

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

June 3, 2025

HELD _____

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Call to Order

Pledge of Allegiance

Roll Call

Present: Council President Caruso, Council Vice President Savage, Council Member Bender, Council Member Ganim, Council Member Jantzen, Council Member Koepke, Council Member Stucky. Mayor Kingston, Law Director D. Matty, Asst. Law Director L. Sabol, City Engineer Wise, Finance Director L. Starosta, Human Services Director Paciorek, Purchasing Director M. Bartkiewicz, Assistant Building Official Synek, Service Director Kickel, Fire Chief M. Bender, Police Lt. Coleman, Media Specialist, Clerk T. Tabor.

Approval of Minutes

1. Approval of May 20, 2025 City Council Minutes

Motion for approval made by Caruso, Seconded by Savage.

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

Abstain: Savage.

Nays: 0

Abstain: 1

New Business

1. RES. 5688 - a Resolution approving the Cuyahoga County Solid Waste Management Plan Update.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Nays: None.

MOTION CARRIED: 7- Ayes, 0-Nays, 0-Abstain.

Motion by Stucky, seconded by Bender, to pass Resolution .

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

Abstain: None.

MOTION CARRIED: 7- Ayes, 0-Nays, 0-Abstain.

2. RES. 5689 - a Resolution authorizing the Mayor to Renew an Agreement with Meeder Public Funds, Inc. for the Provision of Investment Advice.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Nays: None.

MOTION CARRIED: 7- Ayes, 0-Nays, 0-Abstain.

Motion by Stucky, seconded by Bender, to pass Resolution .

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

Abstain: None.

MOTION CARRIED: 7- Ayes, 0-Nays, 0-Abstain.

3. RES. 5690 - a Resolution Making Necessary Transfers and Advances Between Certain Funds for the Fiscal Year Ending December 31, 2025.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Nays: None.

MOTION CARRIED: 7- Ayes, 0-Nays, 0-Abstain.

Motion by Stucky, seconded by Bender, to pass Resolution .

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

Abstain: None.

MOTION CARRIED: 7- Ayes, 0-Nays, 0-Abstain.

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4. RES. 5691 - a Resolution adopting the Alternate Format Tax Budget for the Year 2026.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Nays: None.

MOTION CARRIED: 7- Ayes, 0-Nays, 0-Abstain.

Motion by Stucky, seconded by Bender, to pass Resolution .

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

Abstain: None.

MOTION CARRIED: 7- Ayes, 0-Nays, 0-Abstain.

5. RES. 5692 - a Resolution authorizing a Subdivision Agreement and Escrow Agreement with LHMC LLC for the Nance Subdivision.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Nays: None.

MOTION CARRIED: 7- Ayes, 0-Nays, 0-Abstain.

Motion by Stucky, seconded by Bender, to pass Resolution .

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

Abstain: None.

MOTION CARRIED: 7- Ayes, 0-Nays, 0-Abstain.

Unfinished Business

Council Members Bender and Ganim excused themselves from the meeting due to a conflict.

1. Second Reading

RES. 5686 – a Resolution accepting a Subdivision and Escrow Agreement for Canvas at Valor Acres Phase 2 Residential Development.

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.

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

Abstain: None.

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

Report of Council Representatives: Planning Commission, Board of Zoning Appeals, Recreation Commission, Human Services Advisory Board

Planning Commission : Council President Caruso excused himself from the meeting due to a conflict. The next meeting of the Planning Commission is scheduled for June 19th at 7:00 PM.

VA MIXED USE BPDA MASU RESTAURANT FACADE– 5720 INDEPENDENCE DR.

FINAL approval of Valor Acres Mixed use BPDA #4 Building I Masu Restaurant Facade and Signage Consultation located at 5720 Independence Dr. Brecksville, Ohio as described in the application dated 04/18/2025 and attached plans contingent on review of a daylight rendering, resubmission of the façade materials, resolution of the property line around the vestibule, and approval of the City Engineer and City Council.

