

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: April 7, 2026

Page 1

Call to Order

8:05 PM

Pledge of Allegiance

Roll Call

Present: Dominic Caruso, AJ Ganim, Mark Jantzen, Ann Koepke, Beth Savage, Brian Stucky.

Also Present: 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, Human Services Director Dr. Paciorek, CBO Packard, Service Director J. Kickel, Media Specialist M. Rapkin, Clerk T. Tabor, Bruno Berlin, Jim Keller.

Absent: Bender.

Public Hearing

1. Notice is hereby given that the Brecksville City Council will hold a public hearing to consider the renewal application of Cheryl McCabe for placement of farmland in an agricultural district, to wit: Permanent Parcel Nos. 601-33-015, consisting of approximately 14.046 acres: 9195 Highland Drive; in the City of Brecksville, said hearing to be held on the 17th day of March, 2026 at 7:50 PM in the Brecksville City Hall, Ralph W. Biggs Council Chambers, 9069 Brecksville Road, Brecksville, Ohio 44141.

Council President Caruso introduced a request to place property located at 9195 Highland Drive in an agricultural district. David Boone and Cheryl McCabe were present. Mr. Boone said they make maple syrup on the property.

Approval of Minutes

1. **Approval of March 17, 2026 City Council Minutes**

Motion made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

Voting Abstain: None.

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

Unfinished Business

New Business

1. Liquor Permit Request - Waive the necessity of a hearing to issue a liquor permit #03805137-3, to Hesta Hospitality LLC, Level 3 located at 5720 Independence Drive Suite 300, Brecksville, Ohio 44141.

Motion by Caruso, seconded by Savage.

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: April 7, 2026

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

Abstain: None.

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

2. RES. 5776 - a Resolution approving an application for placement of farmland in an agricultural district made by Cheryl McCabe for permanent parcel number 601-33-015 located at 9195 Highland Drive in the City of Brecksville; and declaring an emergency.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Nays: None.

Motion by Stucky, seconded by Savage, to pass Resolution 5776.

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

Abstain: None.

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

3. RES. 5777 - a Resolution to authorize the execution of a then and now certificate by the Fiscal Officer and the payment of amount due; and declaring an emergency

Motion for suspension made by Ganim, Seconded by Koepke.

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

Nays: None.

Motion by Stucky, seconded by Savage, to pass Resolution 5777.

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

Abstain: None.

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

4. RES. 5778 - a Resolution authorizing a 2026 Independent Contractor Agreement with Karol Boryka, Community Youth Soccer Director.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Nays: None.

Motion by Stucky, seconded by Savage, to pass Resolution 5778.

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

Abstain: None.

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

5. ORD. 5856 - an Ordinance authorizing the release of a damaged 2023 Ford Explorer Police Vehicle no longer needed for municipal purposes.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Nays: None.

Motion by Stucky, seconded by Savage, to pass Ordinance 5856.

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

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: April 7, 2026

Abstain: None.

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

6. ORD. 5857 - a Resolution accepting the bid of Rumpke of Northern Ohio, Inc. for disposal of refuse and street sweepings/vactor debris for s one-year period with the option to renew for a second and third year for the Service Department of the City of Brecksville; and declaring an emergency.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Nays: None.

Motion by Stucky, seconded by Savage to pass Ordinance 5856.

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

Abstain: None.

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

7. ORD. 5858 - an Ordinance amending Section 373.13 of the Traffic Code titled Electric Bicycles; and declaring an emergency.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Nays: None.

Motion by Stucky, seconded by Savage, to pass Ordinance 5856.

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

Abstain: None.

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

8. ORD. 5859 - an Ordinance authorizing a 36-month agreement with AT&T for internet access and phone service for City Hall and the Community Center.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Nays: None.

Motion by Stucky, seconded by Savage, to pass Ordinance 5856.

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

Abstain: None.

