

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

October 21, 2025

HELD _____

Page 1 of 11

Public Hearing Brecksville City Council will conduct a public hearing regarding the proposed tax increment financing incentive districts at its October 21, 2025 meeting, which begins at 8:00 p.m. and will be held at Council Chambers, First Floor of City Hall, 9069 Brecksville Road, Brecksville, OH 44141. If you so choose, you may appear and address the Council regarding the proposed tax increment financing incentive districts at this public hearing.

Present: Council President Caruso, Council Vice President Savage, Council Member Bender, Council Member Ganim, Council Member Jantzen, Council Member Koepke, Council member Stucky.

Also Present: Mayor D. Kingston, Law Director D. Matty, Assistant Law Director L. Sabol, Engineer G. Wise, Finance Director L. Starosta, Fire Chief M. Bender, Police Chief Korinek, Purchasing Director M. Bartkiewicz, CBO S. Packard, Service Director J. Kickel, Media Specialist Chase Pluhar, Clerk T. Tabor. Russell Balthis, Esq., Approximately 20 guests and students.

Absent: None.

Clerk Tabor read the Public Notice

The City of Brecksville is eligible to apply for up to \$50,000 in 2026 Community Development Supplemental Grant (CDSG) funding administered by Cuyahoga County through the Department of Development. Funds can be used for a variety of community improvement projects. A public meeting will be held in person in City Council Chambers at City Hall, 9069 Brecksville Road, on Tuesday, October 21, 2025 at 7:45 PM. The public is encouraged to attend to voice their opinions on local community development needs, or to submit opinions and comments in writing to City Hall. For additional information, please contact Monica Bartkiewicz at 440-526-2622 or mbartkiewicz@brecksville.oh.us. Any person who wishes to attend the meeting and requires special accommodations, please notify the City Clerk's Office at least three (3) days prior to the meeting at 440- 526-2609.

If anyone would like to speak, please come to the podium, state your name and address for the record.

Russel Balthis was present as legal counsel for the City of Brecksville. Mr. Balthis said the purpose of the hearing is for residents who own property that would be subject to the taxing districts an opportunity to speak to the TIF's. Council does not increase or reduce the amount that any property owner would be subject to pay in terms of real estate taxes. Mr. Balthis said this public hearing is required pursuant to Ohio Revised Code Section 570.94C. Council is not permitted to consider the TIF Ordinances until 30 days after this hearing is concluded. The purpose of the hearing is to give residents an opportunity to share their thoughts or views on the Tax Increment Financing Districts and he will answer any questions that Council or anyone may have.

Mr. Balthis said And so we remind everyone we're on the process. We've done one public reading of the proposed TIF's.

Council President Caruso said the public hearing is now and then there'll be two more readings before it's actually considered by Council. If anyone else would like to speak or ask questions, please come up to the podium, state your name and address for the record and we'll open it up.

John Slater. 950 Main Avenue, Cleveland, Ohio. He serves as legal counsel for Snowville Land Corp LLC, which is owned by Kirk Dосkosil. The property that he owns is known as permanent parcel number 605-18-001, which contains approximately 46 acres of property located on Snowville Road. Mr Slater said his client bought the property with the intention of developing it for residential purposes. Mr. Dосkosil has been before uh the administrative bodies here at Brecksville with a subdivision plan. I believe Petro Homes was working with them on that proposed development. It's still their intention to de develop this property. Mr. Slater's client would like to save one of the lots for him and his family and live in this community. We became

