



City of Brecksville, Ohio
City Council Regular Meeting
Ralph W. Biggs City Council Chambers
September 1, 2026 – 7:45 PM

In compliance with the Americans with Disabilities Act, those requiring accommodation for meetings should notify the City Clerk's Office at least three days prior to the meeting at (440)526-2609.

AGENDA

To listen to the live stream of the meeting please go to the City's Agenda & Minutes link on the website: <https://brecksvilleoh.portal.civicclerk.com/>. Questions and comments may be e-mailed to ttabor@brecksville.oh.us or by phone to (440) 526-2609 and will be forwarded to the appropriate personnel for a response.

Call to Order

Pledge of Allegiance

Roll Call

Approval of Minutes

1. Approval of August 18, 2026 City Council Minutes

Unfinished Business

New Business

1. RES. 5892 - a Resolution appointing Thomas R Carnifax as a part-time Firefighter/Paramedic for the Fire Department of the City of Brecksville Fire Department; and declaring an emergency.
2. RES. 5893 - A Resolution making necessary transfers between certain funds for the fiscal year ending December 31, 2026; and declaring an emergency.
3. RES. 5894 - a Resolution requesting the County Fiscal Officer advance the sums allowed by law from the proceeds of tax levies in the account of the City of Brecksville, Pursuant to Section 321.34 of the Ohio Revised Code; and declaring an emergency.
4. RES. 5895 - A Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Fiscal Officer; and declaring an emergency.
5. RES. 5896 - Assistance to Firefighters Grant - Recommend to Council approval of a Resolution authorizing the Mayor to execute a Memorandum of Understanding by and between the City of Brecksville, City of Bedford, City of Broadview Heights, Village of Brooklyn Heights, Village of Cuyahoga Heights, City of Independence, Village of Newburgh Heights, and Village of Valley View for the regional Fiscal Year 2025 Assistance to Firefighters Grant Program application; and declaring an emergency.

6. RES. 5897 - a Resolution authorizing the Mayor to enter into a PayTrac to provide a 3% processing charge to be applied to transactions by PayTrac Payment Services Addendum Agreement with Schedule A: Payment Service Rates & Fees with Vermont Systems; and declaring an emergency.
7. RES. 5898 - a Resolution authorizing the Mayor to enter into a Community Cost-Share Agreement with the Northeast Ohio Regional Sewer District for the Riverview Road Culvert (C-14) Replacement Project; and declaring an emergency.
8. ORD. 5879 - an Ordinance authorizing a third-party payment processing service company to charge a service (convenience) fee for any payment by electronic means during the processing of any transaction with any department of the City of Brecksville and the Brecksville Mayor's Court; and declaring an emergency.
9. ORD. 5880 - an Ordinance accepting the bid of DiGioia Suburban Excavating for the Riverview Road Culvert (C-14) Replacement Project; and declaring an emergency.
10. Liquor Permit - Recommend to Council approval of a liquor permit transfer for the County Line Saloon to PAC County Line Saloon LLC, and a hearing is not requested.

Report of Council Representatives and Council Committees

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 Mayor

Adjournment

"Sometimes, the most productive thing that you can do is to step outside and do nothing... relax and enjoy nature."

— Melanie Charlene

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

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: August 18, 2026

Page 1

Call to Order

8:05 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.

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, Human Services Director S. Paciorek, Police Lt. Chrisopulos, Purchasing Director M. Bartkiewicz, Assistant CBO S. Synek, Service Director J. Kickel, Media Specialist M. Rapkin, Clerk T. Tabor.

Absent: Council Member Stucky.

Also Present: Members of the Mayor's Beautification Committee and residents receiving awards for outstanding exterior yard and landscaping. Ken Stefanov, Christina Lakatos, Patrick and Karen Coleman, Regan Salvatore, Joe Maurer, Jan Snow.

Approval of Minutes

1. Approval of August 4, 2026 City Council Minutes

Motion for passage by Ganim, seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

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

New Business

1 . 2026 BRECKSVILLE BEAUTIFICATION AWARDS

The Mayor introduced the annual Beautification Awards and expressed appreciation to the Brecksville Beautification Committee for its volunteer work maintaining the City's flowers, assisting with holiday decorations, and recognizing residents who take exceptional pride in maintaining their properties.