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

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

Board of Appeals

Council Member Stucky reported the Board of Zoning Appeals

Planning Commission

Council Member Stucky reported the Planning Commission has

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: April 7, 2026

I move that City Council grant FINAL approval of a new office and lab development for CSA Group located at 9910 Brecksville Road, Brecksville, Ohio, PPN604-09-017, as described in the application dated July 16, 2025, and attached plans:

- A. ALT A Land Title Survey, 2 pages, dated 06-27-2025
- B. Site Improvement Plans for Valor Acres - Mixed Use dated 02/24/2026
- C. Traffic Study Dec-22 Part 2 (CITY ENGINEER ONLY)
- C. Traffic Study Part 1 (CITY ENGINEER ONLY)
- D. Response to Previous City Review Letter
- E. Wetlands Letter
- F. Soil Report (CITY ENGINEER ONLY)
- G. Combined SWM Report
- H. Development Agreement Working Draft
- I. Turning Radius Studies (CITY ENGINEER ONLY)
- J. Sanitary Cales (CITY ENGINEER ONLY)
- K. POND & SWPPP Maintenance Packet
- L. VA Storm Water Permits - NEPDES
- M. Floor Plans - Elevations - Renderings

1. A deviation from section 1183.0S(b) which requires the proposed use to have at least 957 parking spaces to allow a minimum of 363 spaces

Contingent on approval of the City Engineer, City Council, and approval from the Board of Zoning Appeals for the following additional variance:

1. A variance from Section 1185.03 (c) which requires a maximum fence height of 6' to allow an 8' fence.

COMMENTS:

The site will contain an office building section that is 78,732 sq ft with three floors, and a lab building section that is 215,470 sq ft with two floors. The entire building is a total of 294,202 sq ft and zoned as O-L Office-Laboratory. The proposal is not compliant regarding the building rear yard setback, parking front yard setback, parking South side yard setback, and parking rear yard setback. Request for final approval for mass grading and Preliminary Approval for Site & Building was approved at the 08/07/2025 meeting.

The proposed 8' fence is located on the west side of the building between the building and the fire lane only (CS.1 & 5.2).

Variances previously approved at the September 8, 2025, Board and Zoning Appeals Meeting:

1. A variance from Section 1157.29 {d}(1) which requires a minimum rear yard building setback of 75 ft to allow for 62.4 ft.
2. A variance from Section 1157.29 (a)(4) which requires a minimum front yard parking setback of 85 ft to allow for 68.5 ft.
3. A variance from Section 1157.29 (c)(2) which requires a minimum side yard parking setback of 25 ft

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: April 7, 2026

Page 5

to allow for 0.8 ft on the South side.

4. A variance from Section 1157.29(d)(2) which requires a minimum rear yard parking setback of 25 ft to allow for 6 ft.

5. A variance from section 1183.04(c) which requires that parking space dimensions be 10 x 20 ft to allow 9 x 18 ft parking spaces.

Motion by Caruso, seconded by Savage.

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

Abstain: None.

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

Recreation Commission

Council Member Ganim reported the Recreation Commission will meet on April 29, 2026.

Human Services Advisory Board

Council Member Koepke reported the Human Services Advisory Board will meet on April 14, 2026 at 3:00 PM.

Reports of Council Committees

Safety Service - Council Member Jantzen reported the Committee met earlier and has one item for Council consideration.

Yard Waste & Leaf Disposal - Motion accepting the pricing of and authorizing an agreement for yard waste disposal in the amount of \$6.50 per cubic yard and leaf disposal in the amount of \$3.25 per cubic yard for a term from April 21, 2026 to December 31, 2026.

Motion by Jantzen, seconded by Koepke.

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

Abstain: None.

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

Streets & Sidewalks - Council Member Stucky reported the Committee met earlier and has no items for Council consideration.

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

Buildings & Grounds - Council Member Ganim reported the Committee met earlier

2026 City Wide Blow-In Mulch Services - Approval of a motion accepting the proposal of Elite Materials Blowing for approximately 200 cubic yards of mulch blowing services at in the amount of \$60.00 per cubic yard. Blanket PO#20260907. Account #1100171-22010.

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: April 7, 2026

Motion by Ganim, seconded by Koepke.

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

Abstain: None.

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

HVAC Units - Approval of a purchase requisition for replacement of rooftop and attic HVAC units for the fire station from Lisco Heating and Cooling in the amount of \$72, 905.00. Acct. #C4900260-32020.

Motion by Ganim, seconded by Koepke.

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

Voting Nay: Jantzen.

Abstain: None.

MOTION CARRIED: 5 - Ayes, 1-Nays, 0-Abstain.

Legislation - Council Member Savage reported the Committee met earlier and has no items for Council consideration.

Finance - Council Member Bender reported the Committee met earlier and has no items for Council consideration.

Council Member Koepke left the meeting due to a conflict.

After Prom Donation - Approval of a Purchase Requisition in the amount of \$500.00 to the Brecksville-Broadview Heights High School, After Prom Sponsorship. Account: 1100150-24100

Motion by Ganim, seconded by Savage.

