

COUNCIL CAUCUS MINUTES
Mayfield Village Civic Hall – Mayfield Village Civic Center
Monday, December 2, 2024 – 7:00 p.m.

The Council of Mayfield Village met in Caucus Session on Monday, Dec 2, 2024. Council President Schutt called the meeting to order at 7:00 p.m.

ROLL CALL: Present: Mr. Arndt, Mrs. Jurcisek, Mr. Marquardt, Mr. Meyers,
Mr. Murphy, Mr. Schutt and Mr. Williams

Also Present: Mayor Bodnar, Ms. Rich, Ms. Calta, Lieutenant Brothers,
Chief Matias, Mr. Cappello, Mr. Marquart, Mr. McAvinew,
Mr. Stupczy, Ms. Wolgamuth and Ms. Garbo

Absent: Mrs. Betsa (excused), Dan Russell (excused) Chief Carcioppolo (excused)

COUNCIL PRESIDENT

Council President Schutt stated, good evening everyone and welcome to the Council Caucus meeting for Mayfield Village, Ohio. It is Monday, December 2, 2024 at 7:00 p.m.

Just for the record, Mr. Russell is excused from this evenings meeting. Also, Lieutenant Brothers is attending on behalf of Chief Carcioppolo for the Fire Dept. Ms. Garbo is in attendance on behalf of Ms. Betsa.

I want to wish an early Happy Birthday to Councilman Al Meyers, his birthday is on Wed, Dec 4th.

A reminder that our next Regular Meeting of Council is on Mon, Dec 16th.

I wanted to mention if everyone would please keep Ms. Betsa's family in your thoughts and prayers. Unfortunately with the passing of her granddaughter today, it's a very difficult time for her and her family and for all of us for that matter. We know how much she loves her family. It is horrible news that we received. Please keep her entire family in your thoughts and prayers.

Council President Schutt stated, that's the end of my report. I'll pass it on to Mayor Bodnar.

MAYOR

Mayor Bodnar stated, thank you Steve and thanks for your kind words about Mary Beth. I just wanted to add a little bit, that she has always been such a good and faithful servant to Mayfield Village and she has always looked out for us in trying to make our lives better and easier. I know

that we'll all be there for her now, this is going to be a very difficult time for her. I thank everybody for their thoughts and prayers and please keep her in your thoughts.

I also wanted to report that soon we will be losing Officer Steven Palko as a Patrol Officer, but the good news is we will be gaining Sergeant Steven Palko as our newest addition to our Sergeants in the Mayfield Village Police Department. He will be here at the December meeting and we will swear him in at that time.

Mayor Bodnar stated, that completes my report.

PENDING LEGISLATION

- **Ordinance No. 2024-17**, entitled, “An Emergency Ordinance appropriating funds for current expenses and expenditures of Mayfield Village, Ohio for the period from January 1, 2024 and ending December 31, 2024.” Introduced by Mayor Bodnar. (Finance Department) (Read in title only) (First Reading – October 21, 2024; Second Reading – November 18, 2024) (Upon Third Reading and passage, this legislation will take effect immediately upon signature of the Mayor.)

Council President Schutt asked, any questions?

There was none.

Ordinance 2024-17 will move to Third Read at the Regular Meeting of Council on Monday, December 16th.

- **Ordinance No. 2024-18**, entitled, “An Emergency Ordinance appropriating funds for current expenses and expenditures of Mayfield Village, Ohio for the period from January 1, 2025 and ending March 31, 2025.” Introduced by Mayor Bodnar. (Finance Department) (Read in title only) (First Reading – October 21, 2024; Second Reading – November 18, 2024) (Upon Third Reading and passage, this legislation will take effect immediately upon signature of the Mayor.)

Council President Schutt asked, any questions?

There was none.

Ordinance 2024-18 will move to Third Read at the Regular Meeting of Council on Monday, December 16th.

