



Village of  
**Glenwillow**

Honoring the Past - Welcoming the Future

Council Meeting – Council Chambers  
July 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, Chief Greg Curtin, Service Director/Engineer Mike Henry, Finance Director John Veres, Economic Development Director Jeremy Rowan, Clerk of Council Lori Kovach

Absent: Building Official Braden Thomas

**The minutes of the Regular Council Meeting of June 4, 2025 were voted on and approved. (Sylver/Smith)**

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

6 yeas – 0 nays  
Motion carried

**PAY ORDINANCE** Ordinance No. 2025-7-18

**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 June.
- Attached is a report showing active permits and transactions for June.
- Attached is a copy of a check for \$2,053 from the City of Cleveland for the Sanitary Sewer Fund for user sewer fees for May.
- Attached is a check in the amount of \$3,542 from Republic Services for April.
- Attached is the Police Department activity report for June.

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- Attached is a report from the Police Department on warning tickets given out in June.
- 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 report showing gas and diesel consumption for the Service Department and Police Department.  
     Service Department gas: 194.6 gallons  
     Police Department: gas: 662.4 gallons  
     Diesel: 391.5 gallons
- Attached is a report from Economic Development Director Jeremy Rowan with an update on the following:  
     TIRC Meeting  
     Economic Development Newsletter  
     Update on InterDesign  
     Economic Impact of the Amazon facility
- 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 April through June.
- Attached is a report showing the rates of taxation by municipalities due in 2025. Glenwillow's residential rate is 1.91%. Property taxes are calculated by multiplying the market value by 1.91%.

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

Finance Director John Veres commented; The Tax Budget for 2026 is on the agenda for passage this evening. This sets the Village's millage for next year. The millage of 3.3 has not changed.

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

Law Director Mark Marong commented on the following agenda items:

Items 2 & 3 will be placed on second reading. There was language changed in Senate Bill 104 that allows communities to regulate or prohibit short term rentals. These were referred to Planning Commission for review and will come back to Council in August.

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

A motion will need to be made to enter into Executive Session to consider confidential business information of an applicant for economic development assistance 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 CDBG funds to replace the gazebo at Avery Lake and OPWC funds for sewer maintenance.

There is a donation agreement with Brooklyn Heights for them to take the playground at the DNP park and accepting the bid of Irvin's Inc to do the work of the improvements of the new playground.

The acceptance of the proposal for street striping from American Roadway Logistics in on for passage.

There is a change order with Barbicas Paving for the Asphalt Program. This is a deduct.

Authorization is needed to advertise for bids for the Pettibone Rd. Storm Sewer Project Phase I.

The Richmond Road project with the Cleveland Metroparks project has begun.

**CHIEF CURTIN:**

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

The new vehicle is completed and in service. The vehicle will be used by the supervisors. The vehicle it is replacing will be placed for sale on GovDeals.

The Chief thanked the Service Department for getting the back door of the PD replaced. For security reasons, the new door does not have a window.

**ECONOMIC DEVELOPMENT DIRECTOR JEREMY ROWAN:**

Economic Development Director Jeremy Rowan reported; the TIRC reports are due by July 7<sup>th</sup>. Jeremy and John are working on submitting all requested documentation. Once all reports are submitted, the County will schedule the TIRC meeting.

The E-News will be sent to all businesses tomorrow.

InterDesign has consolidated from multiple locations to its building on Emerald Valley Parkway. The company recently listed its building for sale or lease with a local commercial real estate firm. In discussions with the real estate agent and a company representative, InterDesign would like to remain in a portion of the building but is open to all options. If the company relocates from the Village there will be implications for the CRA that is active on a portion of the building.

Eight transportation companies are operating in Glenwillow Amazon facility and withholding employee payroll tax to the Village. Through the first two quarters of 2025, the Village has collected \$463,000 in

payroll withholdings from all the companies operating out of the Victory Parkway facility, including Amazon.

The new owners of the Stratford Commons building are in the process of closing the deal. They will be opening an assisted living facility with memory care.

Mayor Cegelka commented; there is a Planning Commission Meeting scheduled for July 16, 2025 at 5:30PM. The agenda contains discussion on amending short-term rentals in the Village. The Architectural Review Board meeting has been canceled due to lack of agenda.

