

MINUTES OF A MEETING OF THE
COUNCIL OF THE CITY OF BRECKSVILLE

April 15, 2025

HELD _____

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Pledge of Allegiance

Roll Call

Present: Council President Caruso, Council Vice President B. Savage, Councilmembers: AJ Ganim, A. Koepke; M. Jantzen, B. Stucky. Mayor Kingston, Law Director D. Matty, Asst. Law Director L. Sabol, City Engineer Wise, Finance Director L. Starosta, Fire Chief M. Bender, Police Chief Korinek, CBO Scott Packard, Purchasing Director M. Bartkiewicz, Media Specialist P. Packard, Clerk T. Tabor.

Absent: D. Bender

Guests: Several members of the Brecksville-Broadview Heights School District, coaches and family members.

Approval of Minutes

1. Approval of April 1, 2025 Council Meeting Minutes

Motion made by Ganim, Seconded by Koepke.

Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky.

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

New Business

2. **Recognizing Brecksville-Broadview Heights Student Athletes**

Swimming – Read by Council member Koepke.

Robotics – Read by Council Member Jantzen.

Gymnastics – Read by Council Member Ganim.

Wrestling – Read by Council President Caruso.

3. **Councilmember Ganim Excused himself from the meeting due to a conflict.**

RES. 5673 - a Resolution approving the DiGeronimo Development LLC Valor Acres Phase 3 Conceptual Development Plan in accordance with the Development Agreement and the First Amendment to Development Agreement with the DiGeronimo Development LLC.

Motion for suspension made by Koepke, Seconded by Jantzen.

Voting Yea: Caruso, Koepke, Jantzen, Savage, Stucky

Nays: None.

MOTION CARRIED: 5- Ayes, 0-Nays, 0-Abstain.

Motion by Stucky, seconded by Savage, to pass Resolution 5673.

Voting Yea: Caruso, Jantzen, Koepke, Savage, Stucky

Abstain: None.

MOTION CARRIED: 5- AYES, 0-NAYS, 0-ABSTAIN.

Council Member Ganim returned to the meeting.

4. **ORD. 5781** - an Ordinance providing for the issuance and sale of bonds for the issuance and sale of bonds in the maximum principal amount of \$5,785,000, for the purpose of paying costs of expanding the interchange at Miller Road and Interstate 77 by constructing, reconstructing, widening, paving, grading, draining, curbing, installing and replacing guardrails, adding lighting and signalization, relocating utilities, constructing storm sewers and related drainage facilities, and, in connection therewith, acquiring rights-of-way, together with all necessary related improvements and appurtenances thereto.

Motion for suspension made by Ganim, Seconded by Koepke.

Voting Yea: Caruso, Ganim, Koepke, Jantzen, Savage, Stucky

Nays: None.

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~~MOTION CARRIED: 6- Ayes, 0-Nays, 0-Abstain.~~

Motion by Stucky, seconded by Savage, to pass Ordinance 5781.
Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky
Abstain: None.

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

5. **RES. 5674** - a Resolution authorizing the Mayor to execute a Facility Use Agreement for the City's Horticulture Building between the North Coast Woodturners and the City of Brecksville.

Motion for suspension made by Ganim, Seconded by Koepke.
Voting Yea: Caruso, Ganim, Koepke, Jantzen, Savage, Stucky
Nays: None.

MOTION CARRIED: 6- Ayes, 0-Nays, 0-Abstain.

Motion by Stucky, seconded by Savage, to pass Resolution 5674.
Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky
Abstain: None.

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

6. **RES. 5675** - a Resolution authorizing the Mayor to enter into an Independent Contractor Agreement with Karol Boryka for work as the Community Youth Soccer Director for the year 2025.

Motion for suspension made by Ganim, Seconded by Koepke.
Voting Yea: Caruso, Ganim, Koepke, Jantzen, Savage, Stucky
Nays: None.

MOTION CARRIED: 6- Ayes, 0-Nays, 0-Abstain.

Motion by Stucky, seconded by Savage, to pass Resolution 5675.
Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky
Abstain: None.

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

7. **RES. 5676** - a Resolution authorizing the Mayor to enter into a Public Consulting Group Emergency Services Agreement for the Ambulance Supplemental Payment Program and other consulting services.

Motion for suspension made by Ganim, Seconded by Koepke.
Voting Yea: Caruso, Ganim, Koepke, Jantzen, Savage, Stucky
Nays: None.

MOTION CARRIED: 6- Ayes, 0-Nays, 0-Abstain.

Motion by Stucky, seconded by Savage, to pass Resolution 5674.
Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky
Abstain: None.

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

8. **ORD. 5782** - an Ordinance to amend Ordinance No. 5758 making appropriations for current expenses of the City of Brecksville during the fiscal year ending December 31, 2025, making necessary appropriation and revenue adjustments.