MINUTES OF A MEETING OF THE

COUNCIL OF THE CITY OF BRECKSVILLE

October 21, 2025

HELD _____

Page 2 of 11

aware of the proposed TIF and just had some questions for Council or at least want to make some comments. During the initial development approval process, his client was made aware by the City of Brecksville of a need for improvements on Snowville Road. Specifically, where, I think, Dewey Road intersects, there are some issues in terms of safety. There had been some previous accidents. I believe my client received notice of the proposed TIF district as it relates to his client's property. The particular property that his client owns is part of what's known as the Snowville North TIF district. Based on the notice that we were provided and this is a copy of the map that we received. I'll show it to your legal counsel and we did notice though that there is also a specific economic development plan for Snowville North subdivision residential. It relates to an attachment and I assume that it's the same property which in the version that we got there was not an attachment to it. That may just have been what we received as a result of our request to Council staff. It seems to clearly be the same TIF district because that's what the notice was. Again, we don't have any issues as it relates to that, not objecting to anything. I just want to have clarity that we're talking about this particular area, which includes my client's property, which is one of the larger parcels that are included within the district. And specifically, we had reviewed Ordinance 5813 and the economic development plan for Snowville North subdivision residential incentive district, what I call the plan. And we are here requesting confirmation concerning the use of funds as a result of the TIF structure. And I understand how TIF structures work. We realize we're not going to be the property taxes we would normally pay are used to pay for public infrastructure improvements. Since the funds are to directly benefit the proposed development and the properties within the TIF district, we just want to confirm that the Snowville Road infrastructure improvements will be completed and as part of the use of these funds. We believe that's the case because it's noted in the economic development plan actually identify for the Snowville area how the funds are going to be used and it says quote payments in lieu of taxes collected from the proposed incentive districts will fund public infrastructure improvements necessary to support the residential development including without limitation Snowville Road or Snowville reconstruction and widening. Snowville lowering at Dewey, Snowville culvert replacement, Snowville connectivity, Dewey Road improvement, Brecksville Road improvement, and Miller Road improvements, and the acquisition of all necessary rights of way.

Because that definition is somewhat broad and we understand that there's other districts that are being created here, we just want confirmation that, you know, the funds as it relates to the revenues from this particular district, the North Snowville district will indeed be used to do the Snowville improvements that are listed. To the extent there are excess funds or otherwise, that's really not an issue for us. If there's other projects that are reasonably related to this. But clearly as part of the ability to develop the property, these improvements need to be made and in fact they're not a result of our development. They're existing and pre-existing issue that the city has recognized exists on Snowville Road. And as long as that's still the case, that the funds are going to be used for that purpose of improving Snowville Road, we have no objection to this. If they're going to be used though for some other purpose in some other area and Snowville Road doesn't get fixed, doesn't get lowered at Dewey or otherwise, we would want to raise, for the record our objection. Thank you for your consideration, and his client looks forward to working with the community to hopefully bring this development to fruition and ultimately live here someday. So, thank you for your consideration. Thank you.

Eva Sumarley, 9233 Province Lane, Brecksville. With regard to the TIF ordinances, according to the agenda, they all have a declaration of an emergency at the end of them. She wants confirmation that there would be two more readings. Because sometimes the declaration of emergency has a way of making those added readings go away.

Council President Caruso said there will definitely be two more public readings of the TIF legislation before it's voted on.

MINUTES OF A MEETING OF THE

COUNCIL OF THE CITY OF BRECKSVILLE

October 21, 2025

HELD _____

Page 3 of 11

Mr. Balthis said that with the economic development plan, Mr. Slater pointed out the improvements that are in there. That is the intent. I will note though that the adoption of the TIF, in and of itself does not obligate the city to spend the funds on those. Those are just the eligible funds that are identified. Ohio law does require that any improvements that the city does make, have a nexus to the parcels that are being subject to the TIF.

Hearing no further comments or questions Council President Caruso made a motion to adjourn.

Motion made by Caruso, Seconded by Savage.

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

Abstain: None.

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

Brecksville City Council Regular Meeting October 21, 2025

Call to Order

8:10 PM

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

Also Present: Law Director D. Matty, Assistant Law Director L. Sabol, Engineer G. Wise, Fire Chief M. Bender, Police Chief Korinek, Purchasing Director M. Bartkiewicz, Service Director J. Kickel, Media Specialist, Clerk T. Tabor, Russell Balthis Esq., Z. Collins, Nathan C., A Morell, C. Nehez, M. Nehez, Richard R, Kosir, Roy. U, E. Sumari, J. Slager, L. Knaack, A. Smith, M. Ritter, D. Russo, K. Brown, J. Lambert-Shemo and approximately 10 additional guests.

