

MINUTES OF A REGULAR COUNCIL MEETING
January 5, 2026 – 7:30p.m.

Council of the City of Berea, Ohio, met in regular session in the Council Chamber on January 5, 2026 and the meeting was called to order by President of Council Jim Maxwell at 7:30p.m. Present: Erika Coble, Michael A. Kurtz, Chris McManis, Vance Redding, Rick Skoczen, and Lisa Weaver. Also present: Mayor Cyril M. Kleem, Director of Public Service Tony Armagno, Director of Law and Public Safety Barb Jones and Director of Finance Andrea Morris.

The Pledge of Allegiance followed.

This meeting was held in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code and Chapter 109 of the Codified Ordinances of the City of Berea. The certificate of compliance is on file in the Clerk's office.

Moved by Mr. McManis, seconded by Mr. Skoczen, that the minutes from the December 8, 2025 Work Session be approved. Vote on the motion was all ayes and no nays. The motion carried.

Moved by Mrs. Weaver, seconded by Mr. Skoczen, that the minutes from the December 15, 2025 Regular Council Meeting be approved. Vote on the motion was all ayes and no nays. The motion carried.

MAYOR'S ADMINISTRATIVE REPORT AND COMMENTS

Mayor Kleem recognized the passing of long time City employee, Cedric Fossett, a truly good and kind man. He offered his condolences to the entire Fossett family.

Mayor Kleem welcomed the new Council Members, and wished everyone a Happy New Year.

REPORT AND COMMENTS BY THE OFFICERS OF THE ADMINISTRATION:

Andrea Morris – Director of Finance:

Mrs. Morris had no report, but wished everyone a Happy New Year!

Barb Jones – Director of Law & Public Safety:

Mrs. Jones welcomed the new Council Members.

Tony Armagno – Director of Public Service:

Mr. Armagno updated Council on a variety of City projects.

Marty Compton – Director of Recreation:

Mr. Compton was not present.

COMMENDATIONS: **None**

PETITIONS: **None****AUDIENCE PARTICIPATION:**

Andrew Cate, a resident on Maplelawn Drive, was present this evening, and reminded Council of the drainage and flooding issues he is having on his property. He, once again, asked the City for assistance. Mr. Armagno stated that the City would be willing to come out and televise the lines to find the exact location of the issue, and offered to contact him tomorrow to schedule a time.

Steve Hupp, a resident on Westbridge Street, commended the City on the festive lights and luminaries, thanking everyone for helping to make the City so beautiful at Christmas.

COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS: **NONE****LEGISLATION – THIRD READING:** **NONE****LEGISLATION – SECOND READING:****ORDINANCE NO. 12-2: AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ADVERTISE FOR BIDS AND ENTER INTO ONE OR MORE CONTRACTS FOR THE MERRIMAK DRIVE RECONSTRUCTION PROJECT, AND DECLARING AN EMERGENCY.**

The Clerk read the title of the Ordinance.

Proposed Ordinance No. 12-2 stands on second reading.

LEGISLATION – FIRST READING:**RESOLUTION NO. 1-1: A RESOLUTION SUPPORTING THE 2026 CELEBRATION OF THE ANNIVERSARY OF THE BIRTH OF DR. MARTIN LUTHER KING, JR.**

The Clerk read the title of the Resolution.

Moved by Mrs. Weaver, seconded by Mr. Skoczen, that Resolution No. 1-1 be approved. Vote on the motion was ayes: Coble, Kurtz, McManis, Redding, Skoczen and Weaver. Nays: None. The motion carried.

ORDINANCE NO. 1-2: AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO AN AGREEMENT WITH CUYAHOGA SOIL AND WATER CONSERVATION DISTRICT TO PROVIDE TECHNICAL ASSISTANCE IN IMPLEMENTING SOIL AND WATER CONSERVATION MEASURES, AND DECLARING AN EMERGENCY.

The Clerk read the title of the Ordinance.

Mr. Armagno explained that the City contracts with Cuyahoga Soil and Water Conservation District for several services relating to stormwater ordinances and EPA requirements during and after construction. This agreement would continue those services through 2026, with an option for 2027.

