



Village of  
**Glenwillow**

Honoring the Past - Welcoming the Future

Council Meeting – Council Chambers  
January 4, 2017– 7:30 pm  
Mayor Mark A. Cegelka presiding

The Mayor, Mark A Cegelka called the meeting to order at 7:30 p.m. and all present said the Pledge of Allegiance.

Present: Jeffrey Adie, Don Banas, Barbara DiBacco, Gurvis Smith, Larry Sylver  
Absent: Eric Johnson  
Others Present: Law Department Mark Marong, Finance Director John Veres, Engineer Mike Henry, Building Official Bob Rodic, Service Director Sam Scaffide, Economic Development Director Peggy Spraggins, Clerk of Council Lori Pepera

Mayor Cegelka gave condolences and asked for a moment of silence for John Fleming, President and CEO of Superior Beverage, and his family whose plane went missing over Lake Erie on December 29<sup>th</sup>.

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**APPROVAL OF MINUTES**

The minutes of the Regular Council Meeting of December 7, 2016 were approved as presented. (Adie/Sylver)

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

5 yeas – 0 nays  
Motion Carried

**PAY ORDINANCE**

Ordinance No. 2017-1-1

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

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

5 yeas – 0 nays  
Motion carried

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**CORRESPONDENCE & MAYOR’S REPORT:**

The following were attached in the Mayor’s packet:

- Attached is the Mayor’s Court Report for the month of December 2016.
- Attached is a copy of the monthly Building Department activity for December 2016. The report gives details of all permit activity.

- Attached are reports showing active foreclosures, rental properties, and homes for sale for the month of December.
- Attached is a copy of a check in the amount of \$8,430.80 from the City of Cleveland for the Sanitary Sewer Fund for user sewer fees.
- Attached is a copy of a check in the amount of \$48,500.00 from Cuyahoga County for the reimbursement for the Asphalt program for repairs on Cochran and Richmond Roads.
- Attached is a copy of the activity report from Chief Megyesi showing all police activity for the month of December.
- Attached is a copy of the activity report from Chief Megyesi showing all warning traffic tickets issued for the month of December.
- Attached is a copy of the report supplied by Chief *Megyesi*, reporting streetlight outages to Solon FirstEnergy Service Center; Date of Report January 3, 2017.
- Attached is the Service Department report for the month of December 2016 from Service Director Sam Scaffide.
- Attached is a report from Court Community Service reporting litter collection was performed on December 27, 2016 on Pettibone Rd., Cochran, Bond St., Victory Pkwy., Tinkers Court and Diamond Pkwy. A total of 30 bags of litter were collected.
- Attached is a copy of the check that was sent to the Cuyahoga County Land Reutilization Corp. for the demolition of the 7 houses on Pettibone Road. We have received the check from Republic Services in the amount of \$30,000 for their portion of the demolition of the 7 homes along Pettibone Road.
- Attached is a list of the rates of taxation for the tax year 2016 due in 2017.
- Attached is an article that appeared in the Solon Times regarding information Chief Viland of Solon reported to his City Council about Coyotes. Residents of Solon have spotted coyotes in bordering their industrial district. He stated; coyotes live in all 88 counties in Ohio and we need to share the land with them. They are controlled by the Ohio Department of Natural Resources; therefore the animal warden has no authority to control them unless one is found sick or injured. Generally, coyotes are afraid of humans and loud noises will scare them away, however, small domestic pets left unattended may trigger the coyote to launch an attack in self defense.
- Attached is an article about the changes in the Ohio retirement law. The minimal earnable salary for a full month of service credit will be increasing by 5 percent in 2017, going from \$600 a month to \$630 a month. In 2018 that will increase another 5 percent going to \$660 a month.

- Attached is memo regarding the new construction project for InterDesign. The project consists of constructing a 200,000 sq. ft. addition to the existing 200,000 sq. ft. building for \$8.2 million dollars. Construction would start in the spring with completion by the end of 2017. They are also requested an application for a CRA tax abatement.
- Attached is the final list of expenses for the Village Christmas Party that was held on December 14<sup>th</sup>. With a budget of \$6,500.00 approximately \$6,000.00 was spent.
- 23 homes participated in the annual Santa Delivery program on December 18<sup>th</sup>.