Absent: None

Approval of Minutes

1. Approval of October 7, 2025 City Council Minutes

Motion made by Ganim, Seconded by Koepke.

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

Abstain: Caruso.

Unfinished Business

Council Member Bender was excused due to a conflict with the next agenda item.

1. ORD. 5808 TIF Ordinance (Woodlands .40(C) TIF) - an Ordinance creating the Woodlands Tax Increment Financing Incentive District, declaring improvements to the parcels within the incentive district to be a public purpose and exempt from real property taxation, requiring the owners of those parcels to make service payments in lieu of taxes, establishing a municipal public improvement tax increment equivalent fund for the deposit of those service payments, authorizing school compensation payments, specifying the public infrastructure improvements that benefit or serve parcels in the incentive district, and declaring an emergency.

Motion to move to third reading made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

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

MINUTES OF A MEETING OF THE

COUNCIL OF THE CITY OF BRECKSVILLE

October 21, 2025

HELD _____

Page 4 of 11

Council Member Bender returned to the meeting.

2. ORD. 5809 - TIF Ordinance (Highland Park .40(C) TIF) - an Ordinance creating the Highland Park Tax Increment Financing Incentive District, declaring improvements to be a public purpose and exempt from real property taxation, requiring the owners of those parcels to make service payments in lieu of taxes, establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of those service payments, authorizing school compensation payments, specifying the public infrastructure improvements that benefit or serve parcels in the incentive district, and declaring an emergency.

Motion to move to third reading made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

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

3. ORD. 5810 - TIF Ordinance (Edgerton Road .40(C) TIF) - an Ordinance creating the Edgerton Road Tax Increment Financing Incentive District, declaring improvements to the parcels within the incentive district to be a public purpose and exempt from real property taxation, requiring the owners of those parcels to make service payments in lieu of taxes, establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of those service payments, authorizing school compensation payments, specifying the public infrastructure improvements that benefit or serve parcels in the incentive district, and declaring an emergency.

Motion to move to third reading made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

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

4. ORD. 5811 TIF Ordinance (Snowville South .40(C) TIF) - an Ordinance creating Snowville South Tax Increment Financing Incentive District, declaring improvements to the parcels within the incentive district to be a public purpose and exempt from real property taxation, requiring the owners of those parcels to make service payments in lieu of taxes, establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of those service payments, authorizing school compensation payments, specifying the public infrastructure improvements that benefit or serve parcels in the incentive district, and declaring an emergency.

Motion to move to third reading made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

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

5. ORD. 5812 TIF Ordinance (Downtown .40(B) TIF) - an Ordinance declaring the improvements to certain parcels in the city to be a public purpose and exempt from real property taxation, requiring the owners of those parcels to make service payments in lieu of taxes, establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of those service payments, authorizing school compensation payments, specifying the public infrastructure improvements that benefit or serve the parcels, and declaring an emergency.

Motion to move to third reading made by Ganim, Seconded by Koepke. Voting

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

None.

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

MINUTES OF A MEETING OF THE

COUNCIL OF THE CITY OF BRECKSVILLE

October 21, 2025

HELD _____

Page 5 of 11

6. ORD. 5813 TIF Ordinance (Snowville North .40(C) TIF) - an Ordinance declaring the improvements to certain parcels in the city to be a public purpose and exempt from real property taxation, requiring the owners of those parcels to make service payments in lieu of taxes, establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of those service payments, authorizing school compensation payments, specifying the public infrastructure improvements that benefit or serve the parcels, and declaring an emergency.

Motion to move to third reading made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

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

New Business

1. ORD. 5815 - an Ordinance amending Ordinance No. 5662 to provide a new retainer and rate schedule for the services of Donald G. Bohning & Associates as consulting Engineers and Gerald M. Wise as the City Engineer; and declaring an emergency

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

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

Motion to approve by Stucky, seconded by Bender.

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

Voting Nay: None.

Abstain: None.

