; and the owner just can't find anybody to develop it the way that it is zoned. That is not an "us" problem. That is their problem; and I'm not without pity, but we don't just say, "Well, you know, if you can't find anybody to do with it what it is zoned for, then...well, we'll just change the zoning for you." That's not how that works. I am sympathetic to all the parties here; but I do not want that creep to keep extending into residential neighborhoods. These are where people live, especially in that particular location right across from the school, I do not want a hotel there. We already know the problems that we have with other hotels – we don't need them there. Let's avoid what we can almost guarantee is going to happen if it goes in at that particular location. Put a hotel at the mall, put a hotel down by Brew Garden; do not put it by Goddard School. Please...please God, just leave (unintelligible). As I'm here, I'm learning about the changes going on with the dispatch folks. All I can say about that is I don't know a whole lot about what is going on, but I am 100% down with the unions...solidarity forever! Vote for our unions, vote for our people, and keep our dispatchers here, please. Thank you.

(Applause)

Zsuzsanna Bedocs, 12260 Woodside Court, Strongsville, OH 44136: My name is Zsuzsanna Bedocs. I live at 12260 Woodside Court in Strongsville. I used to be a dispatcher for Strongsville. I used to work with all those people back there. I am here to say what you guys are deciding on; I hope you say no. I started with Strongsville in 1996. I was a corrections officer, part-time, and then I became a dispatcher before they regionalized us. I think when they did that the first time, they jumped the gun. They didn't really sit back and look at what really needed to be done the first time around. If you look at what Chagrin Valley does, they have a Council and everybody makes the decision. Strongsville doesn't allow any other city to make the decision; it's always Strongsville's way or no way. Maybe we need to rethink that and allow Middleburg Heights, Brook Park, Berea...I know they're leaving but maybe we could get them back, North Royalton...to have a say in what goes on in that dispatch center. For those dispatchers, they give their heart and soul to the job, to their officers, to the firemen. I left; and when I left, the biggest joke was that I quit and everybody else was told I retired. I never got an exit interview because then they would have known exactly why I left and the reasons. You ask people...you went in and changed things inside that dispatch center. They changed programs. North Royalton didn't like the program and didn't want to change.

AUDIENCE PARTICIPATION (cont'd):

Ms. Bedocs (cont'd) - They never asked the dispatchers – the people that are doing the job. Every time a change happens in that communication center, nobody asks the dispatchers. Again, for them to do what they did to all of you...they made that decision ahead of time. They never talked to any of you. You were surprised at the last meeting...you were surprised. Nobody had any information, but they had already done it...why? Because why not change the way it's done instead of just letting it go? You wanted to keep it in Strongsville, you wanted to run this, you made the decision to do this Mayor; and I have always respected you as a Mayor...always. I've seen you out and about and you've always talked to me and you knew I was a dispatcher; you knew who I was. I thank you for that, but instead of giving this up, change it and make it a Council that runs it and you'll get more departments. We could be a Chagrin Valley. We could be better than Chagrin Valley. Think about it before you make this decision because I know I reached out to my aunt who lives in Middleburg Heights. She never even knew that this was happening. She was appalled and called her Councilman and he told her, "Sorry, it's a done deal. We already talked with Chagrin Valley." Why? Why do we have to lose everybody instead of just making everything be about Strongsville? Make it a Council – that's what they do. Why can't we do it? That's my thought for you Mayor; and I know you listen to people. Look at all those people back there. The further you pull these dispatchers away, the further disconnected they are to their officers, their firemen and to the community. What are you going to do every time there's a new dispatcher? You going to drive a police officer all the way to Valley View and bring them over here and take them on a tour of the city so that they get to know the city and then drive them all the way back to Valley View? You can't do that; and the further you pull away those dispatchers from those officers, there's a disconnect. If any of you have ever sat in a dispatch center, which I know you have, you know that there's this connection between officers and dispatchers, and dispatchers go above and beyond to help their officers out.

Ms. Pientka – Five minutes Mr. President.

Ms. Bedocs – And that's all I'm going to say. Please, do your homework, talk to Chagrin Valley, talk to the other cities, thank you.