- **Resolution No. 2024-57**, entitled, “A resolution requesting the Cuyahoga County Fiscal Officer to adjust the amended official certificate of estimated resources for 2024.” Introduced by Mayor Bodnar (Finance) (Read in title only) (First Reading – October 21, 2024; Second Reading – November 18, 2024) (Upon Third Reading and passage, this legislation will take effect in conjunction with the passage of Ordinance 2024-17 immediately upon signature of the Mayor)

Council President Schutt asked, any questions?

There was none.

Resolution 2024-57 will move to Third Read at the Regular Meeting of Council on Monday, December 16th.

- **Resolution No. 2024-58**, entitled, “A resolution requesting the Cuyahoga County Fiscal Officer to advance from the proceeds of tax levies for the collection year 2025.” Introduced by Mayor Bodnar (Finance) (Read in title only) (Upon Third Reading and passage, this legislation will take effect immediately upon signature of the Mayor.) (First Reading – October 21, 2024; Second Reading – November 18, 2024) (Upon Third Reading and passage, this legislation will take effect in conjunction with the passage of Ordinance 2024-18 immediately upon signature of the Mayor)

Council President Schutt asked, any questions?

There was none.

Resolution 2024-58 will move to Third Read at the Regular Meeting of Council on Monday, December 16th.

**NEW BUSINESS FOR
DISCUSSION**

Councilman President Schutt stated, moving on to New Business, first we have Community Partnership on Aging Renewal and Agreement. Mayor Bodnar.

- **Community Partnership on Aging Renewal and Agreement.**

Mayor Bodnar stated, thank you Council President. We’ll be coming to Council for a vote in December on two things. First of all to renew the CPA contract. It will be a vote not to exceed

\$38,000.00. The actual number came in at \$37,790.00, but there is a little wiggle room in there for transportation cost. So it'll be not to exceed \$38,000.00. That is a slight increase, I think their total last year was about \$34,000.00. Most of the difference has come into play by wage increases, they will be getting a 2% wage increase next year and just covering increases in cost that they have. That will be before you later on this month.

Also, we will be asking you to approve a new COG agreement from Community Partnership on Aging. It's virtually the same as the old one, the difference is CPA right now is a nonprofit organization but it is not a 501(c)(3). There were some foundations and grant givers that will not give to you unless you're a 501(c)(3), so we're going to redo the CPA so that it is a 501(c)(3). There's some boiler plate language that you have to put in your agreement so that it meets the requirements of that. We will be doing that later on this month.

- **Reappointment of Engineer**

Mayor Bodnar stated, next one is the reappointment of the Engineer. Mr. Cappello has graciously agreed to sign on for another year. There are really no changes in the terms of his contract. That will go before Council later on this month. We'll ask for your vote on that and then we'll swear in Mr. Cappello at that time.

- **Reappointment of Prosecutor**

Mayor Bodnar stated, the same with Mr. Cicero for our Prosecutor. There are some changes in his contract. Mike Cicero has not requested or not had an increase in his contract in any way since 2013, that will be twelve years as of 2025. We negotiated the terms of that increase. Currently his retainer is \$26,128.00, that will go up next year to \$28,741.00 which is a 10% increase and then in 2026 it would be a 5% increase, it would go up to \$30,178.00. Mike's hourly is currently \$154.00, it'll go up to \$170.00 in 2025 and then \$180.00 in 2026. You'll get all the details in writing. It'll be before you for a vote in December.

- **Reappointment of Animal Warden**

Mayor Bodnar stated, the third thing for reappointment is the Animal Warden. We've gotten the proposal from the Animal Warden, there are some decent increases in that. We are looking at it from two ways. We're trying to maybe negotiate some of the price terms with the Animal Warden. Frank Stupczy is also going to see if they could quote us for a three year contract instead of a two year contract to see if we could get a better rate that way. Also, we don't have this determined yet, looking at changing some of our policies as to how often and what people can use the Animal Warden for. We've looked at some other suburbs and they are much more restricted. We right now,

somebody could call and the Animal Warden can come out and trap just about anything you don't like, and if it's an outdoor animal and they trap and kill one, there's going to be one down the street. So we're looking to maybe be a little more restrictive in our policies and make these comparable with Highland Hts and some of the neighboring communities. That will be before you in December for a vote.