Motion made by Koepke, Seconded by Jantzen.

Voting Yea: Jantzen, Koepke, Savage, Stucky.

Motion Passes 4-Ayes, 0-Nays.

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VA MIXED USE BPDA FLOUR RESTAURANT FACADE– 5720 INDEPENDENCE DR.

FINAL approval of Valor Acres Mixed use BPDA Exterior façade and outdoor seating area for Flour Restaurant located at 5720 Independence Dr., Brecksville, Ohio as described in the application dated 04/21/2025 and plans dated April 18, 2025 contingent on resolution of the property line, and approval of City Council.

Motion made by Koepke, Seconded by Jantzen.

Voting Yea: Jantzen, Koepke, Savage, Stucky.

Motion Passes 4-Ayes, 0-Nays.

President Caruso and Council Members Bender and Ganim returned to the meeting.

JOHNSON CONTROLS WALL SIGN – 6400 W. SNOWVILLE RD. - Motion to approve and the Building Department to issue a permit for a 37.5 sq. ft., non-illuminated, permanent identification wall sign at 6400 West Snowville Road, Brecksville, Ohio 44141, as described in the application dated May 9, 2025 and as shown on the attached drawings, conditional on City Council's approval of the following deviation:

- A deviation from Section 1187.10(c) maximum height requirement of 3' for a wall sign to allow for a height of 3.88'

Motion made by Caruso, Seconded by Savage.

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

Motion Passes 7-Ayes, 0-Nays.

SUNROOM – 4119 OVERBROOK DR. - Motion to approve the installation of new deck and sunroom at 4119 Overbrook Drive, Brecksville, OH 44141 as described in the application dated 2/28/25, and attached information.

Motion made by Caruso, Seconded by Savage.

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

Motion Passes 7-Ayes, 0-Nays.

SEARLES LOT SPLIT & CONSOLIDATION – 7807 & 7815 ENGLISH DR. - Motion to approve Preliminary & Final and recommendation to City Council of a lot split for 7815 English Dr. PP #601-01-076 & 7807 English Dr. PP #601-01-077 to split and consolidate 2,427 sq. ft. to parcel 601-01-077 on English Dr. parcel 98A to equal 28,895 sq. ft. and parcel 99A to equal 20,000 sq. ft. as described on the Plat of Lot Split and Consolidation by Casey Professional Services LLC, dated 5/2/2025, contingent upon approval of the City Engineer, City Council and Board of Zoning Appeals for the following variances:

- A variance from Section 1151.24 of a minimum front yard setback of 60 ft. to allow for 59.1 ft. for 7815 English Dr.
- A variance from Section 1151.24 of a minimum lot width of 100 ft. to allow for 97.5 ft. for 7815 English Dr.
- A variance from section 1151.24 of a minimum front yard setback of 60 ft. to allow for 51.1 ft. for 7807 English Dr.
- A variance from section 1117.09, PP# 601-01-077 to be irregular in shape

Motion made by Caruso, Seconded by Savage.

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

Motion Passes 7-Ayes, 0-Nays.

Board of Zoning Appeals - Council Member Stucky reported the next meeting of the Board of Zoning Appeals will be June 9th at 7:30 PM.

Recreation Commission - Council Member Ganim reported the next meeting of the Recreation Commission will be June 23rd at 7:00 PM.

Human Services Advisory Board - Council Member Koepke reported the next meeting of the Human

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Services Advisory Board will be June 10th at 3:00 PM

COUNCIL COMMITTEES

Safety Service Committee - Council Member Koepke said the committee met earlier and has 1 item for Council consideration.

Body Armor Purchase - Motion to approve a purchase requisition in the amount of \$6,824.20 for the purchase of four sets of body armor for the Police Department. Account # 1100210-25030.

Motion made by Koepke, Seconded by Ganim.

