



Village of
Glenwillow

Honoring the Past - Welcoming the Future

Council Meeting – Council Chambers
September 6, 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: Chief Megyesi, Finance Director John Veres

Others Present: Law Director Mark Marong, Engineer Mike Henry, Building Official Bob Rodic,
Economic Development Director Peggy Spraggins, Service Director Sam Scaffide,
Clerk of Council Lori Pepera

APPROVAL OF MINUTES

The minutes of the Regular Council Meeting of August 2, 2017 were approved as presented.

(Adie/DiBacco)

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

Nays – None

6 yeas – 0 nays

Motion Carried

PAY ORDINANCE Ordinance No. 2017-9-33

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

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

Nays – None

6 yeas – 0 nays

Motion carried

CORRESPONDENCE & MAYOR’S REPORT:

The following were attached in the Mayor’s packet:

- Attached is the Mayor’s Court Report for the month of August 2017.
- Attached is a copy of the monthly Building Department activity for August 2017. The report gives details of all permit activity.
- Attached are reports showing active foreclosures, rental properties, and homes for sale for the month of August.
- Attached is a copy of a check received from Republic Services in the amount of \$4,279.80 for the month of July.

- Attached is a copy of a check in the amount of \$2,454.00 from the City of Cleveland for the Sanitary Sewer Fund for user sewer fees.
- Attached is a copy of the activity report from Chief Megyesi showing all police activity for the month of August.
- Attached is a copy of the activity report from Chief Megyesi showing all warning traffic tickets issued for the month of August.
- Attached is a copy of the report supplied by Chief *Megyesi*, reporting streetlight outages to Solon FirstEnergy Service Center; Date of Report August 31, 2017.
- Attached is a memo from Chief Megyesi requesting to replace a full-time patrol position. Currently there are only 3 full-time officers. He is recommending Jason Fovozzo for the position. Jason has been with the Glenwillow Police Department for 23 years as a part time patrol officer.
- Attached are the Oakwood Fire Department incident and response reports for the months of June and July supplied by Chief Schade.
- Attached is a report from Economic Development Director Peggy Spraggins with updates on the following;
 - GED Integrated Solutions; Under Construction
 - InterDesign; construction continuing
 - Mantua Manufacturing; final site work preparations
 - Other Economic Development Activities; spread sheet showing the four projects for 2017 and the estimated property tax and income revenue once the projects are completed.
 - Grant Projects; Village Enhancement Grant, Tinker's Creek Trail South, Pettibone Road Park, Community Recycling Calendar & Train Depot
- Attached is a memo from Peggy Spraggins reporting the Mayor received a phone call from a broker at JLL about a possible project in the Diamond Business Park. The proposed project was a 434,000 sq. ft. building. At this time the investors do not have an end user. After several meetings a 12.5 million dollar payroll annually was negotiated or the owners of the building will make up the difference each year. More details will follow as the project moves ahead.
- Attached is the incentive package for the SGM Glenwillow LLC and project summary.
- Attached is a copy of the approval from the Solon City School Board for revenue sharing agreement with GED Integrated Solutions and Mantua Manufacturing.
- Attached is the Service Department report for the month of August 2017 from Service Director Sam Scaffide.
- Attached is a report from Court Community Service reporting litter collection was performed on June 19th on Pettibone Rd., Cochran, Bond Street, Tinkers Court, and Austin Powder Drive. A total of 18 bags of litter and 1 tire were collected.
- Attached is a copy of the Village's outstanding debt.
- Attached is the report from A & S Animal Control for the month of August.