**FINANCE DIRECTOR JOHN VERES:**

- Finance Director John Veres reported on the Finance Meeting held this evening. The 2017 Appropriations and Expenditures were discussed and is on the agenda tonight. Once passed the Finance Department can start paying bills for 2017.

**LAW DEPARTMENT MARK MARONG:**

- Mark Marong stated; item #3 on the agenda this evening is *enacting Chapter 911 "Use of Public Right-of-Way" under Part Nine – Streets, Utilities, and Public Services Code, Title One – Utilities*. He asked to place this on 2<sup>nd</sup> reading and for Council to pass in February.
- Item #6 refers to the Berry property. This will to extend the closing deadline for mid January.
- Item #8 is implementing a new pilot program to reimburse certain commercial/industrial properties up to \$500.00 for enhancements to the exterior of their property.
- Items #12 & #13 deal with the CRA Agreement with InterDesign. #12 is notifying the Solon Schools. #13 is the actual order to approve, which will be placed on 1<sup>st</sup> reading.
- Item #4 is appointing Mark Marong as Legal Counsel for the Village. Mark stated he is humbled and honored to move forward in his career to become Law Director for the Village.

**ENGINEER MIKE HENRY:**

- Engineer Mike Henry reported on Resolution No. 2017-1-4 on the agenda is a memorandum of understanding for us to use the Soil and Conservation District to provide public education and public outreach for control measures and to use the NEORSO for technical assistance in implementing soil and water conservation measures.
- Mike Henry is requesting Council make a motion this evening to allow the Village to go out for bids the Pergl Road Phase III project.
- Mayor Cegelka stated; he received a letter regarding the condition of the railroad crossing on Richmond Road. The railroad crossing is through Wheeling & Lake Erie /Cleveland Commercial Railroad. ½ of the crossing is on the Glenwillow side and ½ is in Oakwood Village. To fix this will take some major repairs so it will last long term. Mike Henry will work with Ed Hren, the Village of Oakwood's Engineer, to discuss possible solutions to fix the crossing for a long term fix and a short term fix along with a possible grant application through the County.

- Mayor Cegelka met with a resident of Glenwillow place who was expressing concern about the train noise, the speeding of vehicles on Austin Powder Drive along with trouble turning left onto Pettibone. He was given a copy of the traffic study done on Austin Powder Drive. The Mayor and Mike Henry have discussed options to slow the traffic down. The Mayor informed him to document the times he hears the train go by.

**CHIEF BUILDING OFFICIAL BOB RODIC:**

- CBO Bob Rodic reported he is in the process of putting together a statistical report that he will give out annually.
- The new home construction on Richmond Road is complete and occupied. The owner has submitted a landscape plan for the January 11<sup>th</sup> Planning Commission meeting.
- There will not be an ARB meeting in January due to lack of agenda.
- Mayor Cegelka reported there is an opening on the Planning Commission. He has spoken with resident Tim Hauptert, who expressed an interest in the position.

**SERVICE DIRECTOR SAM SCAFFIDE:**

- The Service Department has been busy removing the Christmas decorations.
- Sam has begun scheduling the annual spring and summer programs.
- Sam is in the process looking for a chipper for the Service Department.

