



Village of
Glenwillow

Honoring the Past - Welcoming the Future

Council Meeting – Council Chambers
June 5, 2024 – 7:00 pm
Mayor Don Mark A. Cegelka presiding

Mayor Mark Cegelka called the meeting to order at 7:00 p.m. and all present said the Pledge of Allegiance.

Present: Jeff Adie, Don Banas, Tony DeCarlo, Barb DiBacco, Gurvis Smith

Others Present: Law Director Mark Marong, Engineer Mike Henry, Finance Director John Veres, Chief Greg Curtin, Economic Development Director Jeremy Rowan, Glenn Hunter Service Department, Clerk of Council Lori Kovach

Absent: Larry Sylver, Service Director Bob Girardi, Building Official Braden Thomas

Mayor Cegelka asked for a moment of silence for Euclid Patrol Officer Jacob Derbin who died in the line of duty.

Swearing in part-time Patrol Officer Charles Lee, Jr.

Mayor Cegelka swore in Charles Lee Jr. as a part-time Police Officer. Chief Greg Curtin commented; Charles came highly recommended. He is a full-time Officer in Moreland Hills. He has worked in corrections downtown, as an EMS, a Corrections Officer and Police Officer in Garfield Heights and a Police Officer in Maple Heights. He has gotten outstanding reviews from past and current employers while doing his background check. With his knowledge and experience, he will make a terrific addition to the department.

The minutes of the Regular Council Meeting of May 1, 2024 were approved. (DiBacco/Adie)

Roll Call: Yeas – Adie, Banas, DeCarlo, DiBacco, Smith,
Nays – None

5 yeas – 0 nays
Motion Carried

PUBLIC HEARING ON ORDINANCE NO. 2024-05-15 AMENDING CHAPTER 1166 “PROHIBITED USES APPLYING TO ALL DISTRICTS” UNDER TITLE III OF THE GLENWILLOW PLANNING AND ZONING CODE.

The Public Hearing opened at 7:17 PM.

There being no comments, the meeting closed at 7:18 PM.

PAY ORDINANCE Ordinance No. 2024-6-16

The Pay Ordinance was approved as presented. (Adie/Banas)

Roll Call: Yeas – Adie, Banas, DeCarlo, DiBacco, Smith
Nays – None

5 yeas – 0 nays
Motion Carried

CORRESPONDENCE & MAYOR’S REPORT:

The following were in the Mayor’s packet:

- Attached is the Mayor’s Court Report for May.
- Attached is a report showing active permits applications and transactions for May.
- Attached is a copy of a check for \$1,797.00 from the City of Cleveland for the Sanitary Sewer Fund for user sewer fees for April.
- Attached is a check in the amount of \$3,931.82 from Republic Services for the month of April.
- Attached is a copy of a check in the amount of \$201.49 from Cuyahoga County for the C&DD site.
- Attached is a copy of check in the amount of \$2,113.93 from Chater Communications for franchise fees collected in January, February & March.
- Attached is a copy of the report supplied by Chief Curtin reporting streetlight outages to Solon FirstEnergy Service Center.
- Attached are the Police Department activity reports for May.
- Attached is a report from the Police Department on warning tickets given out in May.
- Attached is a report from Engineer Mike Henry with updates for current projects.
2024 Paving Program Tinkers Creek Trail North
Pickleball Courts Richmond Rd. Reconstruction Phase I
Train Depot Decking
- Attached is a monthly report from the Service Department.
- Attached is a report showing gas and diesel consumption for the Service Department and Police Department.
Service Department: gas: 127.5 gallons Police Department: gas: 589.9 gallons
Diesel: 205.02 gallons

- Attached is a report from Economic Development Director Jeremy Rowan with an update on the following:
Update of the Recreation & Scholarship Donations
Commercial vacancies
Electronic business newsletter
- Attached is an email from FirstEnergy with proposed new electric rates they are submitting to the Public Utilities Commission for approval. If approved, the new rates will take effect in 2025.
- Attached are monthly reports from Greenfields Environmental showing the geese activity and inspections performed Avery Lake and the Donald Norman Payne Recreation Complex for April & May.
- Attached are the monthly activity reports from Oakwood Fire Department for April & May.
- Attached is a summary of the allocations of the 2023 Income Tax Collections by RITA. The total amount collected was \$4,899,401. The cost to the Village for this tax service was \$30,631.
- Attached is an update on the parcels that have not been tied into the sanitary sewer system on Pergi, Richmond and Annetta.
- There is a photographic documentary of 61 Mayors being photographed for the Cleveland Photo Fest supported by the Rotary Club of Cleveland. Mayor Cegelka was contacted to participate.
- Mayor Cegelka commented about the July Council meeting. Since the meeting is the 3rd, the day before the holiday, he asked Council if they would like to move the meeting to July 10th or 17th. After discussion, Council agreed to move the meeting to July 17th.