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

Abstain: None.

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

Council Member Koepke returned to the meeting.

Home Days - 7 Bridges Band - Approval of an expenditure in the amount of \$6,500 for a performance by 7 Bridges: The Ultimate Eagles Experience to be paid from Blanket Purchase Order 20260105

Motion by Savage, seconded by Ganim.

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

Abstain: None.

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

Home Days Production Services - Approval of an expenditure in the amount of \$12,000.00 to Lertikal Productions for the providing of Production Services for the 2026 Brecksville Home Days. This amount is to be paid from Blanket PO #20260105. Account #1100150-24110.

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: April 7, 2026

Page 7

Motion by Savage, seconded by Ganim.

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

Abstain: None.

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

Professional Bills - Approve the payment of monthly professional bills - Matty, Henrikson & Greve LLC \$ 9,913.61, William Logan \$4,000.00, Kutak Rock, LLP \$7,329.00, Mary Hanna, Esq. \$700.00, Steven L Ball \$3131.75, Donald G. Bohning & Associates, Inc. \$24,549.75, Sixmo \$775.00, Total of all Invoices \$50,399.11.

Motion by Savage, seconded by Ganim.

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

Abstain: None.

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

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

Reports of Department Directors

Director of Law, Dave Matty: Law Director Matty said previously Judge Bridget Meehan Brennan, a Federal District Court Judge had ruled in favor of the City and all named defendants in a summary judgment motion in the case of John Petche, versus Jerry Hruby, David Maddy, Gerald Brosky, Louis Carouse, Laura Redinger, Kimberly Veras, and the City of Brecksville, Ohio. This case was argued before the Court of Appeals for the Sixth Circuit on March 18th of 2026, and this case is recently decided and filed as of April 3rd of 2026. And Judges Gilman, Kethledge, and Hermendorfer, all three affirmed the decision of Bridget Brennan in favor of the city and all the named defendants.

Engineer, Gerry Wise: No Report.

Director of Finance, Laura Starosta: No Report.

Chief Building Official: CBO Scott Packard said in March the Building Department issued 82 permits with a valuation of just under \$18.5 million. Fees collected totaled \$128,921.60.

Director of Human Services, Dr. Steve Paciorek: No Report.

Director of Service, Joe Kickel: No Report

Director of Purchasing, Monica Bartkiewicz: No Report.

Chief of Police Department, Chief Korinek:

Chief of Fire Department: Chief Bender: No Report.

Report of the Mayor

Mayor Kingston invited everybody for our special Arbor Day tree planting event on Friday, April 24th at Blossom Hill as part of the Blossom Hill Multi -Purpose Trail Tree Planting Plan. 30 new trees will be added, including Green Mountain Sugar Maple, Black Gum, Common Hackberry, Eastern Redbud, and Serviceberry.

To reiterate a discussion topic from earlier, the City is working towards implementing a single -stream

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: April 7, 2026

Page 8

recycling initiative. Residents are please asked to place all their recycling loose in a single bin, eliminating the use of plastic bags. This streamlined approach reduces sorting challenges, decreases processing time, lowers overall costs, and ensures Brecksville's recycling program remains efficient and sustainable. And finally, as warmer weather arrives, more residents are out walking, biking, and enjoying our parks and neighborhoods. I kindly remind all motorists to remain alert, watch for pedestrians, and always follow posted speed limits. For those enjoying our roadways on bicycles or e - bikes, please prioritize safety by wearing helmets and following all traffic laws.

Other Comments: Jim Keller, 7118 West Cross Creek Trail. Mr Keller said regarding Mayor Kingston's comments on recycling, every Saturday they recycle here in Brecksville. The City has trucks parked there. You can sort that (recycling) right at the truck. You can have one truck marked paper and cardboard, another truck glass, cans, and plastic. Simple as that. Instead of putting it all in one truck, then they have tp sort it again. If you are worried about people that don't know how to do it, have a third truck for mixed. Mr. Keller said they're going to be tearing down the school at SR 82 and SR 21. I'd like permission to use a metal detector there. If there's any history, it's going to be gone, just like they did with Valor Acres. Everything's gone. No history, gone. So I ask you guys to think about it anyhow.

Bruno Berlin, Brecksville - a Junior at Broadview Heights student thanked Council for having the students at the meeting.

Adjournment

Motion by Caruso, seconded by Savage to adjourn.

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

Abstain: None.

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