(Applause)

Christine Wallace, 17558 Ridge Creek Road, Strongsville, Ohio 44136: My name is Christine Wallace, I live at 17558 Ridge Creek Road in Ledgewood. I just wanted to make a brief comment about the rezoning of the land on Falling Water. That is...to know particularly that what you are voting on today is to convert...to change that zoning for that land to motor services district. That means you are going to allow a gas station there, and you are going to allow a garage there. Has anyone ever driven passed there? That is an absolutely inappropriate set of businesses to have in that location. The only reason they were going for that classification is because of the hotel allowance - it's just inappropriate. That's all I have to say.

(Applause)

Mr. Short – Mr. Douglas, I believe you had your five minutes.

AUDIENCE PARTICIPATION (cont'd):

John Douglas, 17000 Prospect Road, Strongsville, Ohio 44136: I'm not sure how much time I had left, but my name is John Douglas again – just a couple of minutes. As this resident over here had stated, we do have a Southwest Council of Governments. It works for the fire department, and it works for the police department. We have what is called SERT (Southwest Emergency Response Team). We have what's called SEB (Southwest Enforcement Bureau) that is comprised of Berea, Brecksville, Broadview Heights, Brook Park, Brooklyn, Brooklyn Heights, Cuyahoga Heights, Independence, Middleburg Heights, Newburg Heights, North Royalton, Olmsted Falls, Olmsted Township, Parma, Parma Heights, Seven Hills, Strongsville, Valleyview, Cleveland Metro Parks, and the Northeast Ohio Regional Sewer Dispatch Center. Why has the director of dispatch, and this city's leadership not reached out to those cities to see if they would like to join our dispatch center? We have it for fire, we have it for police, and it works wonders. Why don't we do this for the dispatch center? Why do we continue to say no to these other cities? If we have reached out, what was their answer? Why did they not come? Olmsted Falls and Olmsted Township went to North Olmsted. Berea is going to North Olmsted as we all know. Why? Our director and our city leaders told them it's our way or the highway. The cities didn't like that answer because they wanted some say so on how dispatch was run to improve their city. We told them no – we are not changing anything. Now, because of that, the dispatchers are going to be losing their jobs. That's the crux of it. So, how do we keep dispatch here? There are twenty municipalities we can reach out to and bring back. Why don't we? That's all.

Margaret Dvorak, 17617 Ridge Creek Road, Strongsville, OH 44136: Hello, I am Margaret Dvorak. I live at 17617 Ridge Creek Road – off with all my other neighbors here. I'm talking about the hotel, and people are talking about what could happen. Where I live I'm living this because I live behind Panera Bread, so all the trash that I have to pick up out of my yard...it's unacceptable. They don't take care of the dead trees. One almost hit my house. They did nothing about it. I've talked to different managers there; they change them pretty often. I'm not good at public speaking. The one manager said if I mark the trees, because they're dead...if they fall on my property, they won't hurt my house too much; but it's my fence. If we're out there...I live with people that are handicapped so if they're out there, they are not going to know the danger. Also, we've had a black truck there that was harassing my neighbor; and I have a buffer. There's like 40 feet, there's a retention pond, and there's a parking lot. Can you imagine a hotel 20 feet from people's houses? The trash they are going to have to pick up, the people they are going to have to deal with, the people coming through my yard...they're usually neighbors, so it's not a big deal; but these are going to be strangers coming through their yard. I'm just saying, think seriously about that because it's not what it might be; it's what it is, thanks.

(Applause)

Dan Ambrozic, 12201 Bluffside Place, Strongsville, OH 44136: How are you? Dan Ambrozic, I live on the west side of Ledgewood, 12201 Bluffside. I've lived in Ledgewood for 11 years. I was conceived at 11859 The Bluffs, strangely enough...not to give away any family secrets or anything, but...

(Laughter)

AUDIENCE PARTICIPATION (cont'd):

Mr. Ambrozic - ...we did buy my great uncle's house. I was there when the pool had a high dive and the mall was woods and then some soccer, I think, and there was nothing on the other side and then we have the new development two years ago. I could get into a lot of stuff about how there's too much traffic already that goes through there; and how maybe you want to leave one little square of trees for us left; but the most important thing, I think, I would ask yourself is not in my backyard. If you lived in that neighborhood that abuts that particular plot of land, what would you vote? That's it, thank you.