Motion by Barb DiBacco, second by Gurvis Smith to move the July 3, 2024 Council meeting to Wednesday July 17, 2024 at 7:00 PM.

**Roll Call: Yeas – Adie, Banas, DeCarlo, DiBacco, Smith,
 Nays – None**

**5 yeas – 0 nays
Motion Carried**

FINANCE DIRECTOR JOHN VERES:

Finance Director John Veres commented; The TIRC meeting will be in person this year.

The rollover of the bond notes for the Service Center is on the agenda, not to go over \$6.5 million. They are currently outstanding at \$6.9 million. We will pay \$400,000 toward the principal.

LAW DIRECTOR MARK MARONG:

Law Director Mark Marong commented on the agenda items:

The Village currently has a moratorium on adult use, growth, retail sale and distribution of medical marijuana. This is an amendment to the zoning code that would prohibit the growth, retail sale and distribution for recreational purposes. All communities that currently have a moratorium are passing something similar. This item was referred to Planning Commission and Planning Commission referred it back to Council at their May 15th meeting. A Public Hearing was held earlier this evening. The Law Director asked Council to pass this evening.

Item 4 is an update to the police uniform, equipment, and maintenance allowance.

Items 5 & 6 are right of entry agreements with the property owners at 7095 Richmond Road and for the property at 7900 Cochran Road. Mike Henry, the Village Engineer will explain more about these two projects in his report.

Item 7 is a change order for Gradeline for the work done on the Tinker's Creek Trail North. This is a deduct.

Council will need to call an Executive Session this evening to discuss the employment and appointment of public employees.

ENGINEER MIKE HENRY:

Engineer Mike Henry commented; the Engineering report was submitted in the Mayor's Report and commented;

The right of entry agreement for 7095 Richmond Road is for planting and grading. Once the work is completed, the property owners will take responsibility to maintain.

The right of entry agreement for 7900 Cochran Road is to clean out the ditch that runs behind the property to help with the drainage.

The change order with Grade Line for the Tinker's Creek Trail North is a deduct.

The proposal from Equix Integrity is for sewer cleaning in a harder to reach area off of Pergl.

The materials for the train depot deck project have been received. The Restoration Society will be starting the project in the next few weeks. Once the decking is complete, A & J Cement will pour the ramps.

CHIEF GREG CURTIN:

Chief Curtin reported; His reports were submitted into the Mayor's report.

The Police Department has taken over the old Service Department garage. The space has been cleaned out and part of the building will be turned into a gym. The Village received a grant in the amount of \$2,000 to help with the cost of gym equipment.

Sergeant Bunjevac and Chief Curtin attended the wake for fallen Officer Jacob Derbin. While leaving, there was woman that looked as though she was arguing with another officer but was actually overdosing. Sergeant Bunjevac administered Narcan and was able to reverse the overdose and resuscitate her.

The two new AED's have been installed. One is inside the concession stand at the DNP Park and the other is at the new Service Center.

SERVICE DEPARTMENT GLENN HUNTER:

Glenn Hunter gave an update for the Service Department; the department has been mulching the public areas throughout the Village, maintaining litter and trash control and planting and watering flowers. The new Avery Lake sign has been installed.

Barb DiBacco asked if the new railings (bridges) on Pergl Road will be painted. Glenn responded; at some point they will look at painting them white.

The new trail on Richmond Road is open and the trail walk signs have been installed.

ECONOMIC DEVELOPMENT DIRECTOR JEREMY ROWAN:

Economic Development Direct Jeremy Rowan commented; his report was submitted into the Mayor's report.

This year the Village collected \$11,231 in TIRC fees. And \$1,500 in Job creation Grants. The Village has invoiced and received payment for all the recreation and scholarship donations associated with economic development incentives. For 2023, the Village collected \$20,500 in recreation donations and \$15,000 for scholarships from eleven companies.

Jeremy gave an update on the commercial vacancies: the most recent vacancy is on Tinkers Court. It is a 39,000 sq. ft. space that Genesis Plastics occupied. The sublease with Spectrum Diversified is still in place for the TTI building. 7800 Cochran Road will be occupied by Southern Glazer's through September. The company is downsizing. Venture Lighting was located at 7905 Cochran Road. They downsized after COVID. The space that Cleveland Steel occupied is still available. It is a 91,000 sq. ft. space.

Mayor Cegelka commented on the PC and ARB meeting scheduled for June 19th; There was an application for an addition to a home on Richmond Road and a possible application for a new home on Richmond Road.

