



Council Meeting – Council Chambers
November 5, 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, Larry Sylver

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

Absent: John Veres

The minutes of the Regular Council Meeting of October 1, 2025 were voted on and approved. (DiBacco/Adie)

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

5 yeas – 0 nays
Motion carried

PAY ORDINANCE Ordinance No. 2025-11-30

The Pay Ordinance was approved as presented. (Sylver/Smith)

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 October.
- Attached is a report showing active permits and transactions for October.
- Attached is a copy of a check for \$2,952.66 from the City of Cleveland for the Sanitary Sewer Fund for user sewer fees for September.

- Attached are copies of checks in the amount of \$6,460 from Republic Services.
- Attached is the reimbursement check from the Attorney General in the amount of \$7,975.52 for Continuing Professional Training for the PD.
- Attached is the Police Department activity report for October.
- Attached is a report from the Police Department on warning tickets given out in October.
- 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.
- 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: 93.4 gallons
 - Police Department Gas: 644.5
 - Diesel: 256.9 gallons
- Attached is a report from Economic Development Director Jeremy Rowan with an update on the following:
 - Real Estate Update
 - Business Update
 - Former Stratford Facility
- Attached are the monthly reports from Fire Chief Dave Tapp for September and October.
- Attached is an email received from a resident expressing appreciation for the community policing and the interaction and kindness shown to the kids.
- Attached is a report from Greenfields Environmental for inspections of geese management at Avery Lake for August and September.
- Attached is a notification that our internet provider, Everstream, has been bought by Bluebird Fiber. There will be no changes in rates or service during the transition.
- Attached is notification from Cuyahoga County showing excess Real Estate Assessment funds that will be refunded to the Village and Solon Schools. \$3,838.35 to the Village and \$882,575.74 to the Solon Schools.
- The Mayor will be on vacation December 13th through December 18th.

LAW DIRECTOR MARK MARONG:

Law Director Mark Marong commented; at the end of the meeting Council will need to call an Executive Session to consider the employment and or discipline of a public employee, to discuss pending or imminent litigation and confidential business information of an applicant for economic development assistance.

Items on the agenda this evening are; three code changes, one for regulations on solar array equipment and 2 others regulating use of and definitions of electric transportation devices.

The renewals for Engineering and Village Architect.

The health insurance renewal for full-time employees with Summit County.

The Village's continued membership with the Ohio Plan for Liability Insurance.

An agreement with Synecky Construction for the Senior Snow Plowing Program.

An agreement with Lady Bug Ranch for the services of horse and Carriage rides for the Christmas Tree Lighting Ceremony.

Engineering items: change order to the DL Smith contract, authorization to apply for the CDSG for 2026 for a new pavilion at Avery Lake, authorize and prepare plans for sewer improvements on Bond Street, and a Right of Entry Agreement for 29645 Pettibone Rd.

ENGINEER/SERVICE DIRECTOR MIKE HENRY:

Mike Henry commented; the change order for DL Smith is a reduction of \$40,000.

The road salt was delivered for this year. We have approximately 600 thousand tons.

All current projects are being completed by the end of the year. The storm sewer improvements on Pettibone will start on November 17th and will be completed by the end of the year.

The Service Department is finishing summer projects and beginning preparations for fall and winter. The flowers have all been removed and the fall decorations are going up.

The Christmas decorations are being put up around Village Hall and Towne Center to get ready for the lighting ceremony on November 22nd.

POLICE CHIEF GREG CURTIN:

Police Chief Curtin commented; the new two part-time Officers are doing great. Another part-time hire will take place in December. Alexandria Mazzocco is an Auxiliary Officer in Solon.

CPR training will take place on February 17th along with Stop the Bleed and AED training.

BUILDING OFFICIAL BRADEN THOMAS:

Building Official Braden Thomas reported; the addition to the Building Code section 1330.05 on the agenda is to fill a void we currently have in the code regarding solar power. This will give the Board more tools to regulate any issues.

There was an application submitted for PC and ARB for the November 19th meetings. The PC application is for a Conditional Use approval for warehousing and the ARB application is for an addition to a home on Tinkers Valley.