Motion for suspension made by Ganim, Seconded by Koepke.
Voting Yea: Caruso, Ganim, Koepke, Jantzen, Savage, Stucky

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Nays: None.

MOTION CARRIED: 6- Ayes, 0-Nays, 0-Abstain.

Motion by Stucky, seconded by Savage, to pass Ordinance 5782.

Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky

Abstain: None.

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

9. **ORD. 5783** - an Ordinance accepting the bid of Kokosing Materials, Inc. for the furnishing of various types of asphalt for road repairs in the City of Brecksville.

Motion for suspension made by Ganim, Seconded by Koepke.

Voting Yea: Caruso, Ganim, Koepke, Jantzen, Savage, Stucky

Nays: None.

MOTION CARRIED: 6- Ayes, 0-Nays, 0-Abstain.

Motion by Stucky, seconded by Savage, to pass Ordinance 5783.

Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky

Abstain: None.

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

10. **ORD. 5784** - an Ordinance authorizing the purchase of iX-5AF mailing/postage equipment from Quadient through Sourcewell.

Motion for suspension made by Ganim, Seconded by Koepke.

Voting Yea: Caruso, Ganim, Koepke, Jantzen, Savage, Stucky

Nays: None.

MOTION CARRIED: 6- Ayes, 0-Nays, 0-Abstain.

Motion by Stucky, seconded by Savage, to pass Ordinance 5784.

Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky

Abstain: None.

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

Report of Council Representatives

Board of Zoning Appeals - Council Member Stucky reported the next meeting of the Board of Appeals will be May 12, 2025.

APPEAL 2025-09

Approval of a variance from Section 1151.24 minimum 30' total two side yards required to allow 22' for the construction of a garage addition, located at 6945 Chapel Hill Dr, PPN 603-16-050.

Motion by Stucky, seconded by Savage,.

Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky

Abstain: None.

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

APPEAL 2025-10

Approval of a variance from Section 1151.25(d)(2)(B) maximum 192 sq/ft. to allow 288 sq/ft. for the construction of shed located at 3643 Boxelder Dr, PPN 603-02-093.

Motion by Stucky, seconded by Savage,.

Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky

Abstain: None.

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

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APPEAL 2025-11

Approval of (1) a variance from Section 1183.15(a) to allow a gravel driveway instead of the required concrete or asphalt, (2) a variance from Section 1119.09(d) not to install the required public sidewalks until such time that the City deems appropriate, (3) a variance from Section 1151.04 to allow the 2880 sq/ft. accessory use to exceed the 1120 sq/ft. of the single-family dwelling (main use), and (4) a variance from Sections 1324.02 & 1324.02(a) requirement that stables shall be located on the rear portion of any lot and 125' from any dwelling to allow the construction a stable to be part of the main structure, located at 5324 Miller Rd, PPN 604-14-014.

Motion by Stucky, seconded by Savage,.

Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky

Abstain: None.

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

APPEAL 2025-12

approval of a variance from Section 1151.06(f)(3) minimum 40' side yard setback required to allow 18.5' for the placement of a chicken coop, located at 7880 Oakhurst Drive, PPN 602-01-052.

Motion by Stucky, seconded by Savage,.

Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky

Abstain: None.

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

Planning Commission - Council President Caruso reported the next meeting will be held April 28, 2025.

Council Member Ganim excused himself due to a potential conflict.

VALOR ACRES PHASE 3 CONCEPTUAL DEVELOPMENT PLAN

FINAL approval of Valor Acres Mixed use BPDA Valor Square, a multipurpose outdoor space with a 1850 sq. ft. building, excluding final exterior lighting, landscape and signage as described in the application dated 03/03/2025 and plans: Valor Acres – Valor Square Mixed Use Development Preliminary BPDA, 43 pages dated 3-3-2025. Parking Study- 3 pages dated 8-5-24, Zoning Analysis dated 8-5-24 and contingent on approval of the City Engineer and City Council

Motion by Caruso, seconded by Savage.

Voting Yea: Caruso, Jantzen, Koepke, Savage, Stucky

Abstain: None.

MOTION CARRIED: 5- AYES, 0-NAYS, 0-ABSTAIN.

**VALOR ACRES RESIDENTIAL PHASE 2- TEMPORARY REAL ESTATE SIGN
0000 CANVAS PARKWAY**

Approval of a 18 sq. ft temporary double-sided real estate sign located at the corner of Brecksville Rd and Canvas Pkwy, 0000 Canvas Pkwy T-1 Block B PP# 60321103, as described in the sign permit application dated 03/24/2025 contingent on City Council's approval of the following deviations:

- A deviation from Section 1187.08(b) that the total area of any single sign face shall not exceed 10 square feet to allow 18 square feet.
- A deviation from Section 1187.08(b) that the total height shall not exceed 4 feet to allow 6 feet.