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

2. ORD. 5816 - an Ordinance authorizing the Mayor to accept and execute an amendment of the restated and amended Economic Incentive and Job Preservation agreement with Pathos Holdings, Inc., Applied Medical Technology, Inc., American Medical Technology, Inc., Auxano Medical, LLC, and Applied Medical Research, Inc.; and declaring emergency

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

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

Motion to approve by Stucky, seconded by Bender.

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

Voting Nay: None.

Abstain: None.

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

3. RES. 5719 - a Resolution authorizing the Mayor to apply for a 2026 Community Recycling Awareness Grant from the Cuyahoga County Solid Waste Management District to fund a Community Recycling Awareness Project; and declaring an emergency.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

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

Motion to approve by Stucky, seconded by Bender.

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

MINUTES OF A MEETING OF THE

COUNCIL OF THE CITY OF BRECKSVILLE

October 21, 2025

HELD _____

Page 6 of 11

Voting Nay: None.

Abstain: None.

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

Council President Caruso, and Council Members Bender and Ganim were excused due to a conflict with the following items.

4. Masu Permit Request 10008429-1 - Approval of a liquor permit for Masu VA LLC and waive the request for a hearing by the Ohio Department of Liquor Control.

Council Vice President Savage asked for any comments or concerns regarding the issuance of a liquor permit to the new Masu VA LLC., located at 5720 Independence Drive Suite 110.

Hearing None, Council Vice President Savage moved to notify the Ohio Department of Liquor Control that the City of Brecksville waives the right to a hearing prior to issuance of a liquor permit 10008429-1 for Masu located in Valor Acres.

Motion made by Savage, Seconded by Stucky.

Voting Yea: Jantzen, Koepke, Savage, Stucky.

Voting Nay: None.

Abstain: None.

MOTION CARRIED: 4- Ayes, 0-Nays, 0-Abstain.

Report of Council Representatives and Council Committees:

Planning Commission - Council Vice President Savage said the next meeting of Planning Commission will be November 4th at 7:00 PM.

Council President Caruso returned to the meeting.

The Post Restaurant 5710 Independence Dr. - FINAL approval for a 25.33 sq. ft. externally-illuminated, canopy sign for The Post Restaurant located at 5710 Independence Dr., Brecksville, Ohio, as described in the application dated September 24, 2025, and attached plans by Apex Pinnacle Services, LLC, contingent on City Council's approval for the following deviations:

1. A deviation from section 1187.09(c) maximum size of a single face area of 5 sq. ft. for a canopy identification sign to allow for 25.33 sq. ft.
2. A deviation from Section 1187 .09(c) that the total height shall not exceed 8 inches for a canopy identification sign to allow for 2 ft.

Motion to approve by Caruso, seconded by Savage.

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

Voting Nay: None.

Abstain: None.

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

Council President Caruso was excused from the meeting.

Masu Restaurant 5720 Independence Dr. # 110 - FINAL approval of a 7.3 sq. ft. halo-lit, illuminated, wall sign and facade for MASU Restaurant located at 5720 Independence Dr. 110, Brecksville, Ohio, as described in the application dated September 2, 2025 and attached plans by Apex Pinnacle Services,

LLC. and contingent on City Council's approval of the following deviation:

1. A deviation from Section 1187 .05(d)(2) that internal illumination may be permitted only on free-standing ground identification signs and limited to business logo or individual letters to allow for a halo-lit illuminated wall sign.

MINUTES OF A MEETING OF THE

COUNCIL OF THE CITY OF BRECKSVILLE

October 21, 2025

HELD _____

Page 7 of 11

VA Mixed Use Phase 1 - Bldg. C Amendment 2800 Freedom Dr. - an Amendment to the FINAL approval of Building Casa Business Planned Development Area ("BPDA") Phase (Phase III), Valor Acres (Mixed-Use Phase 1), located at 2800 Freedom Dr., Brecksville, Ohio, 44141, excluding final landscaping, lighting, and site amenities approval, as described in the application dated September 23, 2025, with the attached document:
AC Hotel Brecksville FDP Submission, dated 9/22/2025

Motion made by Savage, Seconded by Stucky.
Voting Yea: Jantzen, Koepke, Savage, Stucky.
Voting Nay: None.
Abstain: None.
MOTION CARRIED: 4- Ayes, 0-Nays, 0-Abstain.

