



Village of  
**Glenwillow**

Honoring the Past - Welcoming the Future

Council Meeting – Council Chambers  
August 6, 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, Lieutenant Steve Harvey, Service Director/Engineer Mike Henry, Finance Director John Veres, Building Official Braden Thomas, Economic Development Director Jeremy Rowan, Clerk of Council Lori Kovach

Absent: Chief Greg Curtin

**Mayor Cegelka called for a moment of silence for the Lorain fallen Police Officer, Phillip Wagner.**

#### **AWARD OF SCHOLARSHIPS TO GRADUATING SENIORS:**

There were 8 graduating seniors who were eligible for scholarships for the Glenwillow Scholarship Program that the Village offers. A total of \$8,000.00 was given out this year. 6 of the students were in attendance this evening; Calvin Burney, Isabella Liu, Olivia Liu, Aiza Shahbaz, Christian Poppell, Helen Qui. Not in attendance Were Sneha Nayak and Delaney Nowak.

#### **Swearing-in of Part-Time Patrol Officer Timothy Wright**

Mayor Mark Cegelka swore in Timothy Wright as a part-time Police Officer. Officer Wright worked for the Cleveland Police Department and then transferred to the Cleveland Clinic Police Department. He currently works full-time for the Parma City School District in transportation, and part-time with the East Canton Police Department. Officer Wright will make a terrific addition to the department.

Council took a short break for refreshments and pictures.

Council resumed the regular Council Meeting at 7:30 p.m.

**The minutes of the Regular Council Meeting of July 2, 2025 were voted on and approved.  
(DiBacco/DeCarlo)**

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

6 yeas – 0 nays  
Motion carried

**Public Hearing: Ordinance Nos. 2025-06-16 and 2025-06-17 concerning Short-Term Rentals**

A Public Hearing took place to hear comments on amending Section 1109.02 “Definitions” under Title One of the Planning and Zoning Code to define the term “Short-Term Rental Property” and the Residential Districts Permitted Use Table in Section 1135.02 under Title Three of the Planning and Zoning Code to update the Permitted Residential Uses of the Planning and Zoning Code.

The Public Hearing opened at 7:33PM. There being no comments, the Public Hearing closed at 7:34PM.

**PAY ORDINANCE** Ordinance No. 2025-8-22

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

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 July.
- Attached is a report showing active permits and transactions for July.
- Attached is a copy of a check for \$1,809.85 from the City of Cleveland for the Sanitary Sewer Fund for user sewer fees for May.
- Attached is a check in the amount of \$3,275.88 from Republic Services for June.
- Attached is the reimbursement check from NEORSD for \$6000 for soil and water conservation.
- Attached is the Police Department activity report for July.
- Attached is a report from the Police Department on warning tickets given out in July.
- Attached is a resignation letter from Officer Torres effective 7/27. He was named acting Lieutenant in his full-time position.
- 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 project updates.
- Attached is a monthly report from the Service Department.

- Attached is a resignation from Matt DiDomenico in the Service Department.
- Attached is a report showing gas and diesel consumption for the Service Department and Police Department.  
Service Department: Gas: 151 gallons Police Department gas: 666.8 gallons  
Diesel: 288 gallons
- Attached is a report from Economic Development Director Jeremy Rowan with an update on the following:  
Recreation/Scholarship Donations  
CRA Assignment & Assumption  
TIRC Meeting
- Attached is the Monthly report submitted by Fire Chief Dave Tapp for the month of June.
- Attached is a report from Greenfields Environmental showing geese observed at Avery Lake in July.
- Attached is the 2024 Recycling Report from the Cuyahoga County Solid Waste District.

**FINANCE DIRECTOR JOHN VERES:**

Finance Director John Veres commented; the annual TIRC meeting took place today and all CRAs and TIFs were renewed.

LeeAnne Meda has retired after 13 years of service to the Village. We have found a replacement for her. Nikki Guido has been hired part-time to fill the position.

**LAW DIRECTOR MARK MARONG:**

Law Director Mark Marong commented on the following agenda items:

Items 2 & 3 are language changes in Senate Bill 104 that allows communities to regulate or prohibit short term rentals. These were referred to Planning Commission for review. There was a Public Hearing held earlier. Council can pass the items this evening, if they choose.

Item 8 is a proposal from TAC Computer to upgrade to two new servers for the Village. The Police Department will have their own and the rest of the Village will be on one.

Item 9 is authorization to participate in the OPIOD settlement with Purdue Pharma and the Sackler Family.

Item 10 is authorization to enter into a second Assignment & Assumption of the CRA with Victory LL, LLC and 43500 Victory Limited, LLC.

The rest of the items on the agenda are Engineering items.

A motion will need to be made to enter Executive Session to consider pending litigation and to consider the employment and appointment of a public employee.

**ENGINEER/SERVICE DIRECTOR MIKE HENRY:**

Mike Henry commented; his reports were submitted into the Mayor's report and the following items on the agenda are Engineering items:

On the agenda is the authorization to apply for OPWC funds for sewer maintenance on Pettibone Rd. from Bond Street to Richmond Rd Cochran Rd. to Diamond Parkway in 2026.

**BUILDING OFFICIAL BRADEN THOMAS:**

Building Official Braden Thomas reported; Bob's Furniture has begun their modifications and plan to be operational the beginning of 2026.

There is a meeting scheduled with the new owners of the Stratford Commons building next week. The building will be used for assisted living and memory care.

There has been an application submitted for an accessory building at 27255 Pergl Rd. for the August 20<sup>th</sup> PC and ARB meetings.

