



Village of
Glenwillow

Honoring the Past - Welcoming the Future

Council Meeting – Council Chambers
October 18, 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, Eric Johnson, Gurvis Smith, Larry Sylver

Absent: Engineer Mike Henry

Others Present: Law Director Mark Marong, Finance Director John Veres, Engineer Mike Henry
Economic Development Director Peggy Spraggins, Clerk of Council Lori Pepera

PUBLIC MEETING TO DISCUSS POSSIBLE PROJECTS FOR THE 2018 CUYAHOGA COUNTY SUPPLEMENTAL GRANT:

The public meeting to discuss possible projects for the 2018 Cuyahoga County Supplemental Grant opened at 7:30 pm. Engineer Mike Henry commented; this program is administered through Cuyahoga County for block grants. The money that is used was in an Ordinance given to municipalities that was generated from casinos. \$50,000.00 is the maximum amount of the grant. The supplemental grant is eligible for a number of items within the Village. If received, the money will be used to offset the costs of the Richmond Road RR crossing. The Village has also applied for the OPWC grant to help cover the cost of the crossing. There were no further comments; the Public Hearing closed at 7:36 pm.

APPROVAL OF MINUTES

The minutes of the Regular Council Meeting of October 4, 2017 were approved as presented.

(Adie/DiBacco)

Roll Call: Yeas - Adie, Banas, DiBacco, Johnson, Smith, Sylver

Nays – None

6 yeas – 0 nays

Motion Carried

David Stecker from Jones Lang Lasalle (JLL) was in attendance. JLL represents the developer who is constructing the building on Victory Parkway. The building will be a speculative building and they are very confident they will be able to recruit tenants to fill the space.

Peggy Spraggins explained; the abatement calls for 49% for 15 years with 0% sharing with the Solon Schools; they are getting 51% of the taxes from year 1. The building owner is giving a 1 time \$100,000 payment to the Solon Schools. Item number two on the agenda is the School Sharing Revenue Agreement. Solon Board of Education approved this on October 9th.

OLD BUSINESS:

2017-9-36 Ordinance	<p>An Ordinance authorizing a Community Reinvestment Area Agreement by and between the Village of Glenwillow, Broad Oak Development, LTD., Weston Glenwillow CD. LTD. and SGM Glenwillow, LLC; and declaring an emergency. (Mayor & Council)</p> <p>Motion to approve (Johnson/Adie) Roll Call: Yeas— Adie, Banas, DiBacco, Johnson, Smith, Sylver Nays— None</p> <p>6 yeas – 0 nays Ordinance carried</p>
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NEW BUSINESS:

Councilman Smith questioned if the Solon Schools fall on hard times, can the School Board revoke the CRA Agreement. Mark Marong stated; the CRA agreement cannot be revoked. The Village will get the tax revenue if there is a tenant in the building or not. If the property is vacant, the owner will still be paying the property taxes. If it falls delinquent or goes into bankruptcy, the Village would still get money when the property is sold or brought current.

<p>2017-10-43</p> <p>Ordinance</p>	<p>An Ordinance authorizing the Mayor to enter into a Municipal Revenue Sharing Agreement with the Solon City School District regarding CRA #17-003; SGM Glenwillow, LLC.; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Johnson/Sylver) Roll Call: Yeas— Adie, Banas, DiBacco, Johnson, Smith, Sylver Nays— None</p> <p style="text-align: right;">6 yeas – 0 nays Motion carried</p> <p>Motion to approve (DiBacco/Sylver) Roll Call: Yeas— Adie, Banas, DiBacco, Johnson, Smith, Sylver Nays— None</p> <p style="text-align: right;">6 yeas – 0 nays Ordinance carried</p>
<p>2017-10-58</p> <p>Resolution</p>	<p>A Resolution authorizing the Mayor to enter into a Second Amendment to the Purchase and Sale Agreement with Western Reserve Land Conservancy for the acquisition of Permanent Parcel Number 991-03-006 located on Richmond Road; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Johnson/Banas) Roll Call: Yeas— Adie, Banas, DiBacco, Johnson, Smith, Sylver Nays— None</p> <p style="text-align: right;">6 yeas – 0 nays Motion carried</p> <p>Motion to approve (DiBacco/Adie) Roll Call: Yeas— Adie, Banas, DiBacco, Johnson, Smith, Sylver Abstain-Banas, Smith Nays— None</p> <p style="text-align: right;">4 yeas – 0 nays 2- Abstain Resolution carried</p>