The Mayor recognized members of the Beautification Committee in attendance, including Jane Zawicki, Donna Hulett, Tina Zawacki, Janet Barnhart, Kathy Roberts, and Dawn Rapkin.

Donna Hewlett presented the 2026 Beautification Awards and noted that the program marked approximately **30 years** of recognizing Brecksville properties for outstanding curb appeal.

Three properties were recognized:

2616 Hidden Canyon

Matthew and Jennifer Ratajczak

The property was recognized for its carefully maintained landscaping, including blue spruce, dogwood trees, boxwood, blue lily turf, decorative urns, hydrangeas, and a well-maintained lawn.

5995 Miller Road

Annette and Brian Zywiec

The property was recognized for significant exterior improvements made over a number of years, including the clearing and improvement of adjacent property and extensive landscaping.

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: August 18, 2026

Page 2

8072 Pershing

Karen and Patrick Coleman

The property was recognized for its extensive landscaping, mature trees, hostas, hydrangeas, manicured lawn, and coordinated landscaping surrounding the residence.

Council congratulated the 2026 Beautification Award recipients and thanked the Beautification Committee for its work.

2. RES. 5879 - a Resolution authorizing the Mayor to apply for American Rescue Plan Act funding through the Cuyahoga County Council District 6, Round 2 funding for a community message display board and ADA/family restroom improvements at Stadium Drive; and declaring an emergency.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

Motion by Bender, seconded by Savage to pass Resolution 5879.

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

Voting Nay: None.

Abstain: None.

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

3. RES. 5880 - a Resolution increasing the exception to the dollar limit for super blanket purchase orders for Asphalt materials and for Fuel; and declaring an emergency.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

Motion by Bender, seconded by Savage to pass Resolution 5880.

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

Voting Nay: None.

Abstain: None.

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

4. RES. 5881 - a Resolution authorizing the Mayor to enter into an Independent Contractor Agreement with Diane Bayer for work as the Jazzercise Instructor for the year 2026; and declaring an emergency

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

Motion by Bender, seconded by Savage to pass Resolution 5881.

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

Voting Nay: None.

Abstain: None.

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

5. RES. 5882 a Resolution authorizing the Mayor to enter into an Independent Contractor Agreement with Cleveland Fencing Academy for work as the Fencing Partner for the year 2026; and declaring an emergency.

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: August 18, 2026

Page 3

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

Motion by Bender, seconded by Savage to pass Resolution 5882.

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

Voting Nay: None.

Abstain: None.

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

6. RES. 5883 - a Resolution authorizing the Mayor to enter into an Independent Contractor Agreement with Claudia Fontana for work as the Pickleball Instructor for the year 2026; and declaring an emergency.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

Motion by Bender, seconded by Savage to pass Resolution 5883.

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

Voting Nay: None.

Abstain: None.

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

7. RES. 5884 - RES. 5884 - a Resolution authorizing the Mayor to enter into an Independent Contractor Agreement with Beth Kopniske for Massage Services, for the year 2026; and declaring an emergency.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

Motion by Bender, seconded by Savage to pass Resolution 5884.

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

Voting Nay: None.

Abstain: None.

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

8. RES. 5885 - a Resolution authorizing the Mayor to enter into an Independent Contractor Agreement with American Performing Arts Network, Julie Mathews for work as the Children's Acting Instructor, for the year 2026; and declaring an emergency.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

Motion by Bender, seconded by Savage to pass Resolution 5885.

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

Voting Nay: None.

Abstain: None.

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

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: August 18, 2026

Page 4

9. RES. 5886 - a Resolution authorizing the Mayor to enter into an Independent Contractor Agreement with Toni Paoletta/Paint Sip and Socialize, LLC for work as the Art Instructor, for the year 2026; and declaring an emergency.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

Motion by Bender, seconded by Savage to pass Resolution 5886.

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

Voting Nay: None.

Abstain: None.

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

10. RES. 5887 - a Resolution authorizing the Mayor to enter into an Independent Contractor Agreement with Jason Pierantozzi for work as the Taekwondo Instructor, for the year 2026; and declaring an emergency.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

Motion by Bender, seconded by Savage to pass Resolution 5887.