Council President Schutt asked, any questions for Mayor Bodnar on those four items?

Mayor Bodnar stated, let me just also say, if anybody on Council or anybody else has any ideas on restricting the policy or what you think would be appropriate, then e-mail us and let us know what you think.

Council President Schutt said, thank you Mayor. Next we have MOU with FOP Lodge 57 regarding Health Care Benefits. Ms. Wolgamuth.

- **Memorandum of Understanding with FOP Lodge 57 regarding health care benefits**

Ms. Wolgamuth stated, thank you Council President. As I'm sure you remember, the Village entered into a Collective Bargaining Agreement with the Police Union in 2023 and that contract runs through the end of 2025. It also contained a provision that we would have a contract reopener regarding health care in both 2024 and 2025. In 2024, we agreed to terms and executed a Memorandum of Understanding. We've done the same this year. The Police Union has come back and agreed to essentially the same terms as all the other employees in the Village have with respect to plan options and contributions that are made by the employees. They have the MOU right now and are supposed to get it to me with their signatures. If that happens, then we'll have it on the agenda on the 16th of December for Council to approve.

Council President Schutt said, thank you Ms. Wolgamuth. Any questions?

There was none.

Council President Schutt stated, going back to Mayor Bodnar, Appointments to Charter Review Commission for 2025. Mayor Bodnar

- **Appointments to Charter Review Commission – 2025**

Mayor Bodnar stated, thank you Council President. Charter Review Commission will convene again next year, they meet every five years. They meet from January through I think May in order to allow us to get enough time to get it to The Board of Elections to get things on the ballot for the November General Election. Every member of Council gets to appoint one person from the Village. It's a pretty decent time commitment, they meet very regularly. Normally what we do is

we ask our Department Heads to go through what parts of the Charter apply to their sections and go through that and recommend some changes. But anybody can suggest changes to Charter Review, any of you can do that if you think that it should be changed or it could be bettered if we change it, we invite everybody to do that. Each of you needs to find somebody who you'd like to be on Charter Review, who you think would be good for that kind of commitment and get a commitment from them. Then if you would let Diane know, she will send a letter to all of our appointees. We'd like to have them sort of locked in or at least pledged orally that they would take on that commitment and they'll get letters out to them and they will commence in January. We'll tell you when all the meetings are in case you want to come to any of them. Thank you.

Council President Schutt asked, any questions?

Mr. Murphy asked, what's the estimate on the hourly, weekly, monthly time frame?

Mayor Bodnar replied, if I remember, it's about once a week for a couple of hours. They really need to be reviewing these Articles, they need to review that ahead of time and be prepared for discussion. I'd say a minimum of 3 to 4 hours a week, and then Diane Calta will work with them also.

Council President Schutt stated, thank you Mayor Bodnar. Any other questions?

There was none.

Council President Schutt said, continuing on, we have the Committee Appointments for 2025. Ms. Wolgamuth

- **Committee Appointments – 2025**

Ms. Wolgamuth stated, in early November we sent letters to all the people who are on our various Boards and Commissions and Committees to reappoint them for another term. I'm waiting to get responses from all of them. Once I have that, I'll give Council a memo letting you know who is coming back and who is not. If people are not returning, the Mayor will have to make some new appointments. All those people will be invited to attend the January Organizational meeting to be sworn in.

Council President Schutt asked, any questions?

There was none.

Council President Schutt stated, thank you Ms. Wolgamuth. We have Ms. Wolgamuth again for the Amendment to Chapter 153 of the Codified Ordinances.