- Attached are the monthly reports from Greenfields Environmental for the inspections of the DNP Recreation Complex and Avery Lake for August 2017.
- Attached is a letter sent to a resident of Tinker's Valley Drive, David Armstrong, notifying him he is in violation of the Glenwillow Clean Water Ordinance. Mr. Armstrong signed a Moral Claim Agreement agreeing to remedy the storm and sanitary lateral connection within 6 months and accepted the \$4,000.00 payment from the Village to have the work performed.
- Attached is a copy of the legislative bulletin from the Ohio Municipal League dated August 25, 2017.
- Attached is an article from the Solon Times regarding the installation of LED street lights in Auburn. Each light costs about \$300.00 but the LED lights are better performing and use less energy. Trustee Mr. Troyan in Auburn said "the Township will spend 10% less and at the end of 6 years will have saved \$16,000 in electrical costs"
- Attached is a copy of a letter from NOACA asking its members for financial support in the form of dues. The dues for 2018 are \$119.00. NOACA's transportation and environmental planning work is essential to the region.
- Attached is an updated channel listing for Charter Communications. The original one sent out had an error stated on it.
- Attached is an announcement from Congresswoman Marcia Fudge announcing a new Amazon Fulfillment Center opening in North Randall that will bring 2,000 full time jobs to Cuyahoga County.
- Attached is a copy of a thank you card from Sgt. Russo thanking all for the support and flowers sent at a difficult time for her.
- Mayor Cegelka will be out of town November 9th through November 19th.

LAW DEPARTMENT MARK MARONG:

- Mark Marong stated; items 2 & 3 on the agenda are confirming a 0% sharing agreement with the Solon City School District regarding the CRA agreements with Mantua Manufacturing and GED Integrated Solutions.
- Mark Marong is asking item #4 be placed on 2nd reading. There will be Public Hearing on September 20th to discuss enacting the Planning and Zoning Code Chapter 1166 "Prohibited Uses Applying to All Districts" under Part Eleven – Planning and Zoning Code, Title Three – Zoning District Regulations to prohibit medical marijuana activities in all districts.
- Item number 7 is regarding the 4th project for 2017; a proposed spec building on Victory Parkway. A 12.5 million payroll was negotiated even if there is no tenant in the building. The investors also agreed to pay a one-time payment to the Solon Schools of \$100,000. Mark requested that this be on first reading.
- Item 8 confirms the senior snow plow program that the Village already has implemented.

- Item number 12 allows the Village to apply for grant funds through the Clean Ohio Grant Fund. This allows us to acquire parcels to finish the trail.
- Gurvis questioned what is allowable for the proposed building on Victory Parkway. Mark Marong Stated; this in the Industrial Use District. It will attract the same type of tenants that are on the Parkway now. Gurvis' concern was someone wanting to use the building for marijuana activities. Mark Marong stated; the legislation to prohibit that type of use will be on the September 20th agenda and can be passed at that time.

ENGINEER MIKE HENRY:

- Engineer Mike Henry reported; the shelter for the park has been delivered and bids for the installation will be on the September 20, 2017 Council Agenda.
- The concrete and asphalt project improvements are beginning.
- Work on the trail will begin on September 11, 2017.
- Drainage improvements are planned to be done in 5 areas throughout the Village. The Mayor requested a letter be sent to those affected by the repairs.
- Tri Mor will be doing some work on Cochran Road.
- OPWC applications are going out the first Friday in October. The village will apply for the Pettibone Road Sewer extension and the Richmond Road rail road crossing.
- Jeff Adie questioned if the Odd Fellows Camp has access to tie into the sewers. Mayor Cegelka explained the Village has been meeting with representatives from the camp and they have a plan to complete the tie in phases.

BUILDING OFFICIAL BOB RODIC:

- Building Official Bob Rodic reported; the structural steel at the InterDesign expansion is complete and almost under roof.
- At GED, the steel is up and the underground utilities are being installed.
- Construction for Mantua Manufacturing will be starting in the next few weeks.
- There is one item on the agenda for the next ARB meeting; installation of solar panels on a residential home on Tinkers Valley Drive. The solar panels were approved by the HOA. The resident also submitted a landscaping plan. There are no items submitted for the Planning Commission meeting.
- An email was received from Richmond Rd. resident Joe Goroncy. Bob approached Mr. Goroncy on some work he was doing on his property. Some of the things may not be things that the code restricts him from doing, but some things that the Village has plans for may be interrupted by what was done. He made a cross-over to the creek that could become a restricted area if a retention basin is put in on the Richmond Road property. Mr. Goroncy would like to install a large detached garage just across the creek and Bob explained the process; if the structure is to be

a certain size he needs to come before Planning Commission and request a variance. The Gorancy's have made many improvements to their home. Bob believes the point of Mr. Gorancy's email was to identify that nothing they have done or want to do is for a negative impact and laying a case for the variance they may request.