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

Voting Nay: None.

Abstain: None.

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

11. RES. 5888 - a Resolution authorizing the Mayor to enter into an Independent Contractor Agreement with Sobecks Tennis dba Center Court Tennis Club for work as the Tennis Partner, for the year 2026; and declaring an emergency.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

Motion by Bender, seconded by Savage to pass Resolution 5888.

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

Voting Nay: None.

Abstain: None.

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

12. RES. 5889 - a Resolution authorizing the Mayor to enter into an Independent Contractor Agreement with Mandy Spisak/Retro Revival LLC for work as the Art Instructor, for the year 2026; and declaring an emergency.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

Motion by Bender, seconded by Savage to pass Resolution 5889.

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

Voting Nay: None.

Abstain: None.

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

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: August 18, 2026

Page 5

13. RES. 5890 - a Resolution authorizing the Mayor to enter into an Independent Contractor Agreement with Gina Catanzarite dba Brecksville Fitness Studio, LLC for work as the Fitness Instructor, for the year 2026; and declaring an emergency.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

Motion by Bender, seconded by Savage to pass Resolution 5890.

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

Voting Nay: None.

Abstain: None.

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

Council President Caruso was excused from the meeting due to a personal conflict.

14. RES. 5891 - a Resolution authorizing the Mayor to enter into an Independent Contractor Agreement with Christina Caruso for work as the Fitness Instructor, for the year 2026; and declaring an emergency.

Motion for suspension made by Ganim, Seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

Motion by Bender, seconded by Koepke to pass Resolution 5891.

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

Voting Nay: None.

Abstain: None.

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

Council President Caruso returned to the meeting.

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

BOARD OF APPEALS

Council Member Jantzen reported the next meeting of the Board of Zoning Appeals will be September 8, 2026 at 7:30 PM. There are five items for Council consideration.

BZA Appeal No. 26000008 – 6727 Victoria Lane

Approval for (1) a variance from Section 1181.11(a) maximum overall height of 40 ft. to allow 40.5 ft. and 2) a variance from Section 1181.11(a) maximum building height of 30 ft. to allow 33 ft. and (3) a variance from Section 1181.11(a) maximum roof area over 30 ft. is limited to 10% of ground floor area to allow 46% for the construction of a new house, located at 6727 Victoria Ln, PPN 603-15-048.

Motion for approval by Jantzen, seconded by Bender.

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

Voting Nay: None.

Abstain: None.

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

APPEAL BZA26-000017

Approval for (1) a variance from Section 1185.03(a) maximum 4' fence height to allow 6' and (2) a variance from Section 1185.03(a) to allow a fence in a location other than side or rear yard for the installation of a driveway gate as shown on the drawing dated 7/9/2026, located at 8700 Riverview Rd, PPN 602-14-018.

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: August 18, 2026

Page 6

Motion for approval by Jantzen, seconded by Bender.
Voting Yea: Bender, Caruso, Ganim, Jantzen, Koepke, Savage.
Voting Nay: None.
Abstain: None.
MOTION CARRIED: 6- Ayes, 0-Nays, 0-Abstain.

APPEAL BZA26-000018

Approval for a variance from section 1326.02 to install a generator in the side yard, instead of the rear as required by code, located at 8410 Sunnydale Dr, PPN 601-14-016.

Motion for approval by Jantzen, seconded by Bender.
Voting Yea: Bender, Caruso, Ganim, Jantzen, Koepke, Savage.
Voting Nay: None.
Abstain: None.
MOTION CARRIED: 6- Ayes, 0-Nays, 0-Abstain.

APPEAL BZA26-000019

Approval for a variance from Section 1151.24 minimum 125' front yard setback to allow 91' for the construction of a deck on the rear of a non-conforming house, located at 8500 Wiese Rd, PPN 602-09-003.

Motion for approval by Jantzen, seconded by Bender.
Voting Yea: Bender, Caruso, Ganim, Jantzen, Koepke, Savage.
Voting Nay: None.
Abstain: None.
MOTION CARRIED: 6- Ayes, 0-Nays, 0-Abstain.

