



November 3, 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: 7:37 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, 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)

a. August 25, 2025

APPROVED

b. September 2, 2025

APPROVED

6) Communications from the Mayor

- MAC Data Report was presented to Council. An assessment of 2025 for the Mayor's Action Center.
- Gave an update on the discussion with NEORSD and others regarding Lower Lake.
- Last Friday, Council received the 2026 Budget Book for the upcoming budget hearings starting November 6, 2025 at 10am; he encourages everybody to scrutinize this budget very closely. It is available for viewing on the city website.
- Thanked Councilmember Sheets for organizing a food drive over the weekend.
- Reminded everybody to vote tomorrow!
- Presented a proclamation for John Gibbon, the City's former Law Director.

7) City Administrator's Report

- Spoke a bit about the budget process for this year. This year, they tried to be consistent with the process and materials provided from 2023.
- Spoke briefly about the Leopardo Group lease repayment that will be upcoming in 2026.
- She has had weekly meetings with the meeting directors and put together bi-weekly reporting for the end of the year for what each department needs at the end of the year and the beginning of 2026.
 - Police will have 6 open positions
 - Communications working with Parks & Recs for Fall Fest and working on updating Monday.com
 - IT department has a software examination in progress. Met with First Energy regarding LED lighting and camera installation (trying to get us fast tracked).

8) Departmental Report(s)

- None

9) Report of the Clerk of Council

- None

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
Bruce DeLaney	Resident	RES 214-2025: NABA Agreement
Matthew Keri	Resident	ORD 226-2025: Zoning amendment
Chris Brace	Resident	ORD 226-2025: Zoning amendment

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

Speaker	Resident/Board Member/Other	Topic
Edgar Mitchell	Resident	Thanked Councilmember Mattox and requested assistance/to sit down with the building department
Jose Quiles	Resident	Thunderbolt Auto Parking
Susan Efroymsen	Resident	Issue 7
Erin Flanagan	Resident	Shaker Lakes
Sharon Sanders	Resident	Political flyers
Caralee Upshur	Resident	General comments
James Bates	Resident	General comments

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

ORDINANCE NO. 218-2025(CRR): First Reading. An Ordinance authorizing and approving the presentation of entertainment programs in Cain

Park for the 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

RESOLUTION NO. 219-2025(CRR): First Reading. A Resolution authorizing the Mayor to execute an agreement with ABC Equipment Rental & Sales, a Sourcewell Cooperative Purchasing vendor, for the purchase of two (2) Kubota Utility Vehicles with attachments for use by the Parks and Recreation Department; 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. 220-2025(CRR): First Reading. A Resolution authorizing the Mayor to execute an agreement with Best Truck Equipment, Inc. for the purchase of four (4) SCAG Commercial Mowers and one (1) SCAG Hurricane Blower for use by the Parks and Recreation Department; 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. 221-2025(PSH): First Reading (As Amended 11/03/2025). A Resolution authorizing the Mayor to enter into an agreement with Lead Guru Ohio, 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) 684-18-041; 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. 222-2025(PD): First Reading. Resolution authorizing the Mayor to apply for grant funding under the Cuyahoga County Department of Development's Community Development Supplemental Grant (CDSG) program to make accessible improvements to Cleveland Heights' public parks; 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. 223-2025(HB): First Reading. A Resolution authorizing the Mayor to execute a contract with Stantec Consulting Services, Inc. to prepare a Housing Needs Assessment 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

RESOLUTION NO. 229-2025(PSH): First Reading. A Resolution authorizing the Mayor to execute an agreement with Panzica Construction to provide the work necessary for the public improvement of renovating the kitchen areas in Fire Stations 1 and 2; and declaring the necessity that this legislation be effective immediately as an emergency measure.

Introduced by Mayor Cuda

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

b. First Readings Only

RESOLUTION NO. 224-2025(CRR): First Reading. A Resolution authorizing the Mayor to execute an agreement with CXT, Inc., a Sourcewell Cooperative Purchasing vendor, for the purchase and installation of a precast concrete bathroom for Denison Park; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Mayor Cuda

READ INTO THE RECORD
ASSIGNED TO COMMITTEE

ORDINANCE NO. 225-2025(HB): First Reading. An Ordinance amending Part Thirteen, Building Code, of the Codified Ordinances of Cleveland Heights to update the City's regulations regarding public notice for the Architectural Board of Review.

Introduced by Mayor Cuda

READ INTO THE RECORD
ASSIGNED TO COMMITTEE

ORDINANCE NO. 226-2025(PD): First 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

READ INTO THE RECORD
ASSIGNED TO PLANNING COMMISSION

ORDINANCE NO. 227-2025(PD): First 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

READ INTO THE RECORD
ASSIGNED TO PLANNING COMMISSION

RESOLUTION NO. 228-2025(MSES): First 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

READ INTO THE RECORD
ASSIGNED TO COMMITTEE

c. Second Readings

ORDINANCE NO. 153-2025(CRR): Second Reading. An Ordinance amending the use regulations and rates for admission and other services for the Cleveland Heights Community Center, City parks, and Cumberland Pool for calendar years 2025 and 2026, and repealing Ordinance No. 125-2020.

Introduced by Mayor Seren

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. 214-2025(PD): Second Reading. A Resolution authorizing a grant agreement with the Noble Area Business Association; and declaring the necessity that this legislation become immediately effective as an emergency measure.

Introduced by Vice President Russell

NO VOTE

13) Committee Reports

AS: Update from the AS committee meeting. There will be a vacancy on the Planning Commission coming up with the retirement of a current member. Council will be accepting applications for the Planning Commission with an eye to fill the seat before their first meeting in

HB: There will be a HB Committee meeting next Monday.

MSES: The next meeting November 18

14) Old Business

- None

15) New Business

- Submitted to Law legislation that would allow Mayor Cuda to seek assistance for people who don't currently have access to SNAP vouchers.

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.)

- **Mattox** thanked the residents for stepping up and coming together to help those in need in our neighborhoods. Every bit matters, and just because somebody doesn't look like they are in need, doesn't mean they aren't. Encouraged everybody to check in on their neighbors, especially seniors.
- **Russell** agrees that we have to take after our seniors; check in on your neighbors.

17) Council President's Report

- Thanked all the Mayors and City Managers who called for action to help with the crisis of SNAP benefits being cut off. Special thanks to Councilmember Sheets for organizing the
- Thanked the Finance Department and all city directors for their work in getting the budget book to Council by the deadline. Announced the dates for the upcoming hearings.
- Congratulated On the Rise Bakery for their win in an international pastry competition.
- Encouraged everybody to get out and vote tomorrow!

18) Adjournment

End: 8:49 PM

NEXT MEETING OF COUNCIL: NOVEMBER 17, 2025

MINUTES APPROVED: February 02, 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