



Honoring the Past - Welcoming the Future

Village of
Glenwillow

Council Meeting – Council Chambers
May 7, 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, Larry Sylver

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

Absent: Gurvis Smith

The minutes of the Regular Council Meeting of April 2, 2025 were voted on and approved. (Sylver/Adie)

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

5 yeas – 0 nays
Motion carried

PAY ORDINANCE Ordinance No. 2025-5-12

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

Roll Call: Yeas – Adie, Banas, DeCarlo, DiBacco, Sylver
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 April.
- Attached is a report showing active permits, inspections, and transactions for April.
- Attached is a copy of a check for \$1,818.63 from the City of Cleveland for the Sanitary Sewer Fund for user sewer fees for March.

- Attached is a check in the amount of \$3,129.18 from Republic Services for March.
- Attached is a copy of a check in the amount of \$68.60 from Cuyahoga County for C&DD fees for February.
- Attached is a copy of a check from Cuyahoga County in the amount of \$21,631.50 for reimbursement of the 2024 Road Maintenance Program.
- Attached is the Police Department activity report for April.
- Attached is a report from the Police Department on warning tickets given out in April.
- 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 gas and diesel consumption for the Service Department and Police Department.

Service Department:	gas: 110.6 gallons	Police Department: gas: 720.9 gallons
	Diesel: 215.9 gallons	
- Attached is a report from Economic Development Director Jeremy Rowan with an update on the following: a current look at the industrial building market in the Village published by CoStar, a leader in commercial real estate.
- There are currently two industrial spaces available for lease in the Village. 7905 Cochran Rd. with 60,000 square feet and 30310 Emerald Valley Parkway with 91,000 square feet.
- Attached is information from NOPEC regarding the current pricing for Electricity and gas and the pricing for those who would like price stability, they have the opportunity to choose fixed term pricing for 12 or 24 months.
- Attached is the monthly geese report of Avery Lake in February submitted by Greenfields Environmental.
- The amount of money still held by the Solon Board of Education for the Scholarship Program is \$9,907.18. The amount of money the Village holds in the Scholarship Fund is \$57,000. There are 13 seniors that received an application for 2025. Attached is the list of graduating students.
- Attached is a thank you letter to Mike Henry from Boy Scout Troop 821. Mike gave a tour of the Service Center and talked to them about the equipment and duties of the Service Department.

FINANCE DIRECTOR JOHN VERES:

Finance Director John Veres commented; the renewal of the one-year Bond Anticipation Notes is on the agenda to pass tonight. With the money used from the TIF dollars we will 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 agenda items: the three remaining items on the agenda are Engineering items. The purchase of a new playground for the Donald Norman Payne Park, a change order for Grage Line, and an agreement with the Ohio Department of Transportation to purchase 1000 tons of salt.

Council will need to call an Executive Session to discuss pending litigation.

ENGINEER/SERVICE DIRECTOR MIKE HENRY:

Mike Henry commented; the Asphalt Program will begin next week, and the Concrete Program has started on Cochran Road and should be done by mid-summer. There was a gas line hit on Monday that was just below the concrete surface. The Police Department did a great directing vehicles to a safe route.

Bids were opened for the Richmond Rd. Drainage Program that the Village is working on with the Cleveland Metroparks. The bids came in higher than expected. The Metroparks will have to go back and reauthorize to pay for their portion of the trail. Therefore, Mr. Henry asked for a Special Council Meeting on May 21, 2025 for Council to authorize the amended agreement with Cleveland Metroparks as well as awarding the project to C.A. Agresta. At that time, we should have the Leasing and Development Agreements from the Metroparks.

The authorization to purchase a new playground for the Donald Norman Payne Park is on the agenda. The purchase will be at the state bid price through a cooperative program, Omnia Partners. The current playground will be taken down and reused by the City of Brooklyn Heights.

The change order with Gradeline was for the purpose of extending the drainage work 300 ft. further north to the next drive.

Barb DiBacco questioned if there could be anything done to help with the flooding that occurs on Richmond Rd, near Forbes Rd., during heavy rainfalls. Mike Henry responded; the inlet on Oakwood's side for water drainage in that area doesn't have the capacity to take the amount of water that occurs with heavy rainfalls. He will work with Oakwood to try and make improvements.

The department has been delivering the free mulch to residents and starting to mulch Village properties. The department will be working through the weekend to get the mulching completed and be ready when the flowers are delivered so they can be planted and hung.

CHIEF CURTIN:

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

Full time Officer Mike Winans is back from his deployment overseas with the Army Reserve. His return-to-work date is July 1, 2025.

Chief Curtin thanked the Mayor and Service Department for the upgrade to the locker room and bathroom in the basement.

Vehicle 3612, the Chevy Tahoe, is in for service. The vehicle is under warranty and is getting a new engine.