ECONOMIC DEVELOPMENT DIRECTOR JEREMY ROWAN:

Economic Development Director Jeremy Rowan commented; The property at 7555 Bond Street is being sold to a Solon company that plans to relocate a light industrial division to the location.

The InterDesign building at 30320 Emerald Valley is also under contract with the sale expected to close by the end of the year. InterDesign will remain a tenant in a portion of the warehouse space, while the purchasing company will be consolidating multiple operations in the remainder of the building. The property is being purchased by a third-party ownership group with the new company leasing its space in the building. The new ownership group is planning to assume the CRA, and the new company will be applying for Conditional Use to have a warehouse/distribution operation as part of its business.

the new owners of the former Stratford Commons facility that project financing has been secured, and a general contractor is mobilizing to start the building renovations. This is exciting news, and we look forward to having this facility updated and operational again.

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PUBLIC COMMENTS ON AGENDA ITEMS ONLY:

None

OLD BUSINESS:

None

NEW BUSINESS:

2025-11-31 Ordinance	<p>An Ordinance amending the Glenwillow Codified Ordinances Chapter 1330 titled Miscellaneous Provisions by enacting and adding Section 1330.05 to the Building Code to regulate solar energy equipment; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Sylver/Smith) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None</p> <p style="text-align: right;">6 yeas – 0 nays Motion passed</p> <p>Motion to approve (DeCarlo/DiBacco) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None</p> <p style="text-align: right;">6 yeas – 0 nays Ordinance carried</p>
2025-11-32 Ordinance	<p>An Ordinance amending the Glenwillow Codified Ordinances Chapter 301 titled Definitions of the Traffic 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, Sylver Nays—None</p> <p style="text-align: right;">6 yeas – 0 nays Motion passed</p> <p>Motion to approve (Sylver/Smith) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None</p> <p style="text-align: right;">6 yeas – 0 nays Ordinance carried</p>

<p>2025-11-33 Ordinance</p>	<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>Motion to place on First Reading and refer to Planning Commission (DiBacco/Banas)</p> <p>Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None</p> <p style="text-align: right;">6 yeas – 0 nays Motion passed</p>
<p>2025-11-34 Ordinance</p>	<p>An Ordinance authorizing the Village of Glenwillow's continued membership in the Ohio Plan Risk Management Program to maintain necessary liability insurance coverage and authorizing payment for the Village's membership/premium for the coverage period; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (DeCarlo/Banas)</p> <p>Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None</p> <p style="text-align: right;">6 yeas – 0 nays Motion passed</p> <p>Motion to approve (Smith/Sylver)</p> <p>Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None</p> <p style="text-align: right;">6 yeas – 0 nays Ordinance carried</p>

<p>2025-11-62 Resolution</p>	<p>A Resolution authorizing the Mayor to enter into a Political Subdivision Participation Agreement with Summit County for the provision of employee healthcare benefits including vision, dental, life, and medical coverage; 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</p> <p style="text-align: right;">6 yeas – 0 nays Motion passed</p> <p>Motion to approve (Adie/Sylver) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None</p> <p style="text-align: right;">6 yeas – 0 nays Resolution carried</p>
<p>2025-11-63 Resolution</p>	<p>A Resolution confirming the appointment by the Mayor of Mike Henry of Chagrin Valley Engineering, Ltd. as Village Engineer for a term of one year beginning January 1, 2026, and ending December 31, 2026; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Banas/DiBacco) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None</p> <p style="text-align: right;">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 style="text-align: right;">6 yeas – 0 nays Resolution carried</p>

<p>2025-11-64</p> <p>Resolution</p>	<p>A Resolution approving Final Change Order No. 1 to the contract with DL Smith Concrete LLC for the Glenwillow Cochran Road Reconstruction Phase II Project and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Adie/Smith) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None 6 yeas – 0 nays Motion passed</p> <p>Motion to approve (DiBacco/DeCarlo) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None 6 yeas – 0 nays Resolution carried</p>
<p>2025-11-65</p> <p>Resolution</p>	<p>A Resolution accepting the proposal of Synecky Construction, Inc. for snowplow services for the Glenwillow Senior Snowplow Program; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Banas/DiBacco) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None 6 yeas – 0 nays Motion passed</p> <p>Motion to approve (Smith/Sylver) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None 6 yeas – 0 nays Resolution carried</p>