(Applause)

Lucy Anguilano, 12306 Woodbriar Circle, Strongsville, OH 44136: Lucy Anguilano, and my address is 12306 Woodbriar Circle. I live in Ledgewood. My family has lived in Ledgewood for a lot of years. My request to you guys is the zoning was created for a reason. I would ask that you keep the zoning – it was created that way for a reason. I also wanted to share that I just finished a university degree at Kent State University. A major segment of my degree was studying mall closures across America. Malls are dying across America; and I am so glad that Strongsville's is doing well. I am so glad for Strongsville's successes. However, the data says, according to Carnegie Institute, 25% more malls will close across America in the coming years. The fact is that the mall is going to be dependent, not on the hotel, but vice versa, right? So, this hotel is going to be dependent on the mall. I think that instead of, you know, some of the research that I looked at, instead of comparing to other cities like Columbus that really have nothing to do with us, you're betting off comparing to Elyria. What do the malls look like there? There are 3-star malls (meant hotels); so, the taxes we pay in this city...right...I mean, the builder can promise everything; but the reality is we are stuck with this long term. Should that mall go downhill; the hotel will suffer. By the way, do you know about business software? This is within the vicinity of a school district. Realistically, that hotel has no software for police to identify any child predator. Have you ever gone through a background check when you went to a hotel? That's an honest question. Have any of you ran your social security number when you went to a hotel? This hotel will be there... the laws won't apply. Child predators can be there. My children walk from Ledgewood. They walk to Starbucks all the time. Anybody who wants to stay at that hotel, and especially if the mall is suffering and they have some long-term agreements such as Section 8 or anything else...yes, it can happen at a 3-star hotel. I urge you to look it up. These people, when the hotels are suffering, they can make long-term accommodations. You can have people overlooking our community. I don't feel safe with my children walking past that where somebody could be watching them. Where there is, realistically, no business software that stops a predator from staying there. This is a beautiful community. It's a beautiful city. It's a city I love; and I'm asking you to keep the zoning as it is, as it was intended, and accept the reality that malls across America are dying. I hope that Strongsville is successful; but what happens if it's not? What happens if we have more Strongsville mall store closings? The other 3-star hotel on Royalton Road is now up for sale right now. It's been...I saw it on Biz List – on the business buying list. It's for sale. What's going to happen? Thank you for your time.

(Applause)

ORDINANCES AND RESOLUTIONS:

Ordinance No. 2025-053 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 VACANT REAL ESTATE LOCATED AT 13570 FALLING WATER ROAD (PPN 396-14-015) IN THE CITY OF STRONGSVILLE, FROM SC (SHOPPING CENTER) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION. *First reading and referred to the Planning Commission 05-05-25. Refer to Planning Commission memo from meeting held on 05-15-25. Second reading 05-19-25. Public hearing 07-14-25.*

Motion to adopt by Mr. Carbone, second by Mr. Kaminski.

Roll Call: All Nays. Motion fails.

Ordinance No. 2025-053 DEFEATED.

Ordinance No. 2025-086 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A NEW MEMBER PARTICIPATION AGREEMENT WITH THE CHAGRIN VALLEY DISPATCH COUNCIL IN ORDER FOR THE CITY OF STRONGSVILLE TO BECOME A PARTICIPATING MEMBER IN THE CHAGRIN VALLEY REGIONAL COMMUNICATIONS CENTER FOR THE DISPATCH OF PUBLIC SAFETY SERVICES, AND DECLARING AN EMERGENCY. *First reading 08-05-25.*

Placed on second reading and referred back to the committee.

Ordinance No. 2025-089 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR AND CITY ENGINEER TO PREPARE AND SUBMIT AN APPLICATION FOR STATE OF OHIO ISSUE 1 FUNDING FOR IMPROVEMENTS TO THE ALBION ROAD AND PROSPECT ROAD (SR 237) INTERSECTION, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Mr. Carbone, second by Mr. Kaminski.

Roll Call: All ayes. Motion carries.

Ordinance No. 2025-089 ADOPTED.

Resolution No. 2025-090 by Mayor Perciak and All Members of Council. A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE SITE PLAN FOR INSTALLATION OF A NEW FIBER CABINET IN AN AT&T EASEMENT ON CITY-OWNED PROPERTY LOCATED AT WEBSTER AND WHITNEY ROADS, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Mr. Carbone, second by Mr. Kaminski.

Roll Call: All ayes. Motion carries.