Mr. Kurtz asked if it is common for the City to have to add funds for a project, and Mr. Armagno replied that it has not happened yet.

Proposed Ordinance No. 1-2 stands on first reading.

ORDINANCE NO. 1-3: AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO A LISTING AGREEMENT WITH A PROFESSIONAL REALTOR FOR THE MARKETING AND SALE OF 280 KEMPTON DRIVE, AND TO SUBSEQUENTLY, AND UPON THE APPROVAL OF BOARD OF CONTROL, ENTER INTO A STANDARD RESIDENTIAL PURCHASE AGREEMENT FOR THE SALE OF 280 KEMPTON DRIVE, WHICH IS NO LONGER NEEDED FOR MUNICIPAL PURPOSES, TO THE PERSON OR ENTITY SUBMITTING THE HIGHEST AND BEST OFFER, AND TO EXECUTE ALL DOCUMENTS RELATED TO THE SALES, AND DECLARING AN EMERGENCY.

The Clerk read the title of the Ordinance.

Mr. Maxwell reminded Council that the City received this property through the Land Bank several weeks ago, but as it is not yet transferred to the City, the inside condition is unknown. Once transferred, the intent is for the City to hire a professional realtor to market the property.

In response to an inquiry from Mr. McManis, Mrs. Jones said that the City will be doing no substantial improvements to the property before it is sold. Any costs incurred will be recouped from the sale of the property, but most of the work will be done in-house.

General discussion commenced concerning the potential for a tax abatement on any addition to this property.

Proposed Ordinance No. 1-3 stands on first reading.

REPORT AND COMMENTS BY THE PRESIDENT OF COUNCIL

Mr. Maxwell had no report.

REPORT AND COMMENTS BY THE MEMBERS OF COUNCIL

Mrs. Coble welcomed the new Council Members, noting that short term rental legislation is still being worked on, and should be available in the near future.

Mr. Kurtz thanked everyone for their warm welcome and kind words, adding that the entire City has been so great to him and his family, and he is ready to serve! He then gave a shout out to his wife and kids who were watching on Facebook!

Mr. McManis welcomed the new Council Members and looked forward to a productive term.

Mr. Redding thanked everyone for the kind welcome, adding that Ward 1 finds itself in a dynamic situation, and felt that the new development warranted a look at the condition of the roads and sidewalks throughout the area.

Mr. Skoczen welcomed Mr. Redding and Mr. Kurtz, adding that he looked forward to the term ahead, and wished everyone a Happy New Year!

Mrs. Weaver echoed everyone's welcome, adding that it is a privilege to be a part of this group. She then wished everyone a Happy New Year!

CORRESPONDENCE

The December 11, 2025 – December 31, 2025 Correspondence is available in the Clerk's office.

OTHER BUSINESS:

Mrs. Esson thanked Judge Kilbane for allowing Inauguration to be used in the new Courtroom upstairs, congratulated the new Council on their election, and wished everyone a very Happy New Year!

Moved by Mr. Skoczen, seconded by Mr. McManis, that the January 12, 2026 Work Session be cancelled. Vote on the motion was all ayes and no nays. The motion carried.

Mr. Maxwell explained that the next Regular Meeting is the same night as the City's Volunteer Banquet, thus he suggested that the meeting be cancelled and a Special Meeting, which will include the entirety of the January 20, 2026 agenda, be scheduled.

Moved by Mr. Skoczen, seconded by Mr. McManis, that the January 20, 2026 Regular Council Meeting be cancelled. Vote on the motion was ayes: Coble, Kurtz, McManis, Redding, Skoczen and Weaver. Nays: None. The motion carried.

There being no further business before Council, it was moved by Mr. McManis, and seconded by Mrs. Weaver, that the Regular Council Meeting be adjourned. Vote on the motion was all ayes and no nays. The motion passed and President Maxwell declared the meeting adjourned at 8:02p.m.

Jim Maxwell
President of Council

Alycia Esson
Clerk of Council

CERTIFICATE OF COMPLIANCE

The regular meeting of Council of the City of Berea, Ohio, held on the 5th day of January, 2026, was conducted in compliance with Codified Ordinances Section 109 and Ohio Revised Code Section 121.22.

Alycia Esson
Clerk of Council