PUBLIC COMMENT ON AGENDA ITEMS ONLY:

None

OLD BUSINESS:

<p>2024-5-12 Ordinance</p>	<p>An Ordinance providing for the issuance and sale of, not to exceed, \$6,600,000 of general obligation bond anticipation notes in anticipation of the issuance of bonds to retire bond anticipation notes of the Village issued to pay all or a portion of the costs of constructing, equipping, furnishing, and otherwise improving a Service Center building, together with all necessary appurtenances thereto; and declaring an emergency. (Mayor & Council)</p> <p>The Clerk Of Council stated: she was presented with the signed Fiscal Officer’s Certificate.</p> <p>Motion to suspend 3 reading rule (DeCarlo/Banas) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith Nays— None 5 yeas – 0 nays Motion passed</p> <p>Motion to approve (Adie/Smith) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith Nays— None 5 yeas – 0 nays Ordinance carried</p>
<p>2024-5-15 Ordinance</p>	<p>An Ordinance amending Chapter 1166 “Prohibited Uses Applying to all Districts” under Title III of the Glenwillow Planning and Zoning Code; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Adie/Smith) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith Nays— None 5 yeas – 0 nays Motion passed</p> <p>Motion to approve (DiBacco/DeCarlo) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith Nays— None 5 yeas – 0 nays</p>

NEW BUSINESS:

<p>2024-6-17 Ordinance</p>	<p>An Ordinance amending Section 139.13 of the Administrative Code to update and provide for police uniform, equipment, and maintenance allowance; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (DeCarlo/DiBacco) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith Nays— None 5 yeas – 0 nays Motion passed</p> <p>Motion to approve (Sylver/DiBacco) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith Nays— None 5 yeas – 0 nays Ordinance carried</p>
<p>2024-6-48 Resolution</p>	<p>A Resolution authorizing the Village of Glenwillow to enter into a Right of Entry Agreement for the real property located at 7095 Richmond Road, Permanent Parcel No. 991-05-023; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Adier/Smith) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith Nays— None 5 yeas – 0 nays Motion passed</p> <p>Motion to approve (DiBacco/DeCarlo) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith Nays— None 5 yeas – 0 nays Resolution Carried</p>

<p>2024-6-49 Resolution</p>	<p>A Resolution authorizing the Village of Glenwillow to enter into a Right of Entry Agreement for the real property located at 7900 Cochran Road, Permanent Parcel No. 991-22-025; and declaring an emergency. (Mayor & Council)</p> <p>Motion to refer to Planning Commission (Banas/DiBacco) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith Nays— None 5 yeas – 0 nays Motion passed</p> <p>Motion to approve (Adie/Smith) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith Nays— None 5 yeas – 0 nays Resolution carried</p>
<p>2024-6-50 Resolution</p>	<p>A Resolution approving Change Order No. 3 to the contract with Grade Line, Inc. for the Tinker’s Creek Trail North Project; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Smith/Adie) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith Nays— None 5 yeas – 0 nays Motion passed</p> <p>Motion to approve (DeCarlo/Banas) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith Nays— None 5 yeas – 0 nays Resolution carried</p>

<p>2024-6-51 Resolution</p>	<p style="text-align: center;">A Resolution accepting the proposal of Equix Integrity, Inc. for the 2024 Austin Powder Drive Sewer Cleaning Project; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (DiBacco/DeCarlo) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith Nays— None 5 yeas – 0 nays Motion passed</p> <p>Motion to approve (Smith/Adie) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith Nays— None 5 yeas – 0 nays Resolution carried</p>
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COUNCIL COMMENTS:

Gurvis Smith commented; the first concert is being held this Sunday. He requested the Service Department check for any bee hives around the concession stand and gazebo and spray if necessary.

Don Banas reported he will be out of town and unable to attend the Council meeting on July 17th.

Don Banas scheduled an Infrastructure meeting for August 7th at 6:30 PM.

CITIZEN PARTICIPATION:

Resident Venkataraman Srinivasan, from 28974 N. Village Lane was in attendance and asked if Ordinance 2024-05-15 on the agenda was changing the zoning within the Village. Mark Marong clarified it is amending a chapter in the Planning and Zoning code and not changing zoning in the Village.

Resident Van Wayne Chaney from 7550 Pinecrest Lane was in attendance. He came just to observe the meeting.

Motion by Tony DeCarlo second by Jeff Adie to enter into Executive Session to discuss the Employment and Appointment of Public Employees.

Roll Call: Yeas—Adie, Banas, DiBacco, Smith Sylver

**5 yeas – 0 nays
Motion carried**

Council convened to Executive Session at 8:00 PM.

Council reconvened into Open Session at 8:27 PM.

There being no further business to come before Council, motion by Jeff Adie, seconded by Gurvis Smith to adjourn the meeting. Voting on the motion to adjourn was all yeas and no nays.

Mayor Cegelka adjourned the meeting at 8:28 p.m.



Mark A. Cegelka – Mayor & President of Council



Lori Kovach, Clerk of Council