- Don Banas commented; the function of an HOA is to approve the architectural and external appearance of a home. There is not much in the building code about solar panels. The future will probably have more interest in renewable energy. The solar panels the resident on Tinkers Valley wants to install are red in color. Therefore, the HOA attempted to negotiate with the owner to place them on the sides of the home rather than the front of the home. The landscape design was intended to diminish, to an extent the, the view from heads on to the house. Don stated; for the future, within the limits of the Village including the commercial properties, maybe there should be some consideration whether renewable energy should be regulated and how it affects the appearance of the Village.

SERVICE DIRECTOR SAM SCAFFIDE:

- Sam reported; the Service Department report was submitted in the Mayor's report.
- The next branch chipping date will be September 18th.
- Street sweeping will be scheduled soon.
- The new salt storage bin has been completed.
- The department is beginning to prepare the trucks for the upcoming winter season and preparing to replace the summer flowers with fall decorations.
- Sam is working on the fall tree planting that will take place on Diamond Parkway and continue onto Cochran Road.

ECONOPMIC DEVELOPMENT DIRECTOR PEGGY SPRAGGINS:

- Peggy reported; Ordinances 2017-8-28 & 2017-8-29 are the School Revenue Sharing Agreements for GED and Mantua Mfg. The Solon School Board approved both agreements on August 22nd.
- The annual review of the CRA & TIF agreements were recommended for approval. Res 2017-9-45 is approval of the recommendations of the TIRC Committee. Peggy thanked Jeff and Eric for attending the meeting downtown.
- A new CRA agreement with SGM Glenwillow LLC is on the agenda. The proposed project will be located on Victory Parkway. The company funding the project is called Bluescope Properties and is from St. Louis Missouri. St. Louis in their only headquarters here in North America and the project is totally self funded. The company has been looking all over the country for sites that meet their criteria and chose Glenwillow. They are proposing a 434,000 sq. foot building. Jones Lang LaSalle and Geis will be managing the building.
- The Clean Ohio Grant Application is on the agenda. This will allow the Village to apply for funding for land acquisition for green space and to be able to extend the trail.

ARB & PLANNING COMMISSION REPORT:

- Eric Johnson reported; a raised patio deck was approved at the last ARB meeting. The site plan for the patio deck and the landscape design plans for GED and Mantua Manufacturing were approved at the Planning Commission Meeting.

OLD BUSINESS:

<p>2017-8-28 Ordinance</p>	<p>An Ordinance authorizing the Mayor to enter into a Municipal Revenue Sharing Agreement between the Village of Glenwillow and Solon City School District regarding CRA #17-001; GED Integrated Solutions, Inc.; and declaring an emergency.(Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Smith/Adie) 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 (Johnson/Smith) 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>2017-8-29 Ordinance</p>	<p>An Ordinance authorizing the Mayor to enter into a Municipal Revenue Sharing Agreement between the Village of Glenwillow and Solon City School District regarding CRA #17-002; Mantua Manufacturing Co.; and declaring an emergency.(Mayor & Council)</p> <p>Motion to suspend 3 reading rule (DiBacco/Smith) 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 (Johnson/Adie) 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>2017-8-32 Ordinance</p>	<p>An Ordinance enacting Chapter 1166 “Prohibited Uses Applying to All Districts” under Part Eleven – Planning and Zoning Code, Title Three – Zoning District Regulations to prohibit medical marijuana activities in all districts; and declaring an emergency.(Mayor & Council) Ordinance put on second reading</p>
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NEW BUSINESS:

<p>2017-9-34 Ordinance</p>	<p>An Ordinance acknowledging the report of the Tax Incentive Review Council and authorizing continuation of certain tax incentive programs; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Johnson/Smith) 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 (Adie/Johnson) 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>2017-9-35 Ordinance</p>	<p>An Ordinance amending Ordinance No. 2017-01-04 and appropriating funds to provide 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 & Council)</p> <p>Motion to suspend 3 reading rule (Smith/Johnson) 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/Banas) 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>2017-9-36 Ordinance</p>	<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>Ordinance placed on First Reading</p>
<p>2017-9-37 Ordinance</p>	<p>An Ordinance authorizing the establishment of a Glenwillow Senior Snow Plow Program; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (DiBacco /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>2017-9-48 Resolution</p>	<p>An Ordinance accepting the Bid of Longo Sewer Construction Co., Inc. for the 2017 Drainage Improvements; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (DiBacco /Johnson) Roll Call: Yeas— Adie, Banas, DiBacco, Johnson, Smith, Sylver Nays— None 6 yeas – 0 nays Motion carried</p> <p>Motion to approve (Sylver/Johnson) Roll Call: Yeas— Adie, Banas, DiBacco, Johnson, Smith, Sylver Nays— None 6 yeas – 0 nays Resolution carried</p>
<p>2017-8-49 Resolution</p>	<p>A Resolution accepting the proposal of Tri Mor Corporation for Phase II of the Cochran Road Reconstruction Project; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (DiBacco/Johnson) Roll Call: Yeas— Adie, Banas, DiBacco, Johnson, Smith, Sylver Nays— None 6 yeas – 0 nays Motion carried</p> <p>Motion to approve (Sylver/Johnson) Roll Call: Yeas— Adie, Banas, DiBacco, Johnson, Smith, Sylver Nays— None 6 yeas – 0 nays Resolution carried</p>

<p>2017-9-50 Resolution</p>	<p>A Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Fiscal Officer; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Smith/Sylver) Roll Call: Yeas— Adie, Banas, DiBacco, Johnson, Smith, Sylver Nays— None 6 yeas – 0 nays Motion carried</p> <p>Motion to approve (Adie/Smith) Roll Call: Yeas— Adie, Banas, DiBacco, Johnson, Smith, Sylver Nays— None 6 yeas – 0 nays Resolution carried</p>
<p>2017-9-51 Resolution</p>	<p>A Resolution authorizing the Mayor to submit a Clean Ohio Grant Application for the purchase and protection of the Tinkers Creek Preservation Project through either fee title or conservation easement acquisitions; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Sylver/Adie) Roll Call: Yeas— Adie, Banas, DiBacco, Johnson, Smith, Sylver Nays— None 6 yeas – 0 nays Motion carried</p> <p>Motion to approve (Smith/DiBacco) Roll Call: Yeas— Adie, Banas, DiBacco, Johnson, Smith, Sylver Nays— None 6 yeas – 0 nays Resolution carried</p>

<p>2017-9-52 Resolution</p>	<p style="text-align: center;">A Resolution authorizing the Mayor to apply to the Ohio Public Works Commission for a grant for the funding of capital improvement projects; and declaring an emergency. (Mayor & Council)</p> <p>Motion to suspend 3 reading rule (Sylver/Johnson) 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 Resolution carried</p>
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COUNCIL COMMENTS:

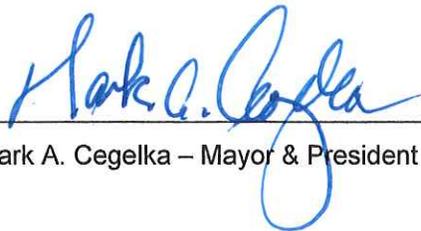
Larry Sylver scheduled a Recreation Meeting for October 4, 2017 at 6:00 pm.

CITIZEN COMMENTS:

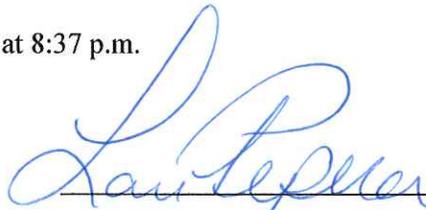
None

There being no further business to come before Council, motion by Gurvis Smith, 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 8:37 p.m.



Mark A. Cegelka – Mayor & President of Council



Lori Pepera, Clerk of Council