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

Streets & Sidewalks - Council Member Stucky said the committee met earlier and has no items for council consideration.

Utilities Committee - Council Member Ganim said the committee met earlier and has no items for council consideration.

Buildings and Grounds - Council Member Jantzen said the committee met earlier and has 3 items for council consideration.

2025 City Backflow Preventer Inspections - Motion to approve the third year of a three year proposal of Gillespie Co. for fifty-two (52) Backflow Preventer Inspections in the amount of \$6,655.40.

Motion made by Jantzen, Seconded by Stucky.

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

Service Garage Fire Reconstruction - Motion to approve a Change Order for the Service Garage Fire Reconstruction Project for a deduction in the amount of \$4,250.00. Project # BI240003

Motion made by Jantzen, Seconded by Koepke.

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

Service Garage Restroom & Locker Room Project - Motion to approve a purchase requisition in the amount of \$15,000.00 for the Service Garage Restroom and Locker Room Project. Account #C4900170-32020. Project Number BI200017

Motion made by Jantzen, Seconded by Koepke.

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

Legislation Committee - Council Member Bender said the committee met earlier and has no items for Council consideration.

Finance Committee - Council Member Savage said the committee met earlier and has 1 item for Council consideration.

Professional Bills - Motion authorizing the payment of bills for professional services as follows: Matty, Henrikson & Greve LLC \$12,742.83, Kulchystsky Architects, LLC \$361.25, William Logan \$4,000.00, Mansour Gavin, LPA \$1,184.00, Donald G. Bohning & Associates, Inc. \$26,457.26, Sixmo \$3,250.00 and Huntington National Bank \$500.00 Total of all Invoices \$48,495.34.

Motion made by Savage, Seconded by Bender.

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

Reports of Department Directors: Director of Law, Engineer, Director of Finance, Chief Building Official, Director of Human Services, Director of Service, Director of Purchasing, Chief of Police Department, Chief of Fire Department, Director of Recreation

Report of the Department Directors:
Director of Law, No Report.

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Engineer, No Report.

Director of Finance, No Report.

Chief Building Official: Assistant Building Official Synek reported the Building Department issued 124 permits with a valuation of \$10,391,356.00. The total receipts collected are \$53,375.85.

Director of Human Services, No Report.

Director of Service, No Report.

Director of Purchasing, No Report.

Chief of Police Department, Police Lt. Coleman

Chief of Fire Department, Fire Chief Bender

Report of the Mayor

Mayor Kingston said on behalf of the City Administration and City Council, congratulations to each and every Graduate. Drivers should be aware of children, service workers, road crews and utility workers

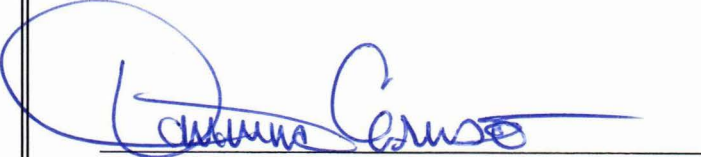
Home Days, our annual celebration of community, summer, and fun is almost here! Join us this year from Friday, June 20 through Sunday, June 22, for an unforgettable weekend. Please, visit our website at www.brecksville.oh.us for more information. The City of Brecksville was recently named No. 8 in the best cities in Ohio to live and the 4th safest in Cuyahoga County.

Adjournment

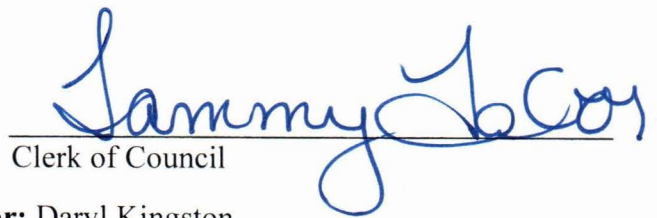
8:19 PM

Motion made by Caruso, Seconded by Savage.

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



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