Resolution No. 2025-090 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2025-091 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MODIFICATION TO THE PROFESSIONAL ARCHITECTURAL DESIGN AND CONSULTING SERVICES CONTRACT BETWEEN THE CITY OF STRONGSVILLE AND DS ARCHITECTURE, LLC, IN CONNECTION WITH THE CITY OF STRONGSVILLE'S PROPOSED FIRE STATION NO. 5 PROJECT, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Mr. Carbone, second by Mr. Kaminski.

Roll Call: All ayes. Motion carries. Ordinance No. 2025-091 ADOPTED.

Ordinance No. 2025-092 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO GRANT AN EASEMENT FOR WATER METER VAULT PURPOSES TO THE CITY OF CLEVELAND IN CONNECTION WITH THE CONSTRUCTION AND INSTALLATION OF A WATER METER VAULT FOR THE PROPOSED NEW FIRE STATION NO. 5, TO BE CONSTRUCTED ON THE SOUTH SIDE OF ROYALTON ROAD BETWEEN PEARL ROAD AND PROSPECT ROAD, AND DECLARING AN EMERGENCY.

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

Ordinance No. 2025-093 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE DISPOSAL OF USED AND OBSOLETE FIRE DEPARTMENT EQUIPMENT NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, THROUGH DONATION AND TRANSFER TO THE STRONGSVILLE ROTARY CLUB OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Mr. Carbone, second by Mr. Kaminski.

Roll Call: All ayes. Motion carries. Ordinance No. 2025-093 ADOPTED.

Ordinance No. 2025-094 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE DISPOSAL OF CERTAIN ITEMS UTILIZED BY THE FIRE DEPARTMENT, AND WHICH ARE BEYOND THEIR SERVICE LIFE AND/OR OBSOLETE, AND NO LONGER NEEDED NOR SAFE FOR ANY MUNICIPAL PURPOSE.

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

Motion to adopt by Mr. Carbone, second by Mr. Kaminski.

Roll Call: All ayes. Motion carries. Ordinance No. 2025-094 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2025-095 by Mayor Perciak and All Members of Council. AN ORDINANCE RATIFYING AND APPROVING THE FILING OF AN APPLICATION FOR FINANCIAL ASSISTANCE FROM THE OHIO ATTORNEY GENERAL'S OFFICE IN CONNECTION WITH THEIR LAW ENFORCEMENT DIVERSION PROGRAM FOR FISCAL YEAR 2026 RELATING TO THE OPIOID EPIDEMIC; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Mr. Carbone, second by Mr. Kaminski.

Roll Call: All ayes. Motion carries. Ordinance No. 2025-095 ADOPTED.

Ordinance No. 2025-096 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. Carbone to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. Kaminski. All members present voted aye and the motion carried.

Motion to adopt by Mr. Carbone, second by Mr. Kaminski.

Roll Call: All ayes. Motion carries. Ordinance No. 2025-096 ADOPTED.

Ordinance No. 2025-097 by Mayor Perciak and All Members of Council. AN ORDINANCE REQUESTING PARTICIPATION IN OHIO DEPARTMENT OF ADMINISTRATIVE SERVICES CONTRACTS FOR THE PURCHASE OF FLOORING AND APPURTENANCES FOR USE BY THE RECREATION DEPARTMENT OF THE CITY IN CONNECTION WITH THE REPLACEMENT OF FLOORING IN VARIOUS AREAS OF THE WALTER F. EHRLFELT RECREATION & SENIOR CENTER; 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. Carbone to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. Kaminski. All members present voted aye and the motion carried.

Motion to adopt by Mr. Carbone, second by Mr. Kaminski.

Roll Call: All ayes. Motion carries. Ordinance No. 2025-097 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Resolution No. 2025-098 by Mayor Perciak and All Members of Council. A RESOLUTION AUTHORIZING AND DIRECTING THE DIRECTOR OF FINANCE OF THE CITY TO CERTIFY TO THE FISCAL OFFICER OF CUYAHOGA COUNTY UNPAID PROPERTY MAINTENANCE NUISANCE ABATEMENTS FOR LEVY AND COLLECTION ACCORDING TO LAW, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Mr. Carbone, second by Mr. Kaminski.

Roll Call: All ayes. Motion carries. Resolution No. 2025-098 ADOPTED.

Resolution No. 2025-099 by Mayor Perciak and All Members of Council. A RESOLUTION CONSENTING TO THE TERMS OF THE SANDOZ SETTLEMENT IN CONNECTION WITH THE OPIOID EPIDEMIC LITIGATION, AUTHORIZING THE MAYOR TO EXECUTE A SUBDIVISION PARTICIPATION FORM FOR THE SANDOZ SETTLEMENT, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Mr. Carbone, second by Mr. Kaminski.

