



December 1, 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: 7:45 PM

2) Roll Call of Council Members

Present: Craig Cobb, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim Petras, Jim Posch, Zenobia Sheets

Excused: None

Also present: Mayor Cuda, Director Hanna, Clerk Balester, Director Zamft, Director Prosser

3) Excuse absent members

- None

4) Amendments to the Agenda (if necessary)

Motion to amend agenda to move RES 250-2025 to Section 7 "Proclamations and Honors": Anthony Mattox Jr.

Seconded: Craig Cobb

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

No: None

MOTION PASSED

5) Approval of minutes from previous meeting(s)

a. September 15, 2025

APPROVED

b. October 1, 2025 - Special Council Meeting

APPROVED

c. October 1, 2025 - Emergency Council Meeting

APPROVED

d. October 6, 2025

APPROVED

e. October 15, 2025 - Special Council Meeting

APPROVED

6) Communications from the Mayor

- Sealed bids were received on November 7, 2025 for project # 25-02 – “2025 Parking Lot Repaving Project”. Geauga Highway Co. submitted the lowest and best bid in the amount of \$647,237.25.
- He is working internally and with Jose Quiles from Thunderbolt Auto to resolve the issues.
- We heard from a lot of residents over the holiday weekend regarding snow removal and that the City prioritizes safety. The first snowfall always seems to be a relearning process. We have 9 trucks now but will be expanding to 11 in the next couple of months. We plow all streets but only salt/brine main roads/intersections and hills.
- The third round of leaf pickup will start soon; previously we have only done 2 rounds.

7) Proclamations and Honors

- Mayor Cuda read a proclamation for Council Vice President Russell to commend her for her years of service on City Council.
- President Larson read a proclamation for Councilmember Mattox to commend him for his years of service on City Council.

RESOLUTION NO. 250-2025(COTW): First Reading. A Resolution expressing appreciation to Len Horowitz for his many years of outstanding service to the City and its residents; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Council President Larson

Motion to adopt: Anthony Mattox Jr.

Seconded: Davida Russell

Yes: Craig Cobb, Gail Larson, Anthony Mattox Jr., Davida Russell, Jim

Petras, Jim Posch, Zenobia Sheets
No: None

LEGISLATION PASSED

8) City Administrator's Report

- None

9) Departmental Report(s)

- Director Zamft gave a report on Planning, Neighborhoods, & Development updates:
 - Lancashire Senior Housing (National Church Residences) did not receive State tax credits and is no longer pursuing the project; agreements with the City expired and staff has met with the Church to explore options in the new year.
 - Nobility Court (TWG) completion in May/June of 2026; Start Right CDC is working on the tenanting of the commercial space to meet community needs and coordinating with staff.
 - The Marquee (Flaherty & Collins) completion of the rebuild on target for mid to late 4th Quarter of 2026.
 - Taylor-Tudor (WXZ) completion date of summer 2026 for the apartments, live/work units, and first commercial tenants; additional commercial spaces will be completed/built out based on the specifications of those tenants.
 - The Severance Town Center Redevelopment Project is ongoing; several meeting dates over the next few weeks, including a Planning and Development Committee Meeting, a Planning Commission Meeting, a Public Hearing, and concluding with the next Council meeting where Council is expected to vote on the Zoning changes on December 15, 2025.
 - Parks, Recreation, and Open Space Master Plan (PROS) needs analysis almost complete; listening sessions are wrapping up; TAC meeting in mid-December to discuss findings and start initial recommendations; the last Public Open-House is January 28th from 5:30 PM - 7:00 PM at the Community Center
 - Gateway & Wayfinding Signage Plan phase 1 is complete. Phase 2 to contextualize the plan is initializing; engaged with Land Studio to review the plan, discuss with SIDS and Merchants Associations, and assist with RFQs for design and fabrication, and establishing phases of implementation.
 - Gave a brief overview of other planning initiatives such as a Housing Needs Assessment Study (Stantec), Zoning Updates, and Sign Regulations Update (ZoneCo)
 - Xavier Yozwiak gave an update regarding the City's ADU Pop Ups

