



**December 15, 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: 7:38 PM

2) Roll Call of Council Members

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

Excused:

Also Present: Mayor Cuda, Director Hanna, Administrator Dumas, Clerk Balester

3) Excuse absent members

- None

4) Amendments to the Agenda (if necessary)

- None

5) Approval of minutes from previous meeting(s)

- None

7) Communications from the Mayor

- Invited Councilmembers to the staff appreciation party on Friday, December 19, 2025.
- Reflected on the last couple of months of him as Mayor before his term ends December 31, 2025.

8) City Administrator's Report

- Video Production team is putting together several "how to" videos.
- The Public Works schedule for 2026 is at the printer.
- In 2026 there will be a Zoning Code Study through the Planning Department.

9) Departmental Report(s)

- None

10) Report of the Clerk of Council

- Wished everybody a very happy holiday season!

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
Michael Morse	Resident	ORD 226-2025 and 227-2025; Severance Overlay Zone
Lee Chilcote	Resident	ORD 226-2025 and 227-2025; Severance Overlay Zone
Tiffany Massing	Resident	ORD 268-2025; Horseshoe Lake funding
Larry Nowak	Resident	ORD 226-2025 and 227-2025; Severance Overlay Zone
Melody Joy Hart	Resident	ORD 226-2025 and 227-2025; Severance Overlay Zone
Chris Brace	Resident	ORD 226-2025 and 227-2025; Severance Overlay Zone
David Shimotakahara	Resident	ORD 226-2025 and 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
Jose Quiles	Resident	Noble Area Business Association
Suzanne Zilber	Resident	Spoke on behalf of the owner of Macs Backs Books: Immigrant Rights
Bruce DeLaney	Resident	Taylor Rd Merchants Association
Laura DeLaney	Resident	Noble and Taylor Merchants Associations
Seth Task	Other	Taylor Merchants Association
Michelle Kolbe	Resident	Taylor Merchants Association
Monse Yarbrough	Resident	Taylor Merchants Association
Dawn & Eliseo Quintana	Resident	Noble/NABA/Nela Park Lights
Jason Davis	Resident	Immigrant Rights
Susan Berger & Robert Brown	Resident	Thanking Tony Cuda and Sharon Dumas
Edgar Mitchell	Resident	General Comments
Karin Lash	Resident	General Comments
Group of Residents	Residents	Thanked outgoing Councilmembers Davida Russell and Anthony Mattox

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. 260-2025(PSH): First Reading. A Resolution to suspend enforcement of Section 351.09 of Part Three (Traffic Code) of the Codified Ordinances of the City of Cleveland Heights for the period ending December 31, 2026, or at such earlier time as Council may subsequently prescribe, on specified streets; providing for on-street overnight permit parking on specified portions of Kensington, Hillcrest, Belmar, Glenmont and Eddington Roads; 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. 261-2025(PD): First Reading. A Resolution authorizing the Mayor to execute a contract with ZoneCo to assist in preparing 2026 Zoning Code Updates for the City of Cleveland Heights; 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

ORDINANCE NO. 262-2025(COTW): First Reading. An Ordinance declaring a vacancy on Cleveland Heights City Council effective January 1, 2026; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Council President Larson

Motion to adopt: Zenobia Sheets

Seconded: Craig Cobb

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

No: None

LEGISLATION PASSED

RESOLUTION NO. 263-2025(AS): First Reading. A Resolution authorizing the renewal of the City's property, vehicle, law enforcement, general, employment practices, and public official liability coverage for the City and its employees with the Public Entities Pool of Ohio for the calendar year 2026; 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. 264-2025(CRR): First Reading. An Ordinance authorizing the Mayor to enter into a concession agreement with Marybeth McCann in order to let space at the Cleveland Heights Recreation Center with the goal of providing safe, quality, and consistent exercise classes to members of the public; 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. 265-2025(PSH): First Reading. A Resolution ratifying a grant agreement with the Ohio Traffic Safety Office to accept funding awarded through the *Impaired Driving and Selective Traffic Enforcement Programs*; 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

ORDINANCE NO. 266-2025(F): First Reading. An Ordinance to amend certain subparagraphs of Ordinance No. 011-2025 and subsequent amending ordinances, 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: Zenobia Sheets

