



September 2, 2025
Regular Meeting
7:30 PM

Cleveland Heights City Hall
Council Chambers
40 Severance Cir
Cleveland Heights, Ohio

MEETING MINUTES

- 1) **Meeting called to order by Council President**
Start: 7:41pm
- 2) **Roll Call of Council Members**
Present: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Petras, Jim Posch
Excused: None
Also Present: Mayor Seren, Director Hanna, Clerk Balester
- 3) **Excuse absent members**
 - None
- 4) **Amendments to the Agenda (if necessary)**
 - None
- 5) **Approval of minutes from previous meeting(s)**
 - a. July 7, 2025
- 6) **Communications from the Mayor**
 - None
- 7) **City Administrator's Report**

APPROVED

- None

8) Departmental Report(s)

- The Law Director gave a review of pending litigation against the City.

9) Report of the Clerk of Council

- Notified Council of the following notices received from the Ohio Division of Liquor Control
 1. The transfer of ownership of a D1/D2/D3 liquor permit from Boiling Seafood LLC located at 2201 Lee Rd. to Lees Seafood Boil Lee Road LLC at the same address.
 2. The transfer of ownership of a D5 liquor permit from LA Serena LLC located at 2200 S Taylor Rd. to Dream Spa Inc., at the same address
 3. The transfer of ownership of a D1/D2/D3 liquor permit from LA Serena LLC located at 2190 S Taylor Rd. to Dream Spa, Inc. at the same address

10) Public Comment - Legislative Agenda Items only

(Note: Persons wishing to speak must register in advance. A 3-minute time limit applies. If there are more than 15 speakers, the time will be automatically reduced to 2-minutes. Council President reserves the right to reduce the time limit based on the volume of business on the agenda).

Speakers

Name	Resident/Board Member/Other	Topic
Melody Joy Hart	Resident	ORD 169-2025
Linda Striefsky	Resident	ORD 169-2025
Sherldean Davis	Resident	ORD 169-2025
Lee Barbee	Resident	ORD 169-2025
Lee Chilcote	Resident	ORD 169-2025

11) Public Comment - General

(Note: Persons wishing to speak must register in advance. A 3-minute time limit applies. If there are more than 15 speakers, the time will be automatically reduced to 2-minutes. Council President reserves the right to reduce the time limit based on the volume of business on the agenda).

Speakers

Name	Resident/Board Member/Other	Topic
Tom Hudak	Resident	Recall Election; Vote No on Issue 2

Bob Ivory	Resident	Thanked Council and the Administration for their \$100,000 contribution to the Prentiss Place Project
Susan Efroymsen	Resident	Recall Election; Vote Yes on Issue 2
Jose Quiles	Resident	Thunderbolt Auto Parking Situation
Barbara Sosnowski	Resident	Immigrant Rights in Cleveland Heights
Lou Radivoyovitch	Resident	Happy 5k, 10k and Fun Run
Edgar Mitchell	Resident	Tree roots on Nela View causing damage to clay sanitary/sewer pipes

12) **LEGISLATION**

Note: The title for each piece of legislation contains a parenthetical reference to the Council Committee within which the subject matter of the legislation falls. Council Committees are abbreviated as follows: (AS)-Administrative Services; (COTW)-Committee of the Whole; (CRR)-Community Relations and Recreation; (F)-Finance; (HB)-Housing and Building; (MSES)-Municipal Services and Environmental Sustainability; (PD)-Planning and Development; (PSH)-Public Safety and Health. See Resolution 97-2022 for a list of Council Committee subject matter areas.

a. First Readings – Consideration of Adoption Requested

RESOLUTION NO. 171-2025(MSES): First Reading. A Resolution authorizing the Mayor to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvement and Local Transportation Improvement Programs; execute contracts as required; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

Motion to adopt: Anthony Mattox Jr.

Seconded: Gail Larson

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Petras, Jim Posch

No: None

LEGISLATION PASSED

RESOLUTION NO. 172-2025(MSES): First Reading. A Resolution authorizing the Mayor to enter into an agreement with Classic Chevy GMC of Madison for the acquisition of a 2024 Chevy Silverado 6500 Crew Cab w/11' SS Dump for the Streets Division of the Department of Public Works; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

Motion to adopt: Anthony Mattox Jr.

Seconded: Gail Larson

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Petras, Jim Posch

No: None

LEGISLATION PASSED

RESOLUTION NO. 173-2025(PD): First Reading. A Resolution recognizing September 19, 2025 as *Car Free Day and Park(ing) Day 2025* in Cleveland Heights; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

Motion to adopt: Anthony Mattox Jr.

Seconded: Gail Larson

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Petras, Jim Posch

No: None

LEGISLATION PASSED

ORDINANCE NO. 174-2025(F): First Reading. An Ordinance determining to proceed with the implementation of a public services plan for the Cedar Fairmount Special Improvement District, Inc ("Cedar Fairmount SID") and the assessment of its costs to the properties within its boundaries; requesting that City property be included in the assessments; authorizing the Mayor to execute an agreement with F & C Development, Inc. to provide for payment of the assessment; levying assessments for said purpose; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

Motion to adopt: Anthony Mattox Jr.

