



Village of  
**Glenwillow**

Honoring the Past - Welcoming the Future

Council Meeting – Council Chambers  
April 2, 2025 – 7:00 pm  
Mayor 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, Larry Sylver

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

Absent: Building Official Braden Thomas

**The minutes of the Regular Council Meeting of March 5, 2025 were voted on and approved.  
(Adie/Sylver)**

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

6 yeas – 0 nays  
Motion carried

**PAY ORDINANCE** Ordinance No. 2025-4-8

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

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

6 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 March.
- Attached is a report showing active permits, inspections, and transactions for March.
- Attached is a copy of a check for \$2,028.83 from the City of Cleveland for the Sanitary Sewer Fund for user sewer fees for February.
- Attached is a check in the amount of \$2,927.37 from Republic Services for February.

- Attached is the Police Department activity report for March.
- Attached is a report from the Police Department on warning tickets given out in March.
- Attached is a copy of the report supplied by Chief Curtin reporting streetlight outages to Solon FirstEnergy Service Center.
- Attached is a report from Engineer Mike Henry with updates for current projects.
 

Train Depot	Cochran Rd. Reconstruction Phase II
2025 Asphalt & Concrete Program	DNP Improvements
Richmond Rd. drainage improvements	Quiet Zone
Richmond Rd. trail & drainage improvement	Pettibone RR Crossing Replacement
Broadway Rd Resurfacing	
- Attached is a monthly report from the Service Department.
- Attached is a report showing the salt usage and miles for the month of March and a summary for the entire winter season to date.
- Attached is a report showing gas and diesel consumption for the Service Department and Police Department.
 

Service Department:	gas: 78.8 gallons	Police Department: gas: 685.6 gallons
	Diesel: 231.9 gallons	
- Attached is a memo from the Solid Waste District to Service Director Mike Henry regarding the disposal of commercial and truck tires. There are no programs to assist with disposal of those and gave a list of licensed tire haulers that these types of tires can be taken too.
- Attached is a report from Economic Development Director Jeremy Rowan with an update on the following:
  - Job Creation Grants
  - Annual CRA Reports
  - Business Outreach
- Attached are reports from Fire Chief Dave Tapp showing all activity for February and March.
- Attached is a memo for Dayglow located at 7005 Cochran Rd. They are consolidating their operations and relocating to Independence. They have 58 employees.
- Attached is an email received regarding SB 104 that limits the authority of local governments to regulate short-term rentals. A 3<sup>rd</sup> hearing on the matter took place on March 12<sup>th</sup>.
- Attached is notification regarding a construction project taking place in Oakwood. Broadway Ave. is being resurfaced. Traffic will be maintained Northbound from Richmond to Pettibone during the first stage and Southbound from Macedonia Rd to Pettibone during the second stage. Detour routes during the first stage will be to utilize Pettibone and Richmond to avoid construction.

- Attached is the monthly geese report of Avery Lake in February submitted by Grennfields Environmental.
- Attached is a report of the TIF collections since its inception.
- Mayor Cegelka will be on vacation April 23<sup>rd</sup> through May 4<sup>th</sup>.

#### **FINANCE DIRECTOR JOHN VERES:**

Finance Director John Veres commented; With the money used from the TIF dollars we will only be borrowing 6 mil. rather than 6.1 mil., reducing the amount borrowed for the new Service Center by \$500,000.

#### **LAW DIRECTOR MARK MARONG:**

Law Director Mark Marong commented on the following agenda items:

Item 2 is the issuance and sale of General Obligation Bond Anticipation Notes in anticipation of the issuance of bonds to retire Bond Anticipation Notes issued to pay down the construction costs of the Service Center.

Item 3 is the annual codifications done by American Legal.

Item 4 is changing the language to allow automatic updates of the Building Code.

Items 5 is the last Job Creation Grant that needs passed with CoreMark.

Item 6 is a preliminary agreement with Wheeling & Lake Erie Railroad for drainage improvements.

Items 7 & 8 are accepting the bids for the 2025 Concrete and Asphalt Programs.

#### **ENGINEER/SERVICE DIRECTOR MIKE HENRY:**

Mike Henry commented; the department is finishing projects in the public restrooms and the Police Garage. The public restrooms will be reopened this week.

The flowers the department will be planting and hanging throughout the Village will be delivered May 21<sup>st</sup>.

Republic Services delivered the mulch for the Free Mulch Program to be delivered to the residents. Mayor Cegelka commented; this will be last year for Republic Services to donate mulch. Moving forward the Village will fund the program.

Residents can begin requesting one of the Village trucks to be parked at their home to get rid of debris.

The Curbside Branch Chipping Program will begin on April 21<sup>st</sup> and run the third Monday of the month through October, and the Household Hazardous Waste Collection will be held April 26<sup>th</sup>. As part of the collection the village will take non-commercial tires without rims.

**CHIEF CURTIN:**

Chief Curtin submitted his reports into the Mayor's reports.

As the weather gets better, community policing will begin.

The retired 2019 Ford Explorer was sold on Gov Deals for \$7,000 to Pleasantville, a small Village near Columbus.

**ECONOMIC DEVELOPMENT DIRECTOR JEREMY ROWAN:**

Jeremy Rowan commented; the last of the Job Creation Retention Grants is on the agenda with Coremark. This is year 5 of 7. Their rebate is a little over \$44,000.