APPEAL BZA26-000020

Approval for a variance from Section 1181.11(a) maximum roof area over 30 ft. in height is limited to 10% of ground floor area to allow 19.8% for the construction of a new house located at 6721 Victoria Ln, PPN 603-15-049.

Motion for approval by Jantzen, seconded by Bender.
Voting Yea: Bender, Caruso, Ganim, Jantzen, Koepke, Savage.
Voting Nay: None.
Abstain: None.
MOTION CARRIED: 6- Ayes, 0-Nays, 0-Abstain.

PLANNING COMMISSION

Council President Caruso reported the Planning Commission has five items for Council consideration. The next meeting of the Planning Commission will be September 3rd at 7:00 PM.

CORE 7032 MILL RD.

Approval of a 12.56 sq. ft. permanent, internally illuminated, wall, identification sign and a 4 sq. ft. double sided ground sign nameplate for Core, 7032 Mill Road, Brecksville, Ohio as described in the application dated July 17, 2026 and contingent upon City Council approval of the following deviations:

1. A deviation from Section 1187.05(d)(2) of internal illumination may be permitted only on free-standing ground identification signs and limited to business logo or individual letters to allow an internally illuminated wall sign
2. A deviation from Section 1187.09(c) requirement of a minimum 3ft. from the end of the building unit to permit placement of the sign 2 ft.

Motion for approval by Caruso, seconded by Savage.
Voting Yea: Bender, Caruso, Ganim, Jantzen, Savage.
Voting Nay: Koepke.
Abstain: None.
MOTION CARRIED: 5- Ayes, 1-Nays, 0-Abstain.

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: August 18, 2026

Page 7

RUSSELL REAL ESTATE SERVICES 33 PUBLIC SQ.

Approval of and the Building Department issue a permit for a 17 sq. ft. per side, double sided, externally illuminated ground sign for Russell Real Estate Services, 33 Public Square, Brecksville, Ohio as described in the application dated 07-20-2026 and contingent upon City Council's approval of the following deviations:

1. A deviation from the requirement in Section 1187.09(c) from 1 ground sign per lot to allow 2 permanent ground signs.
2. A deviation from the requirement in Section 1187.09(c) from the requirement of 5' from the ROW to allow the sign 0' from the ROW.
3. A deviation from the requirement in Section 1187.09(c) from the maximum height of 5' to allow a 5' 7" high ground sign.

Motion for approval by Caruso, seconded by Savage.

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

Voting Nay: None.

Abstain: None.

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

Councilmembers Bender and Ganim excused themselves due to a Valor Acres-related conflict.

LUNA BAKERY SIGNAGE – 5430 INDEPENDENCE DR. VALOR ACRES BUILDING H

Final approval for the Valor Acres Building H, 5430 Independence Dr, Luna Bakery Sign

Package:

1. (1) 12.57 sq. ft. double sided projection sign (25.14 sq. ft. total).
2. (6) 0.194 sq. ft window signs (1.1 sq. ft total).
3. (3) 1.4 sq. ft. door signs (4.2 sq. ft. total).
4. (1) 1.77 sq. ft door sign with text
5. (1) 166 sq. ft window mural sign.
6. (7) 0.194 sq. ft railing signs (1.35 sq. ft. total).

in a Business Planned Development Area ("BPDA") at Valor Acres as described in the application dated 07/20/2026 and attached plans contingent on City Council Approval of the following deviations:

1. A deviation from Section 1187.05(d)(2) of internal illumination may be permitted only on free-standing ground identification signs and limited to business logo or individual letters to allow an internally illuminated projection sign.
2. A deviation from Section 1187.09(d)(6) of a maximum 9 sq. ft. per side projection sign to allow 12.57 sq. ft.
3. A deviation from Section 1187.09(d)(6) of a maximum 3' extension from the front of the face of the building to allow approximately 13'5" off 1st floor building face and 5' off 2nd floor support pole.
4. A deviation from Section 1187.03(b)(5) projection signs shall project out at a 90-degree angle to allow 45-degree angle.
5. A deviation from Section 1187.09(c) of the maximum of 1 door sign with business name and address only to allow 4 door signs, 1 with text "Exit Only".
6. A deviation from Section 1187.09(c) of the maximum of 1 window sign per unit to allow 7 window signs.
7. A deviation from Section 1187.09(d)(9) that the multiple street building signage to be located on the facade fronting on a second street to allow signs to be on the railing
8. A deviation from Section 1187.09(c) of the maximum of 5 sq. ft. window sign to allow 165 sq ft mural.
9. A deviation from Section 1187.09(c) that the total of all window signs do not exceed 25% of the total window area to allow 100% for the mural.
10. A deviation from Section 1187.09(b)(1) that the total of all signs of 55.75 sq. ft. to allow 198.21 sq. ft. (including the 166 sq. ft. window mural).