Council President Caruso returned to the meeting.

Valor Acres (Mixed-Use Phase 1), located at 2800 Freedom Dr., Brecksville, Ohio, 44141, excluding final landscaping, lighting, and site amenities approval, as described in the application dated September 23, 2025, with the attached document:
AC Hotel Brecksville FDP Submission, dated 9/22/2025

Motion to approve by Caruso, seconded by Savage.
Voting Yea: Caruso, Jantzen, Koepke, Savage, Stucky.
Voting Nay: None.
Abstain: None.
MOTION CARRIED: 5- Ayes, 0-Nays, 0-Abstain.

Council Members Ganim and Bender returned to the meeting.

Solar Panels 6916 Mill Rd. - FINAL Approval for a Solar Photovoltaic System installation at 6916 Mill Road, Brecksville, Ohio, Permanent Parcel Number 601-29-012, as described in the application dated August 26, 2025, and plans submitted by YellowLite, Inc. contingent on City Council's approval of the following deviation:
1. A deviation from Section 1186.03(c)(1) to allow panels on a roof that faces a side yard.

Motion to approve by Caruso, seconded by Savage.
Voting Yea: Bender, Caruso, Ganim, Jantzen, Koepke, Savage, Stucky.
Voting Nay: None.
Abstain: None.
MOTION CARRIED: 7- Ayes, 0-Nays, 0-Abstain.

Lot Split 6896 Miller Rd. - PRELIMINARY and FINAL approval for a lot split along the existing building to create two parcels (proposed lot one, West building, for an affiliate company, and proposed lot two, East building, for the Cleveland Electric Illuminating Company) from the 11.6 acre lot, located at 6896 Miller Road, Brecksville,

Ohio, PPN 604-18-010 as described in the application dated September 2, 2025, and attached drawings by GPD Group:

1. A deviation from section 1183.05(b) which requires the proposed use to have at least 50 parking spaces to allow a minimum of 40 spaces for proposed lot 2. and contingent on the City Engineer, Law Director, and City Council and the Board of Zoning Appeals for the following Variances:
2. A variance from Section 1157.29(a)(l) minimum 5 acres required to allow for 4.6596 acres for lot 2.
3. A variance from Section 1117.09 that lots be generally rectangular in form to allow irregular form for lots 1 & 2.
4. A variance from Section 1 157.29(c)(l) minimum 50' side yard required to allow for O' on lots

MINUTES OF A MEETING OF THE

COUNCIL OF THE CITY OF BRECKSVILLE

October 21, 2025

HELD _____

Page 8 of 11

1 & 2.

5. A variance from Section 1 157.29(c)(2) minimum 25' side parking setback required to allow for O' on lots 1 & 2.

6. A variance from Section 1 157.29(a)(2) minimum 300' lot width to allow 223 ' for lot 2. and contingent upon approval by the building official for the separation between buildings.

Motion to approve by Caruso, seconded by Savage.

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

Voting Nay: None.

Abstain: None.

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

Board of Zoning Appeals, Council Member Stucky. The next meeting is November 10th at 7:30 PM.

Appeal 2025-55 - the Board of Zoning Appeals recommend to City Council

(1) a variance from Section 1151.25(d)(2)(B)maximum 192 sq/ft. for an accessory structure to allow 200.5 sq/ft.

(2) a variance from Section 1151.26(2) minimum 10' side yard setback required to allow 7' for the construction of shed, located at 6633 Westview Dr., PPN 603-20-044.

Motion to approve by Stucky, seconded by Bender.

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

Voting Nay: Stucky.

Abstain: None.

MOTION CARRIED: 6- Ayes, 1-Nays, 0-Abstain.

Appeal 2025-56 - the Board of Zoning Appeals recommend to City Council a variance from Section 1151.24 minimum 125' front yard setback required to allow 68' for laundry room addition and 83' for a covered porch addition on a non-conforming house, located at 12115 Chippewa Rd., PPN 602-16-010.

Motion to approve by Stucky, seconded by Bender.

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

Voting Nay: None.