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Motion by Caruso, seconded by Savage.

Voting Yea: Caruso, Jantzen, Koepke, Savage, Stucky

Abstain: None.

MOTION CARRIED: 5- AYES, 0-NAYS, 0-ABSTAIN.

Council Member Ganim returned to the meeting.

**COURTYARD RESTAURANT FENCE REPLACEMENT 7600 CHIPPEWA ROAD
PRELIMINARY & FINAL**

Approval for the fence replacement project for Courtyard Restaurant located at 7600 Chippewa Rd. as described in the application dated 3/20/2025 and attached information showing the Cortland Fence Style and contingent on City Council's approval.

Motion by Caruso, seconded by Savage.

Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky

Abstain: None.

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

Recreation Commission - Council Member Ganim Next meeting said the next meeting of the Recreation Commission will be April 28, 2025

Human Services Advisory Board - Council Member Koepke said the next meeting of the Human Services Advisory committee will be May 13, 2025.

Report of Council Committees:

Safety Service Council Member Koepke – No Report.

Streets & Sidewalks Council Member Stucky

Asphalt Supply - Approve a purchase requisition in the amount of \$475,000.00 to Kokosing Materials, Inc for asphalt supply.

Motion by Stucky, seconded by Ganim.

Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

Road Repairs - Approve a purchase order to Allied Corp. in the amount of \$8,000 to cover road repairs through May 1, 2025.

Motion by Stucky, seconded by Ganim.

Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

Utilities Council Member Ganim: No Report.

Buildings & Grounds Council Member Jantzen:

Family Slide Landing Pad: Approve a purchase requisition in the amount of \$7,994.00 for the replacement of the Family Slide Landing Pad at the Brecksville Aquatic Center Outdoor Pool.

Motion by Jantzen, seconded by Ganim.

Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.

Council Member Koepke excused herself from the meeting due to a conflict.

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Finance Committee Council Member Savage

Donation - \$500.00 to the Brecksville-Broadview Heights High School, after prom sponsorship.

Motion by Savage, seconded by Stucky.

Voting Yea: Caruso, Ganim, Jantzen, Savage, Stucky

MOTION CARRIED: 5- AYES, 0-NAYS, 0-ABSTAIN.

Council Member Koepke returned to the meeting.

Report of the Department Directors:

Director of Law, No Report.

Engineer, No Report.

Director of Finance, No Report.

Chief Building Official, No Report.

Director of Human Services, No Report.

Director of Service, No Report.

Director of Purchasing, No Report.

Chief of Police Department, Chief Korinek reported the DEA Drug Take Back event will be April 26 at the Horticulture Building.

Chief of Fire Department, No Report.

Report of the Mayor: Mayor Kingston said the City's website will soon be launched. Many residents have already signed up for the new notification opportunities. Residents may sign up for weather notifications, emergency alerts, service notifications, etc. by phone, text or e-mail. There are over 1000 residents signed up. City Hall and Human Services will be closed on April 18th, the Community Center will be open 10:00 AM – 5:00 PM. The Kiwanis Easter Egg Hunt will be held on April 19th at 10:00 AM at the High School Football Practice Field.

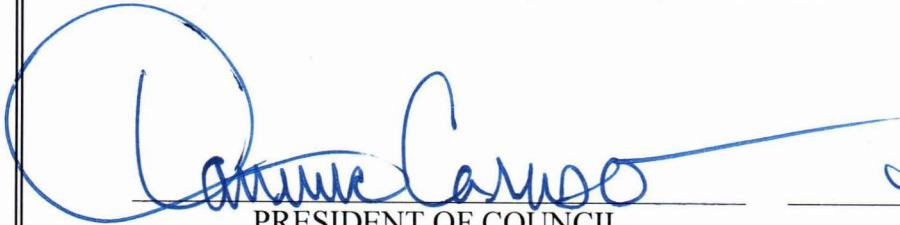
Adjournment

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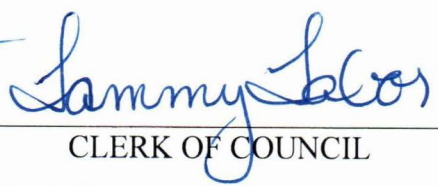
Motion made by Caruso, Seconded by Savage.

Voting Yea: Caruso, Ganim, Jantzen, Koepke, Savage, Stucky.

MOTION CARRIED: 6- AYES, 0-NAYS, 0-ABSTAIN.



PRESIDENT OF COUNCIL



CLERK OF COUNCIL

Mayor and Safety Director: Daryl Kingston

City Council Members: Dominic Caruso; *President*; Beth Savage, *Vice President*; Dan Bender, AJ Ganim, Mark Jantzen, Ann Koepke, Brian Stucky.

Clerk: Tammy Tabor