**PUBLIC COMMENTS ON AGENDA ITEMS ONLY:**

None

**OLD BUSINESS:**

2025-6-16  Ordinance	<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>PLACED ON SECOND READING</b></p>
2025-6-17  Ordinance	<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>PLACED ON SECOND READING</b></p>

**NEW BUSINESS:**

<p>2025-7-19</p> <p>Ordinance</p>	<p><b>An Ordinance adopting the year 2026 Tax Budget for the Village of Glenwillow, Ohio as submitted by the Director of Finance and authorizing the submission of the Alternative Tax Budget information to the Auditor of Cuyahoga County, State of Ohio; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Adie/Sylver)</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/Smith)</b> Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None 6 yeas – 0 nays Ordinance carried</p>
<p>2025-7-20</p> <p>Ordinance</p>	<p><b>An Ordinance authorizing the Mayor to apply for certain Community Development Block Grant Funds (“CDBG”) from the Cuyahoga County Department of Development for Project Year 2026and 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 (DiBacco/Banas)</b> Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None 6 yeas – 0 nays Ordinance carried</p>

<p>2025-7-21</p> <p>Ordinance</p>	<p><b>An Ordinance authorizing a Donation Agreement with the Village of Brooklyn Heights for a Municipal Playground Set no longer needed for a public purpose; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Sylver/Adie)</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 (DiBacco/DeCarlo)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None</p> <p>6 yeas – 0 nays  Ordinance carried</p>
<p>2025-7-35</p> <p>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 Reconstruction Project from Bond Street to Richmond Road; and declaring an emergency. (Mayor &amp; Council)</b></p> <p><b>Motion to suspend 3 reading rule (Banas/DiBacco)</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  Resolution carried</p>

<p>2025-7-36 Resolution</p>	<p><b>A Resolution accepting the bid of Irvin's Inc. for the Donald Norman Payne Playground Replacement Improvements Project; 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>2025-7-37 Resolution</p>	<p><b>A Resolution accepting the proposal of American Roadway Logistics for the 2025 Glenwillow Pavement Marking Program; 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 (Adie/Sylver)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None  6 yeas – 0 nays  Resolution carried</p>

<p>2025-7-38</p> <p>Resolution</p>	<p><b>A Resolution approving Final Change Order No. 1 to the contract with 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 (Smith/Adie)</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 (DeCarlo/DiBacco)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None</p> <p>6 yeas – 0 nays  Resolution carried</p>
<p>2025-7-39</p> <p>Resolution</p>	<p><b>A Resolution authorizing the Director of Finance to advertise for bids for the Pettibone Road Storm Sewer Project Phase 1; 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 (Adie/Sylver)</b>  Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver  Nays— None</p> <p>6 yeas – 0 nays  Resolution carried</p>

**PUBLIC COMMENTS:**

Gerry MacDougall from 7560 Pinecrest Ln. commented on a great job the Service Department does keeping the Village looking good.



Scott Devine from 27700 Tinkers Valley Drive was in attendance.

Joe Biaglow from 7315 Austin Powder Drive was in attendance and commented; the Village looks great this summer. He has attended a graduation party at the DNP Park and several people commented how nice the Village looks.

Joe and his daughter have a plot at the Community Garden. He commented; some of those using the garden area need to maintain their areas better.

He questioned if the HOA at the Glenwillow Place Subdivision is active. He has noticed some maintenance that needs done within the subdivision. Mayor Cegelka commented; there are three trustees on the Board. He can contact them with any suggestions.

**Motion by Don Banas second by Tony DeCarlo to convene into Executive Session to consider confidential business information of an applicant for economic development assistance and to consider the employment and appointment of a public employee.**

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

Nays— None

6 yeas – 0 nays

Council entered Executive Session at 7:35PM

Council reconvened at 8:05PM

#### **COUNCIL COMMENTS:**

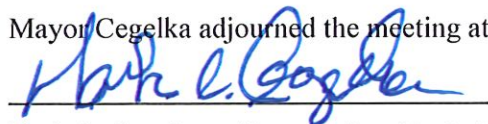
Larry Sylver scheduled a Recreation Committee meeting August 6, 2025 at 6:30PM.

#### **PUBLIC COMMENTS:**

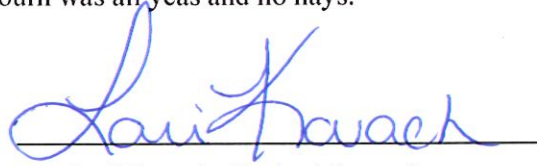
**None**

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 8:05 p.m.



Mark A. Cegelka – Mayor & President of Council



Lori Kovach, Clerk of Council