Abstain: None.

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

Appeal 2025-57 - The Board of Zoning Appeals recommend to City Council a variance from Section 1151.24 minimum 60' rear yard setback required to allow 45' for an addition and deck located at 7500 Bristol Ln., PPN 604-03-069, and contingent on natural screening that is approved by the City's arborist.

Motion to approve by Stucky, seconded by Bender.

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

Voting Nay: None.

Abstain: None.

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

Appeal 2025-58 - The Board of Zoning Appeals recommend to City Council (1) a variance from Section 1151.26(2), to allow an observation platform in the front yard (not permitted), (2) a variance from Section 1151.26(2) to allow a hot tub in the front yard (not allowed), (3) a variance from Section 1151.26(3) to allow the expansion of decks into the front yard (not allowed), (4) a variance from Section 11 73.03(b) to allow for additions on a nonconforming house, as shown on the drawing stamped 9/25/25, located at 11700 Parkview Dr, PPN 605-06-

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

October 21, 2025

HELD _____

Page 9 of 11

002.

Motion to approve by Stucky, seconded by Bender.

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

Voting Nay: None.

Abstain: None.

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

Appeal 2025-59 - the Board of Zoning Appeals recommend to City Council (1) a variance from Section 1157.29(a)(1) minimum 5 acres required to allow for 4.6596 acres for lot 2, (2) a variance from Section 1117 .09 that lots be generally rectangular in form to allow irregular form for lots 1 & 2, (3) a variance from Section 1157.29(c)(1) minimum 50' side yard required to allow for O' on lots 1 & 2, (4) a variance from Section 1157 .29(c)(2) minimum 25' side parking setback required to allow O' on lots 1 & 2, (5) a variance from Section 1157.29(a)(2) minimum 300' lot width to allow 223' for lot 2, for a lot split located at 6896 Miller Rd, PPN 604-18-010.

Motion to approve by Stucky, seconded by Bender.

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

Voting Nay: None.

Abstain: None.

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

Recreation Commission: Council Member Ganim reported the next meeting of the Recreation Commission will be October 27th at 7:30 PM. The grand re-opening of Kids Quarters will take place on October 26th at 11:00 AM, followed by the annual Boo-ville event at the Community Center.

Human Services Advisory Board: Council Member Koepke reported the next meeting of the Human Services Advisory Board will be December 9th at 3:00 PM. There will be a Chili Cook-Off on October 30th at the Human Services Building.

Reports of Council Committees

Safety-Service Committee: Council Member Koepke reported the Committee met earlier and has no items for Council consideration.

Streets & Sidewalks Committee: Council Member Stucky reported the Committee met earlier and has two items for Council consideration.

Sr. 21 Repaving Project - Approval of Change Order #3 for the SR. 21 Repaving Project. Account #C4800171-35010 Project ID RD230013.

Motion to approve by Stucky, seconded by Bender.

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

Voting Nay: None.

Abstain: None.

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

Brecksville Road (S.R. 21) Resurfacing CUY SR 021-2.93 – DGB Construction Services - Approval of a motion authorizing an increase to P.O. #25000670 in the amount of \$20,000.00 to Donald G. Bohning & Associates. Inc. for construction services for the Brecksville Road (S.R. 21) Resurfacing CUY SR 021-2.93 – DGB Construction Services.

Motion to approve by Stucky, seconded by Bender.

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

Voting Nay: None.

MINUTES OF A MEETING OF THE

COUNCIL OF THE CITY OF BRECKSVILLE

October 21, 2025

HELD _____

Page 10 of 11

Abstain: None.

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

UTILITIES COMMITTEE: Council Member Ganim reported the Committee met earlier and has no items for Council consideration.

BUILDINGS & GROUNDS COMMITTEE: Council Member Jantzen reported the Committee met earlier and has two items for Council consideration.