Motion for approval by Caruso, seconded by Savage.

Voting Yea: Caruso, Jantzen, Koepke, Savage.

Voting Nay: None.

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

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: August 18, 2026

Page 8

LUNA BAKERY STOREFRONT AND PATIO – 5430 INDEPENDENCE DR.

Final approval for the Valor Acres Building H, 5430 Independence Dr, Luna Bakery Storefront and Patio in a Business Planned Development Area (“BPDA”) at Valor Acres as described in the application dated 07/20/2026 and attached plans contingent on City Council Approval to approve the application and plans contingent on City Council Approval.

Motion for approval by Caruso, seconded by Savage.

Voting Yea: Caruso, Jantzen, Koepke, Savage.

Voting Nay: None.

Abstain: None.

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

CLEVELAND CLINIC FOUNDATION MEDICAL OFFICE BUILDING – VALOR ACRES

VA MIXED USE PHASE 10 - BLDG. B - CCF MEDICAL OFFICE BLDG. 2130 VALOR PARKWAY

A motion was made by Mr. Sciria, seconded by Mrs. Redinger to recommend preliminary and final approval of the lot split, the four-story "Building B" Cleveland Clinic Foundation (CCF) medical office building, and the associated site development within the Business Product Development Area (BPDA) at Valor Acres (Mixed-Use Phase 10) as described in the application dated 07/20/2026 and the following plans:

Valor Acres Building B Zoning Comparison 06-22-2026

Neff & Associated response letter dated June 18, 2026

Valor Acres Medical Office Building Preliminary Development Plans 07-20-2026 & 06-22-2026

Valor Acres Aerials

ALTA/MSPS Land Title Survey 2C

ALTA/MSPS Land Title Survey 2H

Lot Split Plat for parcel 2A-1

Site Improvement Plans for Valor Acres Mixed use CCF 06/22/2026

Vehicle Movement Exhibits

Parking Location Plan/Lease Plan

CTL Engineering, Inc. Geotechnical Engineering Report

Development of Sanitary Laterals

Hydroflow Storm Sewers Extension Plan

GPD Group Valor Acres Mixed – Use Development Traffic Impact Study

Perspectus Parking Distance Benchmarks

contingent on approval by the City Engineer and City Council approval of the following deviations:

1. A deviation from 1157.29(a)(1) of a minimum lot area of 5 acres to allow 0.6043 acres.
2. A deviation from 1157.29(a)(2) of a minimum lot width of 300 feet to allow 124 feet.
3. A deviation from 1157.29(a)(3) of a building setback of 150 feet to allow 30 feet.
4. A deviation from 1157.29(a)(4) of a parking setback of 85 feet to allow 30 feet.
5. A deviation from 1157.29(c)(1) of a side yard setback of 50 feet to allow 2.2 feet.
6. A deviation from 1157.29(d)(1) of a rear yard setback of 75 feet to allow 6 feet.
7. A deviation from 1157.29(g) of 20% landscaping to allow 10.08%.
8. A deviation from 1183.04(c) of a minimum parking space of 10’ x 20’ to allow 9’ x 18’.
9. A deviation from 1183.15(B)(1) of a minimum 10’ parking island to 9’.

Motion for approval by Caruso, seconded by Savage.

Voting Yea: Caruso, Jantzen, Koepke, Savage.

Voting Nay: None.

Abstain: None.

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

Amendment to Cleveland Clinic Variance

Council subsequently clarified that the final parking-island deviation, item no. 9., had been stated incorrectly during the original motion. Council amended the language so that the applicable dimension would be six feet, rather than the incorrectly stated dimension of 9”.