The last donations for the CRA fees are coming in.

There has been no information yet regarding the TIRC meeting for this year.

An offer was made on the Stratford Commons building by an operation out of New York and was accepted. It will be used for assisted living and memory care. They will have to submit an application to the Planning Commission for a Conditional Use Permit.

Bob's Furniture is moving forward with the necessary applications and permits.

Mayor Cegelka commented; There will be no Planning Commission or ARB meetings in April due to no submittals.

**PUBLIC COMMENTS ON AGENDA ITEMS ONLY:**

None

**OLD BUSINESS:**

None

**NEW BUSINESS:**

2025-4-9  Ordinance	<p><b>An Ordinance to provide for the issuance and sale of, not to exceed, \$6,100,000 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.</b> <b>(Mayor &amp; Council)</b></p> <p><b>Placed on First Reading</b></p>
2025-4-10  Ordinance	<p><b>An Ordinance approving the editing and inclusion of certain Ordinances as parts of the various component codes of the Codified Ordinances of the Village of Glenwillow, Ohio; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (DeCarlo/Banas)</b> Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None</p> <p>6 yeas – 0 nays Motion passed.</p> <p><b>Motion to approve (Sylver/Adie)</b> Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None</p> <p>6 yeas – 0 nays Ordinance carried</p>

<p>2025-4-11</p> <p>Ordinance</p>	<p><b>An Ordinance amending Section 1301.01 “ADOPTION” of Chapter 1301 “OHIO BUILDING CODE” of the Glenwillow Building Code; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Smith/Sylvester)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylvester  Nays— None  6 yeas – 0 nays  Motion passed</p> <p><b>Motion to approve (DiBacco/Banas)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylvester  Nays— None  6 yeas – 0 nays  Ordinance carried</p>
<p>2025-4-21</p> <p>Resolution</p>	<p><b>A Resolution approving the 2024 Job Creation Grant to Core-Mark Holding, Inc.; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Banas/DeCarlo)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylvester  Nays— None  6 yeas – 0 nays  Motion passed</p> <p><b>Motion to approve (Adie/Sylvester)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylvester  Nays— None  6 yeas – 0 nays  Resolution carried</p>

<p>2025-4-22</p> <p>Resolution</p>	<p><b>A Resolution approving the Preliminary Engineering Agreement with Wheeling and Lake Erie Railroad for the Richmond Road Drainage Improvement Project and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Smith/Adie)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None  6 yeas – 0 nays  Motion passed</p> <p><b>Motion to approve (DiBacco/Banas)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None  6 yeas – 0 nays  Resolution carried</p>
<p>2025-4-23</p> <p>Resolution</p>	<p><b>A Resolution accepting the bid of Barbicas Paving, LLC for the 2025 Asphalt Repair Program; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Banas/DeCarlo)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None  6 yeas – 0 nays  Motion passed</p> <p><b>Motion to approve (Adie/Sylver)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None  6 yeas – 0 nays  Resolution carried</p>

2025-4-24  Resolution	<p style="text-align: center;"><b>A Resolution accepting the bid of PMC Concrete, Inc. for the 2025 Concrete Repair Program; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule</b> (Sylver/Smith)  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None  6 yeas – 0 nays  Motion passed</p> <p><b>Motion to approve</b> (DiBacco/Banas)  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None  6 yeas – 0 nays  Resolution carried</p>
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#### **COUNCIL COMMENTS:**

Larry Sylver scheduled a Recreation Committee meeting for May 7, 2025 at 6:30PM.

Jeff Adie scheduled a Personnel Committee Meeting for May 7, 2025 at 5:45PM.

Larry Sylver asked for an update on the *Quiet Zone*. Mike Henry responded; a meeting was held with members and residents of the Oddfellows Camp. The members had questions about the garbage removal, and whether there was enough room to turn around and discussed only being able to turn right when leaving the camp.

Gurvis Smith questioned if the Village still had the Dead and Dangerous Tree Program in place. Mike Henry responded; the Village still has the program in place and has already identified 5 properties that will be part of the program this year. (Richmond Rd, Pettibone Rd & Pergl) Gurvis questioned if the Village includes trees in the conservation areas. Mike Henry responded; we will look at those in the conservation area and can drop dead trees but cannot remove them. Mayor Cegelka commented; Inspections are done once a year by a representative from the Land Conservancy and gives the Village their findings.

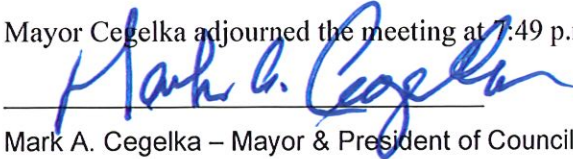
Don Banas commented; the pickleball nets have been reinstalled and the courts.

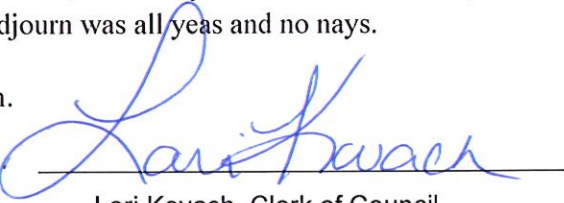
#### **PUBLIC COMMENTS:**

**None**

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 7:49 p.m.

  
Mark A. Cegelka – Mayor & President of Council

  
Lori Kovach, Clerk of Council