**ECONOMIC DEVELOPMENT DIRECTOR JEREMY ROWAN:**

Economic Development Director Jeremy Rowan reported; the Village invoiced and received payment for all the recreation and scholarship donations associated with economic development incentives. The Village collected \$20,500 in recreation donations and \$15,000 for scholarships from eleven companies.

On the agenda tonight is authorization for the Mayor to enter into a Second Assignment and Assumption of the CRA Agreement with Victory LL, LLC and 43500 Victory Limited, LLC regarding the Victory Commerce Center located at 43500 Victory Parkway. This is necessary to facilitate the sale of 43500 Victory Parkway from Victory LL, LLC to 43500 Victory Limited, LLC. The new owners, 43500 Victory Limited, LLC, will assume all responsibility for maintaining the minimum employment level and gross payroll outlined in the original CRA agreement.

**PUBLIC COMMENTS ON AGENDA ITEMS ONLY:**

None

**OLD BUSINESS:**

<p>2025-6-16 Ordinance</p>	<p><b>An Ordinance amending Section 1109.02 “Definitions” under Title One of the Planning and Zoning Code to define the term “Short-Term Rental Property;” and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to approve (Smith/Sylver)</b> Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None</p> <p>6 yeas – 0 nays Ordinance carried</p>
<p>2025-6-17 Ordinance</p>	<p><b>An Ordinance amending the Residential Districts Permitted Use Table in Section 1135.02 under Title Three of the Planning and Zoning Code to update the Permitted Residential Uses; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to approve (DiBacco/Banas)</b> Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None</p> <p>6 yeas – 0 nays Ordinance carried</p>

**NEW BUSINESS:**

<p>2025-8-40 Resolution</p>	<p><b>A Resolution declaring the official intent and reasonable expectation of the Village of Glenwillow on behalf of the State of Ohio (the borrower) to reimburse its Streets 4905 Fund for the CT02AB/CR03AB, Cochran Road Phase II Reconstruction Project with the proceeds of tax-exempt debt of the State of Ohio; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Sylver/Smith)</b> Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None 6 yeas – 0 nays Motion passed</p> <p><b>Motion to approve (DeBacco/DeCarlo)</b> Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None 6 yeas – 0 nays Resolution carried</p>
<p>2025-8-41 Resolution</p>	<p><b>A Resolution declaring the official intent and reasonable expectation of the Village of Glenwillow on behalf of the State of Ohio (the borrower) to reimburse its Streets 4905 Fund for the CT06AB/CR07AB, Richmond Road Reconstruction Project with the proceeds of tax exempt debt of the State of 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 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>

<p>2025-8-42 Resolution</p>	<p><b>A Resolution authorizing the Mayor to apply to the Ohio Public Works Commission (OPWC) for a grant for the funding of the Pettibone Road Connector Section Project from Cochran Road to Diamond Parkway; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Adie/Smith)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None  6 yeas – 0 nays  Motion passed</p> <p><b>Motion to approve (DeCarlo/Banas)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None  6 yeas – 0 nays  Resolution carried</p>
<p>2025-8-43 Resolution</p>	<p><b>A Resolution authorizing the Mayor to apply to the Ohio Public Works Commission (“OPWC”) for a grant for the funding of the Pettibone Connector Section Project from Bond Street to Richmond Road; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (DeCarlo/DiBacco)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None  6 yeas – 0 nays  Motion passed</p> <p><b>Motion to approve (Sylver/Smith)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None  6 yeas – 0 nays  Resolution carried</p>

<p>2025-8-44 Resolution</p>	<p><b>A Resolution accepting the proposal of TAC Computer, Inc. for an HPE ML350 Gen11 Server Tower, installation, and other related equipment for the Glenwillow Finance Department; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Sylver/Smith)</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/DeCarlo)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None  6 yeas – 0 nays  Resolution carried</p>
<p>2025-8-45 Resolution</p>	<p><b>A Resolution authorizing the Mayor to enter into a Participation Agreement in order to receive funds from Purdue Pharma and the Sackler family; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (DiBacco/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 (Smith/Adie)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None  6 yeas – 0 nays  Resolution carried</p>

<p>2025-8-46 Resolution</p>	<p><b>A Resolution authorizing the Mayor to enter into a Second Assignment and Assumption of the Community Reinvestment Area Agreement with Victory LL, LLC and 43500 Victory Limited, LLC regarding the Victory Commerce Center Located at 43500 Victory Parkway; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Smith/Sylver)</b>  Roll Call: Yeas—Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None  Abstain-Adie</p> <p style="text-align: right;">5 yeas – 0 nays  Motion passed</p> <p><b>Motion to approve (Banas/DiBacco)</b>  Roll Call: Yeas— Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None  Abstain-Adie</p> <p style="text-align: right;">5 yeas – 0 nays  Resolution carried</p>
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**PUBLIC COMMENTS:**

Residents Jeff and Jodi Bernhard who reside at 28697 N. Village Lane were in attendance. They stated their concerns about crossing Austin Powder. The bricks and paint that were placed at the crossings are not slowing vehicles down and questioned if “Crosswalk” signs can be installed. Mike Henry stated; an electronic sign showing the speed vehicles are going has been placed on one of the poles on Austin Powder and should slow traffic down. He will look at the idea of placing crosswalk signs.

**Motion by Jeff Adie second by Larry Sylver to convene into Executive Session to consider pending litigation.**

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

6 yeas – 0 nays

Council entered Executive Session at 8:07PM  
Council reconvened at 8:49PM

**COUNCIL COMMENTS:**

Larry Sylver scheduled a Recreation Committee meeting on September 3, 2025 at 6:30PM.

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 8:50 p.m.

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Mark A. Cegelka – Mayor & President of Council

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Lori Kovach, Clerk of Council