- **Amendment to Chapter 153 of the Codified Ordinances**

Ms. Wolgamuth stated, Chapter 153 is what we all commonly refer to as the Wage Ordinance. We just passed a new one recently when we added payment for the Civil Service Commission, but we'd like to pass another one again just to include all the new Health Care information for 2025. I'm making revisions to that ordinance and there are a few other smaller changes that we'd like to make. They are just clarifications, things that have come up over the past year that we think could be clarified in the ordinance. I will give Council a marked copy, so you'll be able to see all the changes that we're proposing and if those are all good, then we'll ask for approval on the 16th as well.

Council President Schutt asked, any questions?

There was none.

Council President Schutt stated, thank you Ms. Wolgamuth.

- **Ward 4 Council Vacancy (Council)**

Council President Schutt stated, next we have the Ward 4 Council Vacancy. Six candidates have expressed interest in the position and had submitted a letter or resume. The deadline was today at noon. Ms. Wolgamuth gave all of us a calendar of potential dates for scheduling interviews. She's going to send out an email tomorrow, then if you could just reply as soon as possible and advise of your availability, then the dates will be confirmed and the candidates will be notified of their date and timeslot. Then Council will need to make a selection prior to the regular meeting of Council on December 16th. We'll actually go into Executive Session then, and when we come out we would then appoint whoever's selected. There's five dates and times, if you could just let Ms. Wolgamuth know your availability as soon as possible, that would be great. Any Questions?

Mr. Meyers asked, is each a one on one or multiple?

Ms. Wolgamuth said, my question was, are you going to try to do them all in one session, or did you want to try to do two separate days, because you have six candidates.

Council President Schutt replied, when we were first talking, we mentioned maybe 30 minutes for each. Now that we have six candidates we were wondering if we would shorten it to 20 minutes. Do you think 20 minutes is enough for each candidate?

Mr. Meyers said, my question is you've got five timeslots and 6 people, so are there going to be multiple people in the interview?

Council President Schutt replied, for example the first day is Wed, Dec 4th at 6:00, we could have one at 6:00, another at 6:20, 6:40. Then we could break them up into two different days.

Ms. Wolgamuth stated, those are just optional days, it were not intended to be all those days.

Council President Schutt stated, then we would have all seven Council people present and then just have one candidate at a time.

Ms. Juncisek stated, I think splitting up between two days is sufficient or just have it one night. I think 20 minutes is sufficient.

Ms. Wolgamuth asked, are you comfortable in the conference room?

Consensus is yes.

Mr. Murphy asked, does everyone have to attend? I don't think we're going to be able to get all the Council Members together at one time. If I can't attend, feel free to go ahead and do the interviews without me. Based on these timeslots, December is not good for me. I don't want to hold anything up is what I'm saying. Right off the bat, the first three timeslots don't work for me, and it's not like I'm walking my dog.

Council President Schutt stated, if Denny's comfortable on the decision of six other people, then I would be fine.

Ms. Juncisek said, you have their contact information, if you want, you can reach out.

Mr. Murphy said, I'm just letting people know I don't think it's necessary for everyone to be there if they can't be there. If they want to be there, that's another story. I don't have to be there if I can't make it and it works for everyone else.

Council President Schutt said, hopefully the times work for the rest of the six of us. Any other comments, questions, discussion?

There was none.

- **2025 Schedule of Council Meetings (Council)**

Council President Schutt stated, next is the 2025 Schedule of Council meetings. In your packet you received a tentative schedule of Council meetings for 2025. If you could look it over and if there's any questions just let me know. The calendar will be on December regular meeting agenda for consideration and approval. I did go through the calendar with Ms. Betsa last week and there were a couple of holidays that we passed over and a couple of our months we have five Mondays so we have some flexibility. The only potential holiday I believe would be Cinco de mayo, I apologize we are scheduled to meet on that day unless somebody wants to make a change, then we can. But we did skip over St Patrick's Day since there's quite a few people that celebrate St Patrick's Day. Any questions or discussion on that?

