



Council Meeting – Council Chambers
December 3, 2025 – 7:00 pm
Mayor Mark A. Cegelka presiding

Mayor 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, Service Director/Engineer Mike Henry, Finance Director John Veres, Chief Greg Curtin, Building Official Braden Thomas, Economic Development Director Jeremy Rowan, Clerk of Council Lori Kovach

Absent: Larry Sylver

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

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

5 yeas – 0 nays
Motion carried

PAY ORDINANCE Ordinance No. 2025-12-35

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

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 November.
- Attached is a report showing active permits and transactions for November.
- Attached is a copy of a check for \$2,796.82 from the City of Cleveland for the Sanitary Sewer Fund for user sewer fees for October.
- Attached are copies of checks in the amount of \$3,445.77 from Republic Services.

- Attached is a check from Charter Communications for franchise fees for July, August & September in the amount of \$1,763.81.
- Attached is the Police Department activity report for November.
- Attached is a report from the Police Department on warning tickets given out in November.
- Attached is a copy of the report supplied by Chief Curtin reporting streetlight outages to Solon FirstEnergy Service Center.
- Attached is a memo for Sergeant Russo announcing her retirement. Her last day of work will be February 17, 2026. She will then use vacation and holiday time. Her retirement date will be March 31, 2026.
- Attached is a report from Engineer Mike Henry with updates for current projects.
- Attached is a monthly report from the Service Department.
- Attached is a salt usage report for the month of November.
- Attached is a report showing gas and diesel consumption for the Service Department and Police Department.

Service Department: Gas: 105.3 gallons
 Police Department Gas: 658.8 Diesel: 387.9 gallons

- Attached is a report from Economic Development Director Jeremy Rowan with an update on the following:
 - RCRA Assignment and Assumption
 - Business Update
 - Electronic Newsletter
- Attached is the monthly report from Fire Chief Dave Tapp for November.
- Attached is a report from Greenfields Environmental for inspections of geese management at Avery Lake for October & November.
- Attached is a notification that Enbridge is filing for an increase in natural gas distribution rates. The PUCO must analyze and approve the new schedule filed by Enbridge before any changes take effect. This will not be completed until the second quarter of 2026.
- Attached are copies of memos from Mayor Cegelka appointing Neil DeCarlo and Scott McColl to the Planning Commission.
- Attached is a congratulatory letter to Mayor Cegelka from Grace Gallucci, Executive Director of NOACA for the Mayor's re-election.
- The Mayor will be on vacation December 13th through December 18th.
- There will be an increase in the employee contribution to the health care. \$45 for single plan, \$55 for employee & Spouse and employee & children and \$60 for the family plan.
- The Holiday Bag Giveaway to the residents is this Saturday and Sunday 11AM to 1PM at the Service Garage.
- Everyone has a copy of a calendar that was done by a grant received from the Solid Waste District.
- The Mayor thanked everyone for their participation and service at the Christmas Lighting Ceremony. It was a huge success.

FINANCE DIRECTOR JOHN VERES:

Finance Director John Veres commented: the final amendment to the appropriations is on the Agenda due to the increase in revenue for the Metroparks grant received.

LAW DIRECTOR MARK MARONG:

Law Director Mark Marong commented; the lighting ceremony was fabulous and everyone did a terrific job.

The item under Old Business, amending Codified Ordinances Chapter 373 titled Bicycles and Motorcycles of the Traffic Code to regulate use of electric transportation devices on all-purpose trails, will be tabled and stay on the agenda. This will be discussed at a Safety Meeting in February.

Items on the agenda this evening are;

A change to the tax code. This is tandem with the Engineer for assistance in his grant applications, keeping activity in our Street Construction Maintenance and Repair Fund to a minimum, the Village has a better chance of keeping grant applications. 8% of the Municipal Income Tax will now be kept in the General Fund.

There is an amendment to the Noise Ordinance to make it more in line with applicable decibel levels. This gives the Building Official notification of what is happening and the ability for him to authorize certain activities.

There are two Engineering items; a County Maintenance Serwer Agreement and the annual MOU with the Tinkers Creek Watershed Partners.

There is an Economic Development item for an Assignment and Assumption for a business leaving and one moving in and assuming the CRA.

There was a Committee Meeting of the Whole before the Council Meeting this evening to discuss Vice Mayor, TIRC members and the Council Member of Planning Commission starting in 2026. These appointments will be on the agenda in January.

ENGINEER/SERVICE DIRECTOR MIKE HENRY:

Mike Henry commented; during the snow event on Thursday, the Police Department did a great job calling out the Service Department as the roads got bad. The Service Department did a great job clearing and keeping the roads cleared.

The Tree Lighting Ceremony went well and was successful. Mike thanked everyone for all their help.

POLICE CHIEF GREG CURTIN:

Police Chief Curtin commented; Officer Mike Busienki is taking a 90 day pause due to OPERS and will be returning to work after the 90 days.

Mike Winans was injured at training for SWAT. He will be on light duty until he is released back to full duty.

BUILDING OFFICIAL BRADEN THOMAS:

Building Official Braden Thomas reported; there have been no submittals for Planning Commission or ARB for December.