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: August 18, 2026

Page 9

Motion for approval by Caruso, seconded by Savage.

Voting Yea: Caruso, Jantzen, Koepke, Savage.

Voting Nay: None.

Abstain: None.

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

Council Members Bender and Ganim returned to the meeting.

RECREATION COMMISSION

Councilmember Ganim reported the Recreation Commission had no items for Council.

HUMAN SERVICES ADVISORY BOARD

Council Member Koepke reported the next meeting of the Human Services Advisory Board will be September 8 at 3:00 PM.

COMMITTEE REPORTS

Safety-Service Committee

Council Member Jantzen reported the committee met earlier and has one item for Council consideration.

Council authorized the Purchasing Director to advertise for bids for the purchase of personal protective equipment for the Fire Department.

The committee had discussed the need to perform routine equipment maintenance while also addressing equipment replacement and catching up on previously identified needs. A grant previously obtained by the City would assist with the expense.

Motion for approval by Jantzen, seconded by Koepke.

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

Voting Nay: None.

Abstain: None.

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

Streets & Sidewalks Committee

Councilmember Koepke reported that the committee had met earlier and presented Change Order No. 1 in the amount of \$61,435.82 for Construction King for the 2026 Road Program Concrete Repairs.

Motion for approval by Koepke, seconded by Ganim.

Voting Yea: Caruso, Jantzen, Koepke, Savage.

Voting Nay: None.

Abstain: None.

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

Utilities Committee

No items were presented for Council consideration.

Buildings & Grounds Committee

No items were presented for Council consideration.

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: August 18, 2026

Page 10

Legislation Committee

No items were presented for Council consideration.

Finance Committee

No items were presented for Council consideration

Reports of Department Directors

Director of Law, Dave Matty: No Report

Engineer, Gerry Wise: No Report.

Director of Finance, Laura Starosta: No Report.

Asst. Chief Building Official Steve Synek: No Report.

Director of Service, Joe Kickel: No Report.

Director of Purchasing, Monica Bartkiewicz: No Report.

Lt. of Police Department Lt. John Chrisopoulos: No Report.

Chief of Fire Department Mark Bender: No Report.

Report of the Mayor

The Mayor welcomed students, families, teachers, and school staff as the new school year began and encouraged motorists to exercise caution around school buses, crossing guards, and pedestrians.

The Mayor announced the upcoming Brecksville Citywide Garage Sale, scheduled for Saturday from 9:00 a.m. to 5:00 p.m.

The Mayor advised that City offices and Human Services would be closed on Labor Day, September 7, while the Community Center would be open from 10:00 a.m. to 5:00 p.m.

The Mayor recognized September 11 as a day of remembrance and announced plans for a small community gathering in Public Square on the 25th anniversary of September 11, with additional details to be provided.

The Brecksville Firefighters Association's 56th Annual Clam Bake and Steak Roast was announced for Saturday, September 12, from 6:00 p.m. to midnight at the Brecksville Community/Service facility. Tickets were reported to be available in advance through the Fire Department.

Storm and Power Outage Update

The Mayor provided an update concerning the severe storm that had affected Brecksville the previous week, particularly the Lloyd Drive, Vera Road, and Sunnydale Drive area.

The Mayor reported that the City had contacted FirstEnergy and requested historical outage information and other data concerning the frequency and duration of outages in the affected area. The information would be presented to Council when received so that the City could determine whether additional action or communication with FirstEnergy was warranted.

PUBLIC COMMENT: Several residents addressed Council concerning power outages, police activity, traffic safety, and stop-sign enforcement.

Power Outages

Christina Lakatos, 6556 Lloyd Drive, thanked the Mayor and Council for addressing the recurring power outages. She reported experiencing four outages within six days, following an earlier outage around July 4, as well as a three-day outage in April. She expressed concern about the reliability of the electrical infrastructure and asked whether improvements, including possible underground utility lines, could be considered.

MINUTES OF THE MEETING OF THE
CITY OF BRECKSVILLE CITY COUNCIL REGULAR MEETING
HELD: August 18, 2026

Page 11

The Mayor reiterated that the City was gathering outage history and data from FirstEnergy.