<p>2025-11-66 Resolution</p>	<p>A Resolution retroactively authorizing the Mayor to enter into a Right of Entry Agreement for the Real Property located at 29645 Pettibone Road, Permanent Parcel Numbers 991-22-023 and 991-22-082; 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 (DeCarlo/Banas) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None 6 yeas – 0 nays Resolution carried</p>
<p>2025-11-67 Resolution</p>	<p>A Resolution authorizing the Mayor to apply for certain community development supplemental grant funds (CDSG) from the Cuyahoga County Department of Development for project year 2026; and declaring an emergency.</p> <p>Motion to suspend 3 reading rule (DiBacco/Banas) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None 6 yeas – 0 nays Motion passed</p> <p>Motion to approve (Smith/Adie) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None 6 yeas – 0 nays Motion carried</p>

<p>2025-11-68 Resolution</p>	<p>A Resolution authorizing the Mayor to enter into an agreement with Lady Bug Ranch LLC to provide Carraige Ride Services for the Glenwillow Tree Lighting Ceremony; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (DiBacco/Banas) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None 6 yeas – 0 nays Motion passed</p> <p>Motion to approve (DiBacco/DeCarlo) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None 6 yeas – 0 nays Resolution carried</p>
<p>2025-11-69 Resolution</p>	<p>A Resolution accepting the proposal of Roberto A. Pinedo for services as the Village Architect on the Architectural Review Board for a one-year term beginning January 1, 2026, and ending December 31, 2026 and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Smith/Sylver) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None 6 yeas – 0 nays Motion passed.</p> <p>Motion to approve (DiBacco/Banas) Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None 6 yeas – 0 nays Resolution carried</p>

	<p>Motion by Tony DeCarlo second by Barb DiBacco to prepare plans and specifications for the Bond Street Sewer and Stream Improvements Project.</p> <p>Motion to approve</p> <p>Roll Call: Yeas—Adie, Banas, DeCarlo DiBacco, Smith, Sylver Nays—None</p> <p style="text-align: right;">6 yeas – 0 nays Motion carried</p>
2025-11-70 Resolution	<p>A Resolution authorizing the Director of Finance to Advertise for Bids for the Bond Street Sewer and Stream Improvements Project; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Adie/Sylver)</p> <p>Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None</p> <p style="text-align: right;">6 yeas – 0 nays Motion passed.</p> <p>Motion to approve (Banas/DiBacco)</p> <p>Roll Call: Yeas—Adie, Banas, DeCarlo, DiBacco, Smith, Sylver Nays—None</p> <p style="text-align: right;">6 yeas – 0 nays Resolution carried</p>

PUBLIC COMMENTS:

None

COUNCIL COMMENTS:

Mayor Cegelka called a Committee Meeting of the Whole for December 3rd at 6:00PM for Council to discuss the 2026 positions of Vice Mayor, TIRC member and Council Planning Commission Member. 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.

Motion by Gurvis Smith second by Jeff Adie to enter into Executive Session to consider the employment and or discipline of a public employee, to discuss pending or imminent litigation and confidential business information of an applicant for economic development assistance.

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

Nays—None

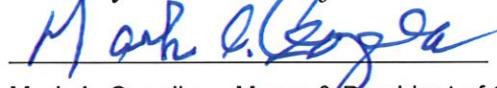
6 yeas – 0 nays

Council convened to Executive Session at 8:08p.m.

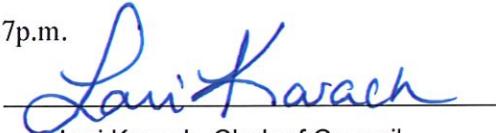
The regular Council meeting reconvened at 8:26p.m.

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.

Vice Mayor Don Banas adjourned the meeting at 8:27p.m.



Mark A. Cegelka – Mayor & President of Council



Lori Kovach, Clerk of Council