**OLD BUSINESS:**

<p>2016-12-55  Resolution</p>	<p><b>A Resolution appointing Eric Johnson as Vice Mayor; and declaring an emergency. (Mayor &amp; Council)</b></p> <ul style="list-style-type: none"> <li>• Motion to suspend 3 reading rule (Banas/Sylver) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Motion carried</li> <li>• Motion to approve (Adie/DiBacco) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Resolution carried</li> </ul>
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<p>2016-12-43 Ordinance</p>	<p><b>An Ordinance enacting Chapter 911 “Use of Public Right-of-Way” under Part Nine – Streets, Utilities, and Public Services Code, Title One – Utilities; and declaring an emergency. (Mayor &amp; Council)</b></p> <ul style="list-style-type: none"> <li>• <b>Ordinance Placed on 2<sup>nd</sup> Reading</b></li> </ul>
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**NEW BUSINESS:**

<p>2017-1-2 Ordinance</p>	<p><b>An Ordinance approving a contract with and confirming the Mayor’s appointment of Matty, Henrikson &amp; Greve LLC to perform the functions of the Director of Law of the Village of Glenwillow with Mark B. Marong designated as the lead responsible attorney for the term beginning January 1, 2017 and ending December 31, 2017 and describing duties and fixing compensation; and providing for a prosecutor and describing duties and fixing compensation; and declaring an emergency. (Mayor &amp; Council)</b></p> <ul style="list-style-type: none"> <li>• Motion to suspend 3 reading rule (Banas/Smith) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Motion carried</li> <li>• Motion to approve (DiBacco/Banas) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Ordinance carried</li> </ul>
<p>2017-1-3 Ordinance</p>	<p><b>An Ordinance confirming the appointment of Ross S. Cirincione as Prosecutor of the Village of Glenwillow for a term running concurrently with the Mayor and describing duties and fixing compensation; and declaring an emergency.(Mayor &amp; Council)</b></p> <ul style="list-style-type: none"> <li>• Motion to suspend 3 reading rule (Sylver/Adie) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Motion carried</li> <li>• Motion to approve (Adie/Banas) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Ordinance carried</li> </ul>

<p>2017-1-1 Resolution</p>	<p><b>A Resolution accepting and ratifying the Amendment to the Purchase and Sale Agreement with Western Reserve Land Conservancy for the Acquisition of Permanent Parcel Number 911-03-006 located on Richmond Road; and declaring an emergency. (Mayor &amp; Council)</b></p> <ul style="list-style-type: none"> <li>• Motion to suspend 3 reading rule (Sylver/Smith) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Motion carried</li> <li>• Motion to approve (DiBacco/Smith) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Resolution carried</li> </ul>
<p>2017-1-2 Resolution</p>	<p><b>A Resolution authorizing the Mayor to enter into a Renewal Agreement/Contract with the Cleveland Restoration Society for the Heritage Home Program; and declaring an emergency. (Mayor &amp; Council)</b></p> <ul style="list-style-type: none"> <li>• Motion to suspend 3 reading rule (Smith /Adie) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None 5 yeas – 0 nays  Motion carried</li> <li>• Motion to approve (Smith/Adie) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Resolution carried</li> </ul>

<p>2017-1-3 Resolution</p>	<p><b>A Resolution authorizing the establishment of a Glenwillow Village Enhancement Pilot Program for 2017; and declaring an emergency. (Mayor &amp; Council)</b></p> <ul style="list-style-type: none"> <li>• Motion to suspend 3 reading rule (Smith/DiBacco) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Motion carried</li> <li>• Motion to approve (Banas/Smith) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Resolution carried</li> </ul>
<p>2017-1-4 Resolution</p>	<p><b>A Resolution authorizing the Mayor to enter into a Memorandum of Understanding between the Cuyahoga Soil and Water Conservation District and the Northeast Ohio Regional Sewer District and the Village of Glenwillow for technical assistance in implementing soil and water conservation measures; and declaring an emergency. (Mayor &amp; Council)</b></p> <ul style="list-style-type: none"> <li>• Motion to suspend 3 reading rule (Adie/Sylver) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Motion carried</li> <li>• Motion to approve (DiBacco/Sylver) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Resolution carried</li> </ul>