<p>2017-10-59 Resolution</p>	<p>A Resolution authorizing the Mayor to enter into a Purchase and Sale Agreement with Western Reserve Land Conservancy for the acquisition of Permanent Parcel Number 991-17-001 located on Austin Powder Drive and Cochran Road; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Adie/DiBacco) Roll Call: Yeas— Adie, Banas, DiBacco, Johnson, Smith, Sylver Nays— None 6 yeas – 0 nays Motion carried</p> <p>Motion to approve (Sylver/Banas) Roll Call: Yeas— Adie, Banas, DiBacco, Johnson, Smith, Sylver Nays— None 6 yeas – 0 nays Resolution carried</p>
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COUNCIL COMMENTS:

Mark Marong commented on the Morals Claims Agreements with the four residents of the Tinkers Valley subdivision; 3 of the residents have completed the repairs for the cross connections. The agreements stated all work must be completed by October 28th, 2017. The Armstrong's have not started the repairs at this time. Building Official Bob Rodic has spoken with the contractor that has completed the work of the other 3 residents. The contractor is not available at the time to complete the work for Mr. Armstrong. Mr. Armstrong was given \$4,000 to complete the repairs by the date stated in the agreement. Mayor Cegelka stated; he is ok with giving Mr. Armstrong a month extension. Eric Johnson stated; he would like to hear from Mr. Armstrong with an update as to why it is not done and when it will be completed. He has had enough time to get the repairs completed; he should submit a signed contract with the contractor or attend the next Council meeting. Mr. Armstrong has conveyed to Bob Rodic that he is moving forward with the repairs. Discussion took place for Mark Marong to draft a letter to Mr. Armstrong and ask him to appear at the November 1, 2017 Council Meeting and ask him to explain why his cross connection has not been replaced as he promised in his agreement, otherwise they will be in violation of the Village Code. Should an extension be requested, attend the next Council meeting on November 1, 2017 with a signed contract. The letter will be sent certified.

Motion by Eric Johnson seconded by Gurvis Smith to have the Law Department draft and send a letter to the Armstrong residence with notification they are in violation of the Morals Claim Agreement regarding the cross connections that is to be completed by October 28, 2017.

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

6 yeas – 0 nays

Motion carried

Councilman Banas commented; the work on Tinkers Valley went very well. Don and the Mayor visited the C & D Landfill located in Solon. The landfill keeps growing and can still be grow by 45 more feet. Once filled it will be a grassy hill.

Councilman Adie commented; the Personnel and Wage committee met regarding the proposed changes to the health care for the full time employees. With keeping the plan design the way it is there is a 3% increase. With no increase there were slight changes with the out of pocket costs being the biggest. The committee recommends keeping the plan the same and accepts the 3% increase.

Motion by Jeff Adie seconded by Gurvis Smith to authorize the Village to notify Summit County the Village accepts the 3% increase.

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

**6 yeas – 0 nays
Motion carried**

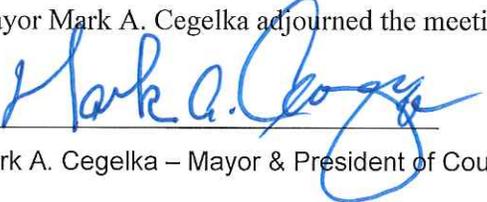
Councilman Johnson stated; this will most likely be his last Council meeting and will submit a resignation letter before the next Council meeting, as it has an honor to serve. Mayor Cegelka stated; it has been great to have Eric as a Councilman for 16 years. During the 16 years, he has been a big part and witnessed the changes in the Village. Eric played a big part in what the Village is today with his contributions on Council, the Boards and Commissions and the TIRC Committee. Mark Marong explained the vacancy section in the charter; Council has 30 days from the date of resignation to appoint someone to fill the vacancy, if Council does not, the Mayor shall appoint someone. The procedure to fill the vacant seat is up to Council's own rules. Council did address the rules in 2014, but the procedure was never codified. The Mayor suggested looking at the rules and modifying them.

CITIZEN COMMENTS:

None

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

Mayor Mark A. Cegelka adjourned the meeting at 8:28 p.m.



Mark A. Cegelka – Mayor & President of Council



Lori Pepera, Clerk of Council