- Gave Economic/Business Development Updates regarding the Small Business Grant Program launched in partnership with UBIZ targeting businesses impacted by COVID (ARPA funded); A Sign Grant Program (ARPA revenue replacement funded) is upcoming; Storefront program recently completed a project on Mayfield Road; new business activity (ArchWell Health, Inside Out Spa & Co., and The Artist Workspace in Masonic Building, MOIO in Cedar Fairmount, Rewind Finds and Mizu on Coventry, Fraiche Brunch Bar on mayfield near WCR
 - Also gave updates on Active Transportation (Attended Heights Regional ATP Summit and Complete & Green Streets Policy discussion with MSES Committee), Safe Streets 4 All (submitted revised work plan to USDOT/FHWA for demonstration project and submitted implementation grant application - anticipated announcements end of year), Taylor TLCI Project(s) (coordinating with ODOT, traffic study on South Taylor Phase 1 segment complete; new proposed alternative, and anticipate bid for design services to be issued in early 2026
 - Awarded Lots with Homes to be Rehabilitated; 4 homes to Start Right CDC, 2 homes to Future Heights, potentially 3 homes to the County Land Bank
 - Awarded Vacant Lots; 19 lots to YRM, 46 lots to Rebuild Cleveland/FutureHeights (both groups expected to start drawing down lots for construction in early 2026)
 - There will be upcoming RFQs for builders/developers/interested parties being drafted; RFPs for individual lots to follow.
 - CHCIC Agency Agreement legislation is anticipated for 12/1; the search for an Executive Director to begin.
 - Neighborhood Planning: Noble Road Corridor (streetscape designs, market study almost completed, drafting plan, re-engage with the community, Merchant's Association
- Director Prosser gave an update from the IT Department regarding our City's surveillance camera systems (225 cameras have been installed, including replacement for aged out equipment); the vendor says the fiber for the Noble area should be done by the end of the year. We have a lot of struggles with street light outages and getting approvals for our cameras on the First Energy poles.

10) Report of the Clerk of Council

- A notice to legislative authority has been received for a new D2 Permit for 1854 Coventry Courtyard LLC located at 1854 Coventry Rd. This matter will be referred to the Mayor and Chief of Police.

11) 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
Douglas Whipple	Resident	ORD 226-2025 and ORD 227-2025 (Severance Overlay Zone)
Larry Nowak	Resident	ORD 226-2025 and ORD 227-2025 (Severance Overlay Zone)
Jennifer Wintner	Resident	ORD 226-2025 and ORD 227-2025 (Severance Overlay Zone)
Meg Bauhof	Resident	ORD 226-2025 and ORD 227-2025 (Severance Overlay Zone)

12) 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
Dr. Kate Gillooly	Resident	Immigrant Rights
Rochelle Wolfe	Resident	Immigrant Rights
Micah Shapiro	Resident	Immigrant Rights
Bob Kloos	Resident	Immigrant Rights
Miriam Geronimus	Resident	Immigrant Rights
Quinton Yoder	Resident	Immigrant Rights
Edgar Mitchell	Resident	General comments
Kary Hamnley O'Donnell	Resident	Funding for Public Art Funding to Heights Arts
Deidre McPherson	Resident	Public Art Funding
Valeria Stutz	Resident	Immigrant Rights
Tovy	Resident	General comments

13) 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. 232-2025(MSES): First Reading. A Resolution authorizing the Mayor to enter into an agreement with Energility, LLC to provide energy management services for the City of Cleveland Heights, Ohio; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

Motion to adopt: Anthony Mattox Jr.

Seconded: Zenobia Sheets

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

No: None

LEGISLATION PASSED

ORDINANCE NO. 242-2025(F): First Reading. An Ordinance to amend certain subparagraphs of Ordinance No. 011-2025, relating to appropriations and other expenditures of the City of Cleveland Heights, Ohio for the fiscal year ending December 31, 2025; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

Motion to adopt: Anthony Mattox Jr.