<p>2017-1-5 Resolution</p>	<p><b>A Resolution accepting the proposal of Environmental Design Group for landscape architectural services for the year 2017; and declaring an emergency. (Mayor &amp; Council)</b></p> <ul style="list-style-type: none"> <li>• Motion to suspend 3 reading rule (Sylver/Banas) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Motion carried</li> <li>• Motion to approve (DiBacco/Banas) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Resolution carried</li> </ul>
<p>2017-1-4 Ordinance</p>	<p><b>An Ordinance making appropriations for the expenditures of the Village of Glenwillow, Ohio for the fiscal year beginning January 1, 2017 and ending December 31, 2017; and declaring an emergency. (Mayor &amp; Council)</b></p> <ul style="list-style-type: none"> <li>• Motion to suspend 3 reading rule (Smith/Adie) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Motion carried</li> <li>• Motion to approve (DiBacco/Sylver) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Ordinance carried</li> </ul>

<p>2017-1-5 Ordinance</p>	<p><b>An Ordinance certifying notice of a proposed Community Reinvestment Area Agreement to the Solon Board of Education; and declaring an emergency. (Mayor &amp; Council)</b></p> <ul style="list-style-type: none"> <li>• Motion to suspend 3 reading rule (Sylver/Banas) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Motion carried</li> <li>• Motion to approve (Adie/Sylver) Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver Nays— None  5 yeas – 0 nays Ordinance carried</li> </ul>
<p>2017-1-6 Ordinance</p>	<p><b>An Ordinance authorizing a Community Reinvestment Area Tax Abatement Agreement by and between the Village of Glenwillow, RSD Investments Ltd. and InterDesign, Inc.; and declaring an emergency. (Mayor &amp; Council)</b></p> <ul style="list-style-type: none"> <li>• Ordinance put on First Reading</li> </ul>

Peggy Spraggins explained the proposed CRA agreement between the Village and InterDesign. They are building a 3 wall addition to their building. The abatement the Village negotiated with them is in line with the other abatements. They requested 15 years at 75%, we offered 10 years at 50 % and compromised at 12 years at 50%. Because this will create lower end warehouse jobs, there will be no sharing of the income tax with Solon Schools due to the small amount of anticipate payroll. This was discussed with Joe Regano, Superintendent at the schools, who will present it to the school board next week. In the meantime, he did say that he would accept this offer after reviewing the numbers, pending the board's approval. The schools will still receive just under \$1 Million over the length of the abatement without the income tax sharing. They also agreed to contribute \$2000 to the scholarship fund and \$2000 to the Recreation Fund.

Jeff Adie asked about how companies benefit from the Foreign Trade Zone. Peggy replied; a company called Neotec will come and do a free analysis for companies. It depends on how much is imported and exported on whether it would be worth doing. It takes approximately \$25,000 to set up and \$25,000 annually. TTI and Ryder are two companies here in the Village that take advantage of it. There are rules such as first product in must be first product out.

**Motion by Barb DiBacco seconded by Jeff Adie to allow the public bidding of Pergl Road Sanitary Sewer Extension, Phase III.**

**Roll Call: Yeas— Adie, Banas, DiBacco, Smith, Sylver  
Nays— None**

**5 yeas – 0 nays  
Motion carried**

Mike Henry reported an ad will be placed in the paper to run next Thursday and the bid opening will take place in mid February.

**COUNCIL COMMENTS:**

Jeff Adie questioned; with the notification that OPERS is increasing the limit 5% in 2017 and another 5% in 2018 if there would be a grace period since most communities cannot react immediately. Mark Marong stated; the 5% in 2017 will bring it up to \$630.00 a month and in 2018 another 5% to \$660.00 to maintain a one month service level credit. Jeff stated the benefits of being in the OPERS system and asked if it is possible to have an Ordinance passed in the future to have it written that if changes like this do occur it can be automatic. Mark Marong stated he will check into it. The Charter does mandate that any compensation Ordinance for elected officials must be passed 30 days before the time of nominating petitions, therefore the increase for 2018 can be done easily.

Larry Sylver scheduled a Recreation Meeting for January 18, 2017 at 6:45 and for February 1, 2018.

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

Mayor Mark A. Cegelka adjourned the meeting at 8:33 p.m.

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Mark A. Cegelka – Mayor & President of Council

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Lori Pepera, Clerk of Council