Police Chase and Emergency Notifications

Ms. Lakatos also raised concerns regarding a police pursuit that had occurred in the neighborhood on August 9. She stated that residents had heard sirens and learned that an individual had been running through the neighborhood but that she and other residents did not receive an emergency notification.

The Lt. Chrisopulos explained that a Reverse 911 notification had been issued to the area identified by dispatch. The pursuit had originated in Broadview Heights, and the suspect subsequently fled on foot. Because the suspect's location was not immediately known, the notification area was based upon the information available to law enforcement at the time.

The resident indicated that several neighbors did not receive the notification and requested that the City consider ways to improve emergency communication in similar situations.

Traffic Speed on State Route 82

Joe Mauer, 8500 Chippewa Trail, expressed concern regarding excessive vehicle speeds on State Route 82 near Heinen's. He reported observing vehicles traveling at approximately 50 to 60 miles per hour in the area despite the posted speed limit.

The Police Department indicated that additional attention could be directed to the area for speed enforcement.

Stop-Sign and Crosswalk Safety

Janet Snow, 6535 Lloyd Drive, expressed concern about motorists failing to stop at the intersection of Sunnydale Drive and Mill Road and at intersections near Mill Road, Hilton Road, and Whitewood Road.

She noted that the area includes a three-way stop and a crosswalk and expressed particular concern because school was scheduled to begin the following day. She stated that motorists were observed proceeding through stop signs when they believed no other vehicles were present.

Ms. Snow also reiterated concerns regarding recurring power outages in the neighborhood and thanked the Mayor and Council for pursuing additional information from FirstEnergy.

Council acknowledged the residents' concerns and the City's ongoing efforts to gather information regarding the power outages.

Adjournment

9:11 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

RESOLUTION RECORD
COUNCIL OF THE CITY OF BRECKSVILLE

Resolution No. 5892

**A RESOLUTION APPOINTING THOMAS R CARNIFAX
AS A PART-TIME FIREFIGHTER/PARAMEDIC
FOR THE FIRE DEPARTMENT OF THE CITY OF
BRECKSVILLE; AND DECLARING AN EMERGENCY**

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Brecksville, County of Cuyahoga, and State of Ohio, that:

SECTION 1. Upon the recommendation of the Director of Public Safety, Thomas R. Carnifax be and is hereby appointed to the position of part-time, Firefighter/Paramedic for the Fire Department of the City of Brecksville, commencing on or after the effective date of this Resolution.

SECTION 2. The Council declares this Resolution to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare, the reason for the emergency being that it relates to the daily operation of a municipal department, therefore, this Resolution shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise, from and after the earliest period allowed by law.

PASSED: September 1, 2026

APPROVED: September 1, 2026

MAYOR

CLERK OF COUNCIL

RESOLUTION RECORD
COUNCIL OF THE CITY OF BRECKSVILLE

Resolution No. 5893

**A RESOLUTION MAKING NECESSARY
TRANSFERS BETWEEN CERTAIN FUNDS
FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026;
AND DECLARING AN EMERGENCY**

WHEREAS, pursuant to Section 5705.14 of the Ohio Revised Code, the Council deems it necessary to make certain transfers between the various Funds of the City for the fiscal year ending December 31, 2026; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Brecksville, County of Cuyahoga, and State of Ohio, that:

SECTION 1. The Director of Finance be authorized to make the following transfers between certain funds of the City:

<u>From</u>	<u>Transfer</u>	<u>To</u>
General Fund 1100830-43010	\$187,500.00	Community Center Recreation Fund R2400820-09110
General Fund 1100830-43090	\$37,500.00	Compensated Absences Fund R2100820-09110
General Fund 1100830-43060	\$1,150,000.00	General Municipal Improvement Fund R4800820-09110
Special Assessment Chippewa Fund 3202810-43030	\$12,500.00	Ohio Public Works Commission Fund R4600820-09160
Buildings & Improvements Fund 4900171-43040	\$827,835.00	General Bond Retirement Fund R3100820-09130
	<u><u>\$2,215,335.00</u></u>	

SECTION 3. The Director of Finance be, and is hereby authorized to make payments from any of the foregoing transferred funds upon receiving prior invoices and vouchers therefor, approved by the persons authorized by law to approve the same.