HB Chemical requested a Conditional Use Permit for warehousing and submitted plans for a separation of Interdesign.

Bob's Furniture is still pushing for end of December to be up and running. Signage will be the last item on their list to complete.

ECONOMIC DEVELOPMENT DIRECTOR JEREMY ROWAN:

Economic Development Director Jeremy Rowan commented; The property at 30320 Emerald Valley is being purchased by a third-party ownership group with the new company leasing its space in the building. HB Chemical is subleasing space to Interdesign.

The E-News will be sent out to the businesses at the end of the month.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY:

None

OLD BUSINESS:

2025-11-33 Ordinance	<p>An Ordinance amending Glenwillow Codified Ordinances Chapter 373 titled Bicycles and Motorcycles of the Traffic Code to regulate use of electric transportation devices on all-purpose trails and declaring an emergency. (Mayor & Council)</p> <p>Item is tabled until it is considered in Safety Committee.</p>
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NEW BUSINESS:

2025-12-36 Ordinance	<p>An Ordinance amending Glenwillow Codified Ordinances Section 183.01 “Authority to Levy Tax; Purpose of Tax” of Chapter 183 “Income Tax” of the Glenwillow Administrative 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</p> <p style="text-align: right;">5 yeas – 0 nays Motion passed</p> <p>Motion to approve (DiBacco/DeCarlo) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith Nays—None</p> <p style="text-align: right;">5 yeas – 0 nays Ordinance carried</p>
2025-12-37 Ordinance	<p>An Ordinance amending Glenwillow Codified Ordinances Section 509.11, “Noise Emanating from Non-Residential Zoning Districts” of Chapter 509 “Disorderly Conduct and Peace Disturbance” of the Glenwillow General Offenses Code; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (DeCarlo/Banas) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith Nays—None</p> <p style="text-align: right;">5 yeas – 0 nays Motion passed</p> <p>Motion to approve (Smith/Adie) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith Nays—None</p> <p style="text-align: right;">5 yeas – 0 nays Ordinance carried</p>

<p>2025-12-38 Ordinance</p>	<p>An Ordinance amending Ordinance no. 2025-01-02 and appropriating funds to provide for the expenditures of the Village of Glenwillow, Ohio for the fiscal year beginning January 1, 2025, and ending December 31, 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 (Banas/DiBacco) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith Nays—None 5 yeas – 0 nays Ordinance carried</p>
<p>2025-12-71 Resolution</p>	<p>A Resolution authorizing the Mayor to enter into a Direct Bill Agreement for Sanitary Sewer Maintenance with the County of Cuyahoga, Ohio; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Banas/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>

<p>2025-12-72 Resolution</p>	<p>A Resolution authorizing the Mayor to enter into a Memorandum of Understanding between the Tinker's Creek Watershed Partners, Inc. and the Village of Glenwillow for the Village's stormwater permitting in 2026; 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 Resolution carried</p>
<p>2025-12-73 Resolution</p>	<p>A Resolution authorizing the Mayor to enter into an Assignment and Assumption of the Community Reinvestment Area Agreement with RSD-30320 Emerald Valley LLC, Isn't it Ionic (OH) LLC; and Ravago Chemical Distribution, Inc., DBA HB Chemical regarding the property located at 30320 Emerald Valley Parkway; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Banas/DiBacco) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith Nays—None 5 yeas – 0 nays Motion passed</p> <p>Motion to approve (Smith/Sylver) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith Nays—None 5 yeas – 0 nays Resolution carried</p>

PUBLIC COMMENTS:

Robert Goe from the Cuyahoga County Board of Developmental Disabilities was in attendance. Robert explained the services they offer from housing, behavioral, health and employment for those in need. There was an increase in services last year and is a resource for the Village is there is ever a need.

COUNCIL COMMENTS:

Mayor Cegelka commented; he thanked Jeff Adie for his last 20 years of service on Council and his service on the Planning Commission and the TIRC. This is Jeff's last meeting as a Council member. Mayor Cegelka presented him with a plaque. Jeff introduced his wife, son and brother and thanked the Mayor and Council and Staff for the pleasure of working with everyone for 20 years. Refreshments are being served after the meeting in honor of Jeff.

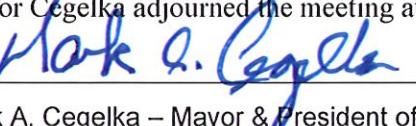
John Veres scheduled a Finance Meeting for December 17th at 5:30 PM.

The January Council meeting has been scheduled for Friday January 2nd at 5:00PM to swear in Mayor and Council.

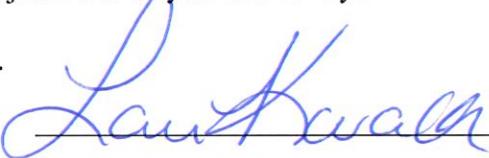
Barb DiBacco scheduled a Safety Committee meeting for February 4th at 6:30 PM.

There being no further business coming 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 7:47p.m.



Mark A. Cegelka – Mayor & President of Council



Lori Kovach, Clerk of Council