



Honoring the Past - Welcoming the Future

Council Meeting – Council Chambers

June 4, 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, Building Official Braden
Thomas, Clerk of Council Lori Kovach

Absent: Economic Development Director Jeremy Rowan

PUBLIC HEARING TO DISCUSS CDSG & CDBG GRANT APPLICATIONS:

A Public Hearing to discuss potential projects within the Village of Glenwillow that would be applicable for funding through the Cuyahoga County 2026 Supplemental Grant Programs opened at 7:05 PM.

Engineer Mike Henry recapped the program. The County gives funding to communities who apply for funding for projects that are for the betterment of the community and meet certain requirements. The Community Development Supplemental Grant (CDSG) is a competitive grant of up to Fifty Thousand Dollars (\$50,000) allocated from a portion of the County's casino tax revenue. The Community Development Block Grant (CDBG) is a grant of up to One Hundred Fifty Thousand Dollars (\$150,000). The Village has been successful, in the past, securing these grants. The money has been used for various projects such as; trails, playgrounds, the Veteran's Memorial, and train depot. The potential project for this coming year discussed was replacing the gazebo at Avery Lake, making more of an amphitheater and ADA accessible. (sign in sheet of attendees attached)

The Public Hearing closed at 7:10 PM.

The minutes of the Regular Council Meeting of May 7, 2025 were voted on and approved.
(Sylver/Adie)

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

5 yeas – 0 nays
Motion carried

The minutes of the Regular Council Meeting of May 21, 2025 were voted on and approved.
(Sylver/Adie)

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

5 yeas – 0 nays
Motion carried

PAY ORDINANCE Ordinance No. 2025-6-24

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 May.
- Attached is a report showing active permits, inspections, and transactions for May.
- Attached is a copy of a check for \$1,947.65 from the City of Cleveland for the Sanitary Sewer Fund for user sewer fees for April.
- Attached is a check in the amount of \$3,406.28 from Republic Services for April.
- Attached is a copy of a check in the amount of \$3,015.00 from the attorney General for the Body Armor Grant Program.
- Attached is a copy of a check in the amount of \$2,178.10 from Oakwood Village for the Richmond Broadway Project in OPWC funds.
- Attached is a copy of a check from Chater Communications in the amount of \$1,938.99 for franchise fees for January, February, and March.
- Attached is the Police Department activity report for May.
- Attached is a report from the Police Department on warning tickets given out in May.
- 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.
- 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: 161.8 gallons Police Department: gas: 658.2 gallons
Diesel: 151.4 gallons
- Attached is a report from Economic Development Director Jeremy Rowan with an update on the following:

Eagle Electronics-In partnership with CO-AX

New business update-Toyota Material Handling located at 27200 Tinkers Court. The new Stratford Commons property owner received approval from the Planning Commission to establish operations as an assisted living and memory care facility. And Bob's Furniture is planning its renovations later this year and opening early 2026.

E-News will go out to businesses at the end of June.

- Attached is the Monthly report submitted by Fire Chief Dave Tapp for the months of April and May.
- Attached is a report from RITA on the cost of our Income Tax Collections for 2024. The retainer paid to RITA for collecting was \$166,262. The total cost of their services was \$41,266. RITA refunded us \$124,996. Our total collections for 2024 were \$5,888,978.
- Attached is a thank you letter from the Mayor of Pleasantville for the opportunity to purchase our 2019 Ford Police Interceptor. They are a small Village with a limited budget and funds. Their Council passed a Resolution in our honor. They purchased the 2109 vehicle for \$7,000 with all of the upfitting left on it.
- Attached is a copy of the Solid Waste Management plan update. There is a Resolution on the agenda this evening to adopt the plan.
- Attached is information on the Do Not Knock Program. Residents can sign up through NOPEC online or by filling out a postcard we have on hand here at Village Hall. NOPEC will send you a widow cling to let solicitors know you are on a Do Not Knock list. NOPEC will also forward a list of all who registered that will be handed out to solicitors when they come in for a permit.
- Attached is an email from Amy Mohr, Twinsburg Engineer. She received an email from one of their residents regarding train activity in the early hours of the morning and asked about our thoughts on a quiet zone.