Seconded: Jim Petras

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

No: None

LEGISLATION PASSED

ORDINANCE NO. 243-2025(PD): First Reading. An Ordinance designating the Cleveland Heights Community Improvement Corporation (“CHCIC”) as the agent of the City for industrial, commercial, distribution and research development in the City, approving a related Agency Agreement with the CHCIC, and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

Motion to adopt: Anthony Mattox Jr.

Seconded: Jim Petras

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

No: None

LEGISLATION PASSED

RESOLUTION NO. 244-2025(PSH): First Reading. A Resolution authorizing the Mayor to enter into an agreement with American Builders and Applicators LLC, a certified lead abatement contractor, for the use of Lead Safe Ohio (LSO) Grant funds in connection with the abatement of lead-based paint hazards at Permanent Parcel Number (PPN) 687-21-028; providing compensation therefor; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

Motion to adopt: Anthony Mattox Jr.

Seconded: Zenobia Sheets

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

No: None

LEGISLATION PASSED

RESOLUTION NO. 245-2025(MSES): First Reading. A resolution authorizing a change order to the Agreement with Fabrizi Trucking & Paving Co., Inc. as general contractor for the CH-9, CH-32, CH-57, and CH-58 SSO Control Projects; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

Motion to adopt: Anthony Mattox Jr.

Seconded: Zenobia Sheets

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

No: None

LEGISLATION PASSED

RESOLUTION NO. 246-2025(MSES): First Reading. A resolution authorizing a change order to the Agreement with Fabrizi Trucking & Paving Co., Inc. as general contractor for the Yellowstone Sewer Separation and Water Main Water Replacement Project; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

Motion to adopt: Anthony Mattox Jr.

Seconded: Jim Petras

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

No: None

LEGISLATION PASSED

RESOLUTION NO. 247-2025(MSES): First Reading. A Resolution authorizing the Mayor to execute an amendment to the 2025 Direct Bill Contract for Sanitary and Storm Sewer Maintenance Services (“Agreement”) extending the term and not-to-exceed amounts of the agreement to include FY 2026 and ensuring continuity of services that help to maintain the City’s sanitary and storm sewers; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

Motion to adopt: Anthony Mattox Jr.

Seconded: Zenobia Sheets

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

No: None

LEGISLATION PASSED

RESOLUTION NO. 248-2025(F): First Reading. A Resolution authorizing and ratifying an amendment to the consulting contract between the City of Cleveland Heights and AISLINN Consulting, LLC for municipal financial services; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

Motion to adopt: Anthony Mattox Jr.

Seconded: Zenobia Sheets

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

No: None

LEGISLATION PASSED

RESOLUTION NO. 249-2025(MSES): First Reading. A Resolution authorizing the Mayor to enter into a Stormwater Management Program Service Agreement with the Northeast Ohio Regional Sewer District; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

Motion to adopt: Anthony Mattox Jr.

Seconded: Craig Cobb

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

No: None

LEGISLATION PASSED

b. First Readings Only

RESOLUTION NO. 251-2025(F): First Reading. A Resolution requesting the County Fiscal Officer to advance taxes from the proceeds of the 2025 tax year collection pursuant to Section 321.34 of the Ohio Revised Code; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

READ INTO THE RECORD

ORDINANCE NO. 252-2025(PSH): First Reading. An Ordinance authorizing the renewal of an agreement with the Cuyahoga County General Health District for the provision of public health services to the City and its residents; providing compensation therefor; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

READ INTO THE RECORD

RESOLUTION NO. 253-2025(PSH): First Reading. A Resolution adopting the City of Cleveland Heights Cybersecurity Program in accordance with Ohio Revised Code Section 9.64(C); and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

READ INTO THE RECORD

ORDINANCE NO. 254-2025(AS): First Reading. An Ordinance amending Chapter 142, "Arts Commission," of the Codified Ordinances of Cleveland Heights, Ohio, and to repeal its prior inconsistent provisions.

Introduced by All City Councilmembers and Mayor Cuda

READ INTO THE RECORD

ORDINANCE NO. 255-2025(AS): First Reading. An Ordinance amending Section 140.02, "Members," of Chapter 140, "Cleveland Heights Climate and Environmental Sustainability Committee," of the Codified Ordinances of Cleveland Heights to expand the resident membership of the Committee from seven (7) to nine (9) members to allow for greater resident participation.