SECTION 4. The Council declares this Resolution to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare, the reason for the emergency is that the same is related to the daily operation of a municipal department, therefore, said Resolution shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise, from and after the earliest period allowed by law.

PASSED: September 1, 2026

APPROVED: September 1, 2026

MAYOR

CLERK OF COUNCIL

RESOLUTION RECORD
COUNCIL OF THE CITY OF BRECKSVILLE

Resolution No. 5894

**A RESOLUTION REQUESTING THE COUNTY
FISCAL OFFICER ADVANCE THE SUMS ALLOWED
BY LAW FROM THE PROCEEDS OF TAX
LEVIES IN THE ACCOUNT OF THE CITY OF
BRECKSVILLE, PURSUANT TO SECTION 321.34
OF THE OHIO REVISED CODE;
AND DECLARING AN EMERGENCY**

WHEREAS, Section 321.34 of the Ohio Revised Code provides that any and all tax revenue and the payment of special assessments held in the County Treasury to the account of the City of Brecksville, and lawfully applicable to the purposes of the current fiscal year may be drawn upon by request.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Brecksville, County of Cuyahoga, and State of Ohio, that:

SECTION 1. Pursuant to Section 321.34 of the Ohio Revised Code, the Fiscal Officer of Cuyahoga County be and is hereby requested to draw warrants in the maximum sum allowed by law, and the Treasurer of Cuyahoga County be and is hereby requested to pay to the City of Brecksville any and all tax revenue and payments of special assessments in the County Treasury to the account of the City of Brecksville and lawfully applicable to the purposes of the fiscal year 2027.

SECTION 2. The Clerk of Council be and is hereby authorized and directed to furnish a copy of this Resolution to the Cuyahoga County Fiscal Officer.

SECTION 3. The Council declares this Resolution to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare, the reason for the emergency relates to the daily operation of a municipal department, therefore, said Resolution shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise, from and after the earliest period allowed by law.

PASSED: September 1, 2026

APPROVED: September 1, 2026

MAYOR

CLERK OF COUNCIL

RESOLUTION RECORD
COUNCIL OF THE CITY OF BRECKSVILLE

Resolution No. 5895

**A RESOLUTION ACCEPTING THE AMOUNTS
AND RATES AS DETERMINED BY THE BUDGET
COMMISSION AND AUTHORIZING THE
NECESSARY TAX LEVIES AND CERTIFYING
THEM TO THE COUNTY FISCAL OFFICER;
AND DECLARING AN EMERGENCY**

WHEREAS, this Council, in accordance with the provisions of law, has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2027; and

WHEREAS, the Budget Commission of Cuyahoga County, Ohio has certified its action thereon to this Council, together with an estimate by the County Fiscal Officer of the rate of each tax necessary to be levied by this Council, and what part thereof is without and what part within the ten mill tax limitation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Brecksville, County of Cuyahoga, and State of Ohio, that:

SECTION 1. The amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted.

SECTION 2. There is hereby levied on the tax duplicate of the City of Brecksville the rate of each tax necessary to be levied within and without the ten mill limitation as follows:

SCHEDULE A

SUMMARY OF AMOUNT REQUIRED FROM GENERAL PROPERTY TAX
APPROVED BY BUDGET COMMISSION AND COUNTY FISCAL OFFICER'S
ESTIMATED TAX RATES

COUNTY AUDITOR'S ESTIMATE OF TAX RATE TO BE LEVIED		
FUND	INSIDE 10 MILL	
	LIMIT	OUTSIDE 10 MIL LIMIT
General	3.51	
Police Pension	0.30	
Fire Levy		3.40
Road Improvement Levy		1.00
TOTAL	3.81	4.40
		8.21

SECTION 3. The Council declares this Resolution to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare, the reason for the emergency is the same related to the daily operation of a municipal department, therefore, said Resolution shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise, from and after the earliest period allowed by law.

PASSED: September 1, 2026

APPROVED: September 1, 2026

MAYOR

CLERK OF COUNCIL