BUILDING OFFICIAL BRADEN THOMAS:

There is a Planning Commission meeting scheduled for May 21st at 5:30 PM. On the agenda is a conditional use request for the old Stratford Commons property. The use expired after one year of being vacant. The new owners are requesting conditional use for assisted living and memory care.

ECONOMIC DEVELOPMENT DIRECTOR JEREMY ROWAN:

Jeremy Rowan commented; in his report submitted for the Mayor's report, he gave a snapshot of the industrial market published by CoStar, a leader in commercial real estate. CoStar considers Glenwillow part of the Solon Industrial Market. The vacancy rate has decreased over the past twelve months from 6% to 4%. During the same period rents increased averaging \$8.00/SF. The Village's vacancy rate dropped from 9% to 1 ½% due to Bob's Furniture moving into the former TTI building, the lease extension signed by Southern Glazer's and Toyota Prolift leasing 27200 Tinkers Ct. There are only two industrial spaces for lease; 60,000 square feet at 7905 Cochran Road and 91,000 square feet at 30310 Emerald Valley Parkway.

CoAx, on Emerald Valley Parkway agreed to house a new division; Eagle Production Line.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY:

Matt Stuczynski from MAS Financial Advisory Services LLC commented on Ordinance 2025-4-9, the short-term bond anticipation notes the Village purchased. The notes are coming due in July. The Village has the option to renew the note and pay it down or roll it over. The legislation before Council this evening is to consider the renewal of the notes. The rates are slightly lower now and went from 4.05% to 3.08% Matt recommended keeping an eye on our TIF revenues and the rates and consider turning the notes into bonds next year.

OLD BUSINESS:

2025-4-9 Ordinance	<p>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. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (DeCarlo/Banas) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Sylver Nays— None</p> <p>5 yeas – 0 nays Motion passed.</p> <p>The Clerk of council stated she was presented with the signed Fiscal Officers Certificate.</p> <p>Motion to approve (Sylver/Adie) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Sylver Nays— None</p> <p>5 yeas – 0 nays Ordinance carried</p>
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NEW BUSINESS:

<p>2025-5-13</p> <p>Ordinance</p>	<p>An Ordinance authorizing the Mayor to enter into a contract with GameTime for a Powerscape Play Structure for the Donald Norman Pay Park and other related equipment through the purchasing cooperative OMNIA Partners and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Banas/DeCarlo) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Sylver Nays— None 5 yeas – 0 nays Motion passed</p> <p>Motion to approve (Sylver/Adie) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Sylver Nays— None 5 yeas – 0 nays Ordinance carried</p>
<p>2025-5-25</p> <p>Resolution</p>	<p>A Resolution approving Final Change Order No. 1 to the contract with Grade Line, Inc. for the Richmond & Tryon Drainage Improvements Project; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Sylver/Adie) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Sylver Nays— None 5 yeas – 0 nays Motion passed</p> <p>Motion to approve (DiBacco/DeCarlo) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Sylver Nays— None 5 yeas – 0 nays Resolution carried</p>

2025-5-26 Resolution	<p>A Resolution authorizing the Mayor to enter into a Participation Agreement with the Ohio Department of Transportation for the ODOT Winter Road Salt Contract #018-26; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (DiBacco/Banas) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Sylver Nays— None 5 yeas – 0 nays Motion passed</p> <p>Motion to approve (Sylver/Adie) Roll Call: Yeas— Adie, Banas, DeCarlo, DiBacco, Sylver Nays— None 5 yeas – 0 nays Resolution carried</p>
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Motion by Jeff Adie second Larry Sylver to go into Executive Session to discuss pending litigation.

Roll Call: Yeas – Adie, Banas, DeCarlo, DiBacco, Sylver
Nays – None
5 yeas – 0 nays
Motion Carried

Council convened into Executive Session at 7:52 PM
Council reconvened into Open Session at 8:10 PM.

COUNCIL COMMENTS:

Larry Sylver scheduled a Recreation Committee meeting for June 4, 2025 at 6:30PM.

Jeff Adie commented on the Personnel Committee meeting held earlier this evening; the committee met and discussed rate increases for the employees. It was decided to give employees a 3 % increase.

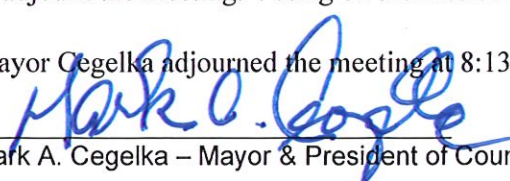
Barb DiBacco commented on the great planning and turnout for the Easter Egg Hunt. The location of the hunt was relocated that day due to rain.

PUBLIC COMMENTS:

None

There being no further business to come before Council, motion by Jeff Adie, seconded by Larry Sylver, to adjourn the meeting. Voting on the motion to adjourn was all yeas and no nays.

Mayor Cegelka adjourned the meeting at 8:13 p.m.


Mark A. Cegelka – Mayor & President of Council


Lori Kovach, Clerk of Council