Introduced by Councilmember Cobb

READ INTO THE RECORD

ORDINANCE NO. 256-2025(COTW): First Reading: An Ordinance authorizing the Mayor to enter into an agreement with the Coventry Village Special Improvement District, Inc. ("Coventry SID") for an advance of Forty Thousand Dollars (\$40,000) at zero percent (0%) interest; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Council President Larson

READ INTO THE RECORD

RESOLUTION NO. 257-2025(COTW): First Reading: A Resolution providing for a contribution to the 2025 Coventry Winter Festival and Lantern Parade, and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Council President Larson

READ INTO THE RECORD

ORDINANCE NO. 258-2025(PD): First Reading: An Ordinance authorizing the Mayor to execute a property transfer and indemnification agreement with RP Derbyshire LLC concerning the real property located at 2450 Derbyshire Road; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

READ INTO THE RECORD

ORDINANCE NO. 259-2025(PD): First Reading: An Ordinance amending Ordinance 12-2020, passed on February 18, 2020, to extend the term of that certain Tax Increment Financing exemption under Ordinance 12-2020 for an additional thirty years, pursuant to Ohio Revised Code Section 5709.51; and authorizing additional instruments, agreements, certificates, and other documents deemed necessary in connection therewith; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

READ INTO THE RECORD

c. Second Readings

ORDINANCE NO. 226-2025(PD): Second Reading: An Ordinance amending various Sections of Part Eleven, Zoning Code, of the Codified Ordinances of the City of Cleveland Heights to create a Severance Overlay

Zone.

Introduced by Mayor Cuda

NO VOTE

ORDINANCE NO. 227-2025(PD): Second Reading. An Ordinance changing the Zoning Map of the City of Cleveland Heights to map the Severance Overlay Zone (SOZ) on Severance Town Center and adjacent parcels, generally east of South Taylor Road, south of Mayfield Road, west of Crest Road, and north of Severn Road.

Introduced by Mayor Cuda

NO VOTE

RESOLUTION NO. 228-2025(MSES): Second Reading. A Resolution authorizing the Mayor to submit an application to the Ohio Department of Development for a grant under the Advanced Energy Fund Grant Program; to accept funding if awarded; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

Motion to adopt: Anthony Mattox Jr.

Seconded: Jim Petras

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

No: None

LEGISLATION PASSED

ORDINANCE NO. 241-2025(F): Second Reading. An Ordinance to make appropriations for the current expenses and other expenditures of the City of Cleveland Heights, Ohio, for the period of January 1, 2026 through December 31, 2026; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

NO VOTE

14) Committee Reports

- **PSH:** The next meeting of the committee will be Wednesday, December 3rd at 4 PM.
- **Finance:** The next meeting of the committee will be Wednesday, December 3rd at 5 PM.

- **AS:** The next meeting of the committee will be Wednesday, December 3rd at 6 PM.
- **PD:** The next meeting of the committee will be Tuesday, December 2nd at 10:30 AM.
- **MSES:** the next meeting of the committee will be Tuesday, December 16 at 6 PM.

15) Old Business

- None

16) New Business

- None

17) 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.)

- **Mattox** reflected on his time serving this City and thanked Susanna Niermann O'Neil
- **Russell** thanked her fellow Councilmembers

18) Council President's Report

- The application window for the upcoming vacant Council seat opened today and will close December 15 at midnight.
- Gave the upcoming dates for public comment opportunities regarding the Severance Overlay Zoning Proposal
- Thanked Councilmember Petras for his time on Council

19) Adjournment

End: 9:43 PM

NEXT MEETING OF COUNCIL: DECEMBER 15, 2025

MINUTES APPROVED: February 17, 2026

A handwritten signature in black ink, appearing to read 'T. Cuda'.

Tony Cuda
President of Council

A handwritten signature in blue ink, appearing to read 'Addie Balester'.

Addie Balester
Clerk of Council