Roll Call: All ayes. Motion carries. Resolution No. 2025-099 ADOPTED.

Resolution No. 2025-100 by Mayor Perciak and All Members of Council. A RESOLUTION CONSENTING TO THE TERMS OF THE PURDUE/SACKLER SETTLEMENT PLAN IN CONNECTION WITH THE OPIOID EPIDEMIC LITIGATION, AUTHORIZING THE MAYOR TO EXECUTE A SUBDIVISION PARTICIPATION AND RELEASE FORM FOR THE PURDUE/SACKLER SETTLEMENT PLAN, AND DECLARING AN EMERGENCY.

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

Motion to adopt by Mr. Carbone, second by Mr. Kaminski.

Roll Call: All ayes. Motion carries. Resolution No. 2025-100 ADOPTED.

COMMUNICATIONS, PETITIONS AND CLAIMS:

Application for Permit: TRFO - D5: To: Cyclo, LLC., 15145-47 Pearl Road, Strongsville, Ohio 44136 (Responses must be postmarked no later than 09/28/2025).

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

MISCELLANEOUS BUSINESS:

Ms. Roff – Could I ask, would I be able to ask the administration to answer any questions that were asked on the floor that pertain to the dispatch center? If you guys could gather some of the answers, maybe after Aimee goes through some of the questions?

Mr. Short – I recommend, maybe, scheduling that with Neal.

Mr. Jamison – You can call me anytime...myself or Mr. Dean. Mr. Dean has the answer that you need...or Mr. Sems.

Ms. Roff – Okay, I just would like to have it forwarded back in writing, thanks.

ADJOURNMENT:

There being no further business to come before this Council, President Short adjourned the meeting at 8:23 p.m.



Marialena Beach
Council Secretary

09/15/2025
Date

August 29, 2025

The Honorable Members of Strongsville City Council
16099 Foltz Parkway
Strongsville, Ohio 44149

RE: Urgent Request to Delay Vote on Ordinance 2025-086 - Agreement with Chagrin Valley Dispatch

Dear Council Members,

On behalf of FOP Lodge 15 and the public safety dispatchers who serve our community's emergencies, **we respectfully request that you postpone the vote on Ordinance 2025-086 until critical issues regarding employee protection, fiscal responsibility, and public safety are properly addressed.**

The administration's rushed proposal to dissolve our award-winning dispatch center contains significant unresolved issues, relies on misleading claims, and has been conducted with troubling secrecy.

Secretive Planning: City documents show the Chief wasn't informed of Berea's notice of departure for weeks, learning only when a dispatcher saw it on local news. The administration scheduled a July 30 meeting with dispatchers as early as July 18—before Council had approved the transfer—suggesting a predetermined outcome while keeping stakeholders uninformed.

False Employment Guarantees: Despite claims of "guaranteed employment," CVD has refused to put hiring commitments in writing. The City presents itself as helpless with CVD while showing no such helplessness negotiating against the FOP. All Strongsville dispatchers would be placed at the bottom of CVD's seniority list—a 20-year veteran would have less seniority than someone hired yesterday.

Fiscal Loss: City documents value SWEDC equipment at \$867,600, yet CVD credits only \$382,077—a \$500,000 loss of taxpayer assets.

Failed Technology: CVD uses the same PremierOne CAD system that drove cities like Olmsted Falls to leave SWEDC. This system has critical officer safety flaws and software incompatibility issues. Strongsville Police is abandoning this system, yet dispatchers would be locked into it long-term.

Public Safety Risk: The administration rejected all FOP proposals for employment guarantees, severance, and retention bonuses. Without assurances, experienced dispatchers will seek employment elsewhere, creating dangerous understaffing and mandatory overtime that leads to dispatcher fatigue—a nationally recognized cause of emergency response errors.

We urge you to delay this vote and require the administration to obtain binding written agreements addressing these issues and thoroughly evaluate whether this is the right decision for our city. Council must explore both financial and safety implications for the community, police, and firefighters whose lives depend on effective dispatch services—which SWEDC has proven itself to be.

Our community's safety demands your careful consideration of these unresolved concerns.

Respectfully submitted, Dennis Soltis
President, FOP Lodge 15