Seconded: Gail Larson

Yes: Craig Cobb, Tony Cuda, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Petras, Jim Posch

No: None

LEGISLATION PASSED

b. First Readings Only

ORDINANCE NO. 175-2025(PD): First Reading. An Ordinance authorizing the Mayor to execute a real estate purchase agreement for the sale of 46 vacant residential lots located within the City to FutureHeights, Inc.; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

READ INTO THE RECORD
MOVED TO COMMITTEE

ORDINANCE NO. 176-2025(PD): First Reading. An Ordinance authorizing the Mayor to execute a real estate purchase agreement for the sale of 19 vacant residential lots located within the City to YRM Corp.; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

READ INTO THE RECORD
MOVED TO COMMITTEE

c. Second Readings

ORDINANCE NO. 167-2025(PD): Second Reading. An Ordinance authorizing the Mayor to execute an agreement with Park Landlord LLC for a commercial development loan in the sum of One Million Two Hundred Fifty Thousand Dollars (\$1,250,000.00), to fund improvements to the real property located at 3300 Mayfield Road, Permanent Parcel Nos. 68434015, 68434014 and 68435025, and more commonly known as the Park Synagogue Campus; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Seren

NO VOTE

ORDINANCE NO. 168-2025(PD): Second Reading. An Ordinance authorizing the Mayor to execute a grant agreement with Friends of Mendelsohn in the sum of Seven Hundred Fifty Thousand Dollars (\$750,000.00), to fund trails, walkways, sidewalks, site lighting and landscaping improvements to the real property located at 3300 Mayfield Road, Permanent Parcel Nos. 68434015, 68434014 and 68435025, and more commonly known as the Park Synagogue Campus; and declaring the necessity that this legislation become immediately effective as an emergency

measure.

Introduced by Mayor Seren

NO VOTE

ORDINANCE NO. 169-2025(COTW): Second Reading. An Ordinance providing for the submission to the electors of the City of Cleveland Heights a proposed First Amended Charter of the City of Cleveland Heights; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by President Cuda, Vice President Russell, and Councilmembers Larson, Posch, and Cobb

Motion to adopt: Craig Cobb

Seconded: Gail Larson

Discussion:

- **Posch** is in favor of this legislation bringing these amendments to the ballot for voters to decide. This Council will need to help educate voters over the next couple of months. RCV does not appear in this amendment, but he would like to see the Council bring that forward in 2026.
- **Mattox** is not in favor of this legislation as he believes more time is needed for the public to give feedback. He doesn't feel that the public engagement process that the Council went through was performative. Changes to the charter are necessary, but this is not the way or the time.
- **Larson** is vested in the Charter amendments that have been discussed at length. The League of Women voters will be having a forum and an excellent summary has been provided by the Law Director. She is always available to discuss any questions you may have. She supports this legislation.
- **Cobb** thinks that we will never agree on what a perfect charter, and it is not up to City Council to do so. It is for voters to decide, and this legislation simply puts this question to the voters. He urges the voters to go online and educate themselves, and he is available to anybody who has questions. He is willing to have as many meetings as necessary to educate voters.
- **Russell** thinks the CRC did a wonderful job, but also believes that it is too large a document to put on the ballot as is, and thinks it should be broken up into pieces.
- **Cuda** believes this document puts in place changes that are needed since the change to a Mayoral form of government. He supports these changes wholeheartedly. Most of the changes are common in other communities. The members of this Council are the representatives of

the residents, and did their due diligence, and now it will be up to the voters.

Yes: Craig Cobb, Tony Cuda, Gail Larson, Jim Petras, Jim Posch

No: Anthony Mattox Jr., Davida Russell

LEGISLATION PASSED

13) Committee Reports

- **PD:** There will be a PD Committee Meeting scheduled soon.

14) Old Business

- **Mattox** would like to have a discussion about rules of conduct in Council meetings. Cuda agrees, and would like to have that discussion COTW on 9/15

15) New Business

- **Mattox** would like to discuss how we are going to do public meetings to educate voters regarding the Charter Amendments.
- **Cuda** asked the Law Director if the Council is able to have meetings at places other than City Hall to host these meetings. The Law Director advised that, yes, the Council can meet at any public place in the City.
- **Petras** suggested having an overview at the public meetings and then a robust question and answer session. He suggested that the Law Director might be the best person to help lead these discussions.

16) Council Member Comments

(Note: Council comments should directly relate to the business of the City of Cleveland Heights, rather than personal reflection or commentary. A maximum 3-minute time limit applies, but the Council President may reduce time limit based on the volume of business on the agenda, the time of evening, or other similar factors.)

- None

17) Council President's Report

- None

18) Adjournment

End: 9:12 pm

NEXT MEETING OF COUNCIL: AUGUST 15, 2025

MINUTES APPROVED: November 3, 2025



Gail Larson
President of Council



Addie Balester
Clerk of Council