Mr. Murphy asked, where was that listing at?

Council President Schutt replied, it should have been in your packet.

Ms. Jurcisek advised the schedule is on the website.

Council President Schutt asked, any other questions?

There was none.

- **2025 Council Committee Selections (Council)**

Council President Schutt stated, you should have received in the packet the existing 2024 Council Committee assignments. If you wish to remain on a committee or are interested in serving on another committee, you could let me know on that. The assignments will be finalized for approval at the December Council meeting. If you could just let me know by the end of next week, then if there are any changes, we can incorporate that. Obviously we'll have a minimal change with Ward 4 change. If there's anything else you'd like to participate in or swap out, the easiest one would be with George because a person doesn't have a vote at this time. Just let me know if there's any changes you want on the Committees.

Council President Schutt stated, moving on we have CRA Housing Council – Appointment of Members 2025 – 2028. Mr. Marquart?

- **Community Reinvestment Area Housing Council – Appointment of Members – 2025-2028.**

Mr. Marquart stated, thank you Council President. You'll recall a few years back Council established a Community Reinvestment Area over 65% or 75% of the Village which allows us to offer a real estate tax abatement or partial real estate tax abatement to a property owner who makes significant investments into his property. As a part of that State Program we have to establish what's called a Housing Council even though frankly it has nothing to do with housing. But it's a review committee that reviews potential new deals to the program and performs an annual review of existing tax abatement recipients and per state law, that's a three year term which is now expiring. All the seats expire at once, they're not staggered. Two members are appointed by Council, last time that was Councilwoman Jurcisek and Councilman Williams. Two by the Mayor, one by Planning & Zoning Commission and then two members from the community appointed by those first five. All the seats are up for renewal, meaning that Council has to appoint two folks hopefully on the 16th of this month, again for a three year term. Mayor Bodnar and Planning & Zoning will do the same. Assuming we can get all five folks seated or appointed by the 16th we have the state meeting in January to perform the annual review of the Holiday Inn's participation in the program as well as perhaps one deal coming down the pike as well. In the next couple weeks if Council could think about who wants to serve on that committee, that would be terrific. It's generally one to two meetings a year at the most.

Council President Schutt asked, any questions?

Mr. Murphy stated, I'm happy to.

Ms. Jurcisek stated, I can stay on as well.

Council President Schutt asked, any other comments or questions?

There was none.

Council President Schutt stated, thank you Mr. Marquart. Moving on, 2024 Year-End Transfers.
Ms. Rich

- **2024 Year-End Transfers (Finance)**

Ms. Rich stated, thank you Council President. Our annual transfers and reclassifications were in your packet. Five of them are from the T.I.F.'s that we moved from the T.I.F. funds to the General Fund. The other two are related to Police pension and salary cost that we moved to the Police Pension and the Police Operating fund.

Council President Schutt asked, any questions?

There was none.

Council President Schutt stated, thank you Ms. Rich. Again Ms. Rich, the MCIC Annual Meeting – Election of Officers.

- **MCIC Annual Meeting – Election of Officers (Finance)**

Ms. Rich stated, thank you. This is also Council appointing Officers to the MCIC which I believe is just Council Members as Officers.

Council President Schutt asked, any questions?

There was none.

Council President Schutt stated, thank you Ms. Rich. Again Ms. Rich, the 2025 Yearly Assessment – Workers Compensation (\$53,980.00).

- **2025 Yearly Assessment – Workers Compensation (\$53,980.00) (Finance)**

Ms. Rich stated, this is our annual Workers Comp coverage. If we pay it in December, we get a discount, that's why we bring it before you in December instead of paying it in monthly installments throughout the year.

Council President Schutt asked, any questions?