Fitness Equipment - Approve a purchase requisition for G & G Fitness Equipment in the amount of \$25,600.82 for fitness equipment for the Community Center. Account #2400730 - 25010

Motion to approve by Jantzen, seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

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

Fire and Smoke Damper Inspections and Testing - Approval of a motion to approve a purchase requisition for Johnson Controls in the amount of \$7,934.51 for fire and smoke damper inspections and testing. Account #1100166 - 26030: \$299.42, Account #1100210 - 26030: \$2,694.78, Account #2400710 - 26030: \$299.42, Account #1100330 - 26030: \$4,640.89.

Motion to approve by Jantzen, seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

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

LEGISLATION COMMITTEE: Council Member Bender reported the Committee met earlier and has no items for Council consideration.

FINANCE COMMITTEE: Council Member Savage reported the Committee met earlier and has no items for Council consideration.

Report of Law Director: Dave Matty

Report of Engineer: Gerry Wise

Report of Finance Director: Laura Starosta

Report of Building Department: CBO Scott Packard

Report of Service Director: Joe Kickel

Report of Purchasing Director: Monica Bartkiewicz

Report of Police Department: Police Chief Stan Korinek Said The National Drug Take Back Will Take Place On October 25th At The Horticulture Building From 10:00 AM - 2:00 PM.

Report of Fire Department: Mark Bender

Report of the Mayor

Mayor Kingston said the City has several activities going on this weekend. On Saturday the Kiwanis Trick or Trot will take place at Blossom Hill from 8:00 -10:00 AM. Drug Take Back at the Horticulture Building from 10:00 -2:00 PM. The long awaited updates to Kids Quarters will hold the grand reopening on Sunday at 11:00 and the Booville event will be at the Community Center starting at 12:00. Trick or Treat will take place on Friday October 31st from 6-8:00 PM. Mayor Kingston thanked all of the students and residents attending today.

Discussion and Comments - .Dr. Richard Rowlet. is the clinical director from the Cuyahoga County Board of Developmental Disabilities and would like to reintroduce you to the Cuyahoga County Board of Developmental Disabilities and give an overview of the work that they do.

MINUTES OF A MEETING OF THE

COUNCIL OF THE CITY OF BRECKSVILLE

October 21, 2025

HELD _____

Page 11 of 11

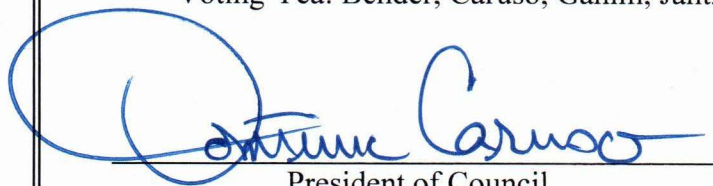
This year is an important milestone for CCBDD. It's the 20th anniversary of the last levy granted to CCBDD. Two-thirds of their \$150 million budget comes from a 3.9 mil continuous levy that was last passed by Cuyahoga County voters in 2005. From birth through adulthood, the organization supports people with developmental disabilities to live their best lives. The mission is to support and empower people with developmental disabilities to live, learn, work, and play in the community. And last year, they served 99 people with developmental disabilities in Brecksville and served approximately 15,000 people across the county. This number is a 20% increase in the people served compared to 2005 when that levy was passed. Over the last 20 years, They've used the levy to support people with development disabilities through the provision of early intervention services, therapies such as occupational and physical therapy and speech language pathology, consultative services to support students in their schools, transition services for young adults, housing and employment services, and assisted technology services. Levy funding also allows Cuyahoga DD to make strategic investments in our communities. Since 2021, they have granted nearly a million dollars to support over 50 community libraries, arts and culture, and recreation and leisure organizations in making their programs and physical spaces accessible to people of all abilities. They awarded \$180,000 in community grants this year, 2025. In addition to their work supporting people with disabilities in Cuyahoga County, they strive to be a resource for communities and we would welcome the opportunity to talk more about how we can best support the residents of Brecksville.

Adjournment

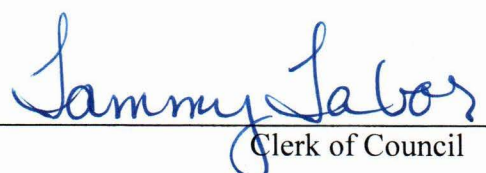
8:50 PM

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