FINANCE DIRECTOR JOHN VERES:

Finance Director John Veres commented; The Tax Budget for 2026 will be on next month's agenda and there has been no date announced for the TIRC meeting yet.

LAW DIRECTOR MARK MARONG:

Law Director Mark Marong commented on the following agenda items:

Item 2 is an updated employee compensation schedule.

Items 3 & 4 will be placed on First Reading. There was language changed in Senate Bill 104 that allows communities to regulate or prohibit short term rentals. These will be referred to Planning Commission for the July meeting and come back to Council in August. After discussion with the Building Official, the *Residential Districts Permitted Use Table* in section 1135.02 was amended to show short term rental properties as not a permitted use. The updated definition came right from the Bill to match the State's language. The way the Bill reads is this must be done 90 days before it becomes effective. It has not passed yet and will then become effective after 90 days. Mayor Cegelka commented; the HOAs are able to change their bylaws to how they deem fit. Building Official Braden Thomas commented; once

legislation is passed, the updated Ordinance will be sent out to the different rental sites such as VRBO & Airbnb and any others to remove properties that do not comply.

Items 5 is authorization to submit an application for the Healthy Urban Tree Canopy Grant.

Items 6 & 7 are renewal contracts with Greenfields Environmental for pond and geese management.

Item 8 is authorization to purchase a vehicle for the Police Department from Public Hall Safety.

Item 9 is the ratification of the Solid Waste plan.

ENGINEER/SERVICE DIRECTOR MIKE HENRY:

Mike Henry commented; his reports were submitted into the Mayor's report.

He would like to have an Infrastructure meeting on July 2nd at 5:54PM and a Service Committee meeting directly after.

The Richmond, Broadway, Shepard intersection project will begin in the Middle of June. Oakwood should be done with their project on Broadway by the time this begins.

There is a pre-construction meeting for the Richmond Road project with the Cleveland Metroparks scheduled for June 10th. The project is due to begin at the end of the month.

The work on Cohran Road has been going well. They are almost complete with the first side and will be flipping to the other side of the road.

CHIEF CURTIN:

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

He thanked Council for the consideration to pass the purchase of the new vehicle this evening. This is a terrific opportunity to purchase a fully upfitted vehicle from Hall Public Safety. It is a 2023 with 27, 000 miles and the cost is \$57,500. The vehicle will be used by the supervisors only. The only thing would be needed is to install the MDT and put our decals on the car. We will be getting rid of vehicle 3611, a 2021 that has 100,000 miles on it.

Currently Chief Curtin is the President of VEG and Mayor Cegelka is the President of VERCOC. The Cities of Twinsburg and North Randall will be joining VEG to make 19 communities in all.

BUILDING OFFICIAL BRADEN THOMAS:

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:

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| 2025-6-15 Ordinance | <p>An Ordinance amending Ordinance No. 2024-07-20 as it relates to the compensation schedule for Village of Glenwillow employees; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (DeCarlo/Banas) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None 6 yeas – 0 nays Motion passed.</p> <p>Motion to approve (Sylver/Adie) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None 6 yeas – 0 nays Ordinance carried</p> |
| 2025-6-16 Ordinance | <p>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 & Council)</p> <p>PLACED ON FIRST READING</p> <p>Motion to refer to Planning Commission (Adie/Sylver) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None 6 yeas – 0 nays Ordinance carried</p> |

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| <p>2025-6-17</p> <p>Ordinance</p> | <p>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 & Council)</p> <p>PLACED ON FIRST READING</p> <p>Motion to refer to Planning Commission (DeCarlo/DiBacco) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None</p> <p>6 yeas – 0 nays Ordinance carried</p> |
| <p>2025-6-30</p> <p>Resolution</p> | <p>A Resolution authorizing the Mayor to submit an application to the Cuyahoga County Planning Commission for the Healthy Urban Tree Canopy Grant Program; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Banas/DeCarlo) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None</p> <p>6 yeas – 0 nays Motion passed</p> <p>Motion to approve (Smith/Sylver) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None</p> <p>6 yeas – 0 nays Resolution carried</p> |