There was none.

Council President Schutt stated, thank you Ms. Rich. Moving along, Second Amendment to Site License Agreement between MARCS Radio and Mayfield Village. Lieutenant Brothers

- **Second Amendment to Site License Agreement between MARCS Radio and Mayfield Village (Fire)**

Lieutenant Brothers stated, thank you Council President. The Chief and Law Department are currently working to come to an agreement with MARCS who is a State run agency that operates our radios for Police and Fire. Basically to purchase a new back-up generator for the Fire Station. Any time the power goes out, the back-up generator powers the radio system and cell phones. The generator is from when the Fire Station was built going on 20 years old, and any time they try to

replace parts, they're having problems doing it. So this is to replace that, and we're kind of in a holding pattern right now waiting to hear back from MARC's.

Council President Schutt asked, any questions?

There was none.

Council President Schutt stated, thank you Lieutenant Brothers. Then we have the Generator purchase (ERF Electric, LLC – not to exceed \$22,000)

- **Generator Purchase (ERF Electric, LLC – not to exceed \$22,000.00)**

Council President Schutt stated, you did these both together.

Lieutenant Brothers replied, yes.

Council President Schutt stated, thank you Lieutenant Brothers. Next one we have the MOU with Euclid Creek. Mr. Cappello

- **Memorandum of Understanding with Euclid Creek**

Mr. Cappello stated, Euclid Creek along with Chagrin River Watershed helps the Village with Minimum Control Measures, number one and number two, with our public involvement, public education as part of our Phase 2 for Worton Park project and they also help us with other things as needed regarding stormwater.

Council President Schutt asked, any questions for Mr. Cappello?

Ms. Wolgamuth stated, I have one comment on that. The annual expenditure with an agreement will be a four year agreement and the annual expenditure is \$3,000.00. That's what will be on your agenda on the 16th.

Council President Schutt asked, any questions?

There was none.

Council President Schutt stated, thank you Mr. Cappello and Ms. Wolgamuth.

ANY OTHER MATTERS

Council President Schutt asked, are there any other matters that come before Council this evening?

- **Commercial Real Estate**

Mr. Marquart stated, I have one more Council President. Thank you. Over the summer and fall of this year you'll recall I had a couple brief updates about a Development Agreement that we're working on that would create some new commercial real estate in the Village. With the goal of attracting new commercial users retaining our kind of super star companies if we can and generally allowing us to be more competitive in the market. The developer that we've been working with has indicated just this morning that they're prepared to sign that document this week. If that happens, we would like to bring that before you guys on the 16th for approval. We'll have a copy of that agreement obviously and all the details in the packet as appropriate. I'm happy to report too that since we last spoke, the agreement has actually shifted gears a little bit, it now includes a firm commitment for the first employer on that property would occupy roughly 70,000 square foot building on 15 acres and employing about 100 folks with a payroll of just over \$6,000,000.00. So it could be very very beneficial to the Village. As you'll see in the coming days, there are a lot of moving parts on this project. We're also discussing a few other incentives with the company itself aside from the developer. A lot of things have to fall in place still, including a rezoning that would begin shortly after this agreement is signed. It'll make its way through Planning and Zoning eventually and the November ballot. Stay tuned, this is a very exciting project. We look forward to bringing it to you shortly. I'll be happy to answer any questions as I can given the fact that some things are still confidential.

Ms. Arndt asked, what type of business?

Mr. Marquart replied, it is a building supplies distributor. The good news is these folks have to show up to work, they can't work from home.

Council President Schutt asked any other questions or discussion?

There was none.

Council President Schutt stated, thank you Mr. Marquart.

Council President stated, since there are no other matters, meeting is adjourned at 7:30 pm.

Respectfully submitted,

Deborah Garbo
Executive Assistant
Building Department

Transcribed by Deborah Garbo for
Mary E. Betsa, MMC
Clerk of Council