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

No: None

LEGISLATION PASSED

ORDINANCE NO. 267-2025(F): First Reading. An Ordinance to amend certain subparagraphs of Ordinance No. 011-2025 and subsequent amending ordinances, 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: Craig Cobb

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

No: None

LEGISLATION PASSED

RESOLUTION NO. 268-2025(PD): First Reading. A Resolution authorizing the Mayor to execute agreements with the City of Shaker Heights, Ohio and the Northeast Ohio Regional Sewer District to provide for the construction, cost sharing, and maintenance of amenities included as part of the Horseshoe Park 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: Zenobia Sheets

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

No: None

LEGISLATION PASSED

b. Second Readings

RESOLUTION NO. 251-2025(F): Second 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

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

ORDINANCE NO. 252-2025(PSH): Second 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

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. 253-2025(PSH): Second 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

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

ORDINANCE NO. 254-2025(AS): Second 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

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. 255-2025(AS): Second 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

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

ORDINANCE NO. 256-2025(COTW): Second 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

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. 257-2025(COTW): Second 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

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

ORDINANCE NO. 258-2025(PD): Second 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

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. 259-2025(PD): Second 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

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

c. Third Readings

ORDINANCE NO. 226-2025(PD): Third 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): Third 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

ORDINANCE NO. 241-2025(F): Third 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

Motion to amend: Anthony Mattox Jr.

Seconded: Zenobia Sheets

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

No: None

MOTION PASSED

Motion to adopt: Anthony Mattox Jr.

Seconded: Zenobia Sheets

- Discussion:
 - Councilmember Posch spoke about the amendments just added by motion to the proposed 2026 budget.
 - Councilmember Russell addressed her asking for additional funds for a dog park; as the park will be part of the Parks Master Plan, it will not appear as a line item in the 2026 Budget but that the administration and Councilmember Posch have committed to making the dog park happen.

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

No: None

LEGISLATION PASSED

6) Cleveland Heights-University Heights Student Report

- Emmanuel, a sophomore at CHHS gave an update on upcoming events including sports, music, and the national honor society and announced that the heights community scholarship and career tech applications are now open.

14) Committee Reports

a. Public Safety and Health Committee

- Posch gave an update on the results of the ODNR Deer Survey and asked Council for input on possible next steps.

b. Administrative Services

- Cobb gave an update on what Administrative Services has been doing; mainly looking at vacancies on our boards/commissions, including 2 vacancies on Planning Commission that will come up at the beginning of the year. There will be an Administrative Services meeting the first week of January.

c. Finance

- The Finance Committee will not meet when it had planned to in December. They will meet next in January.

d. Municipal Services and Environmental Sustainability

- The next meeting is December 16 at 6pm. The committee will be considering revisions to the Complete and Green Streets plan.

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 in office and on the current political climate in Cleveland Heights. Announced that he is the new Chief Executive Officer of SANKOFA Community Development Corporation. He will continue to give back to the community after leaving office. Thanked the community for their support throughout his time on Council and he was honored to serve the residents of this city.
- **Russell:** Expressed her gratitude to the residents of this community. This is not a goodbye, but rather the end of one chapter and the beginning of the next. She reflected on getting to speak with and get to know members of this community which helped shape her perspective. She announced that she is running for Ohio State Representative for District 18, representing Cleveland Heights. Thanked Mayor Elect Petras and her Council colleagues for their support.
- **Cobb:** Said his farewells to Mattox and Russell and thanked them for their efforts and their service to the community. He wished them well for all their future endeavors.
- **Petras:** Reflected on his transition into the role of Mayor.
- **Sheets:** Read a statement on her brief time on Council and said that she will be applying for the upcoming vacancy.
- **Posch:** Wished Russell and Mattox both good luck with all their future endeavors and thanked them for their work on council and their commitment to Cleveland Heights.

18) Council President's Report

- Applications for the council vacancy will close at midnight tonight; council will consider those who have applied in January and will have 60 days by the Charter to appoint somebody to the vacancy. He thanked Mayor Cuda for stepping in to the role, thanked Sharon Dumas for her time and wished her the best as she returns to retirement.

19) Adjournment

End: 9:37 PM

NEXT MEETING OF COUNCIL: JANUARY 5, 2026 (ORGINIZATIONAL MEETING)

MINUTES APPROVED: February 17, 2026



Tony Cuda
President of Council



Addie Balester
Clerk of Council