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| <p>2025-6-31 Resolution</p> | <p>A Resolution authorizing the Mayor to enter into a renewal contract with Greenfields Environmental Corp. for a Geese Management Program for the Village Town Center Park and Donald Norman Payne Recreational Complex; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Sylver/Adie) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None 6 yeas – 0 nays Motion passed</p> <p>Motion to approve (Banas/DiBacco) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None 6 yeas – 0 nays Resolution carried</p> |
| <p>2025-6-32 Resolution</p> | <p>A Resolution accepting the proposal of Greenfields Environmental Corp. for invasive plant and pond management of Avery Lake and the bordering area to the north of Glenwillow Village Center Park; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Banas/DeCarlo) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None 6 yeas – 0 nays Motion passed</p> <p>Motion to approve (Sylver/Smith) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None 6 yeas – 0 nays Resolution carried</p> |

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| 2025-6-33 Resolution | <p>A Resolution authorizing the purchase of a vehicle for use by the Police Department from Hall Public Safety Upfitters; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Banas/DeCarlo) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None 6 yeas – 0 nays Motion passed</p> <p>Motion to approve (Sylver/Smith) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None 6 yeas – 0 nays Resolution carried</p> |
| 2025-6-34 Resolution | <p>A Resolution ratifying the Solid Waste Management Plan for the Cuyahoga County Solid Waste Management District; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (DiBacco/DeCarlo) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None 6 yeas – 0 nays Motion passed.</p> <p>Motion to approve (Sylver/Adie) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays— None 6 yeas – 0 nays</p> |

COUNCIL COMMENTS:

Larry Sylver scheduled a Recreation Committee meeting July 2, 2025 at 6:30PM.

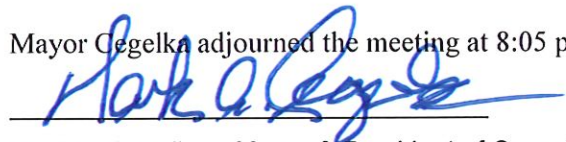
Gurvis Smith suggested putting a spring on the community garden gate. When it is not closed after use, it makes it more likely animals will get in.

PUBLIC COMMENTS:

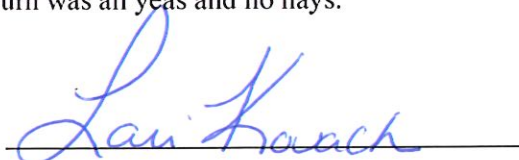
None

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

Village of Glenwillow
CDSG / CDBG Public Hearing
06/04/25

| Name | Address | Phone |
|-----------------|-------------------------|----------------|
| Braden Thomas | 29555 Pettibone Rd. | 412-232-8788 |
| GREG CURTIN | 1255 RAE ROAD | 216-244-4667 |
| MIKE HENRY | 16559 Messinger Rd | 216-287-3230 |
| Jeffrey L. Adie | 7635 Pinecrest Ln. | 440-317-0380 |
| LARRY E. SYLVER | 7670 PINECREST LN | 216 536 4507 |
| GUEVIS L. Smith | 27500 Tinkers Valley DR | 216-214-3117 |
| MARK B MARONG | 102 SILVER SPRINGS TRL | (216) 621-6570 |
| John M. Veres | 6944 N Renwood Rd | 216 509-1411 |
| Barbara DiBaceo | 27945 PERGL RD | 216-543-0215 |
| ANTHONY DECARLO | 7515 Richmond Rd | 216-536-6309 |
| DONALD BANAS | 27605 TINKERS VALLEY DR | 216-544-4646 |
| Lori Knoch | 27918 Pergl Rd | |