

COUNCIL CAUCUS MINUTES
Monday, September 9, 2024 – 7:00 p.m.
Mayfield Village Civic Hall-Mayfield Village Civic Center
6622 Wilson Mills Road, Mayfield Village, Ohio

The Council of Mayfield Village met in Caucus Session in Mayfield Village Civic Hall at the Mayfield Village Civic Center on Monday, September 9, 2024. Council President Schutt called the meeting to order at 7:00 p.m.

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

Also Present: Mayor Bodnar, Ms. Rich, Ms. Calta,
Mr. Cappello, Chief Carcioppolo, Mr. Marquart,
Mr. McAvinew, Mr. Russell, Mr. Stupczy,
Ms. Wolgamuth and Mrs. Betsa

Absent: Mrs. Jurcisek

Council President Schutt stated, please let the record reflect that Mrs. Jurcisek and Chief Matias are excused from this evening's meeting.

MAYOR

Thank you Council President. I have a handful of things tonight. First of all, I got a call a couple hours ago from Jim Mills, Patsy's son. He just wanted to let us all know that Patsy is at Hillcrest Hospital. She has one large and several small blood clots in her leg. They are putting her on blood thinners to see if that does the trick. If not, they will have to do some surgery to try to help the larger blood clots. He asked me to let everyone know, so please keep Patsy in your prayers.

Second, I wanted to send a thank you to Shane and the whole Recreation Department for a great summer and teamwork at The Grove. There is one more show left this Thursday at 6:30. It is the Audiophile and Shootouts; country music I think. Thursday is going to be 83 and sunny, so it might be the best day of the whole season. So be out there. It's your last chance if you don't get out there very much this year.

Also, I had the opportunity this summer to thank some of our elected officials of The Grove. We had Jack Schron out about a month ago. I thanked him for the grant from the County. It paid for pretty much half of the bathroom that we put up and for improvements to the Civic Center. It was good to see him out there. Two concerts ago, Dan Troy came out. Frank Stupczy went for the grant for the salt shed roof and Dan Troy was instrumental in getting us that grant. Dan came up.

I wanted to show you all the big check from Dan. We were able to thank him for that. Anybody can have it, but he said you can't cash it.

We have the Chili Cook-Off coming up for the Community Partnership on Aging. It's going to be October 24th at the Lyndhurst Community Center. We are doing it in conjunction with another Chamber of Commerce group. The regular Fire Departments are doing it and additionally I think Cleveland Heights and I can't remember who else. Chief, do you know.

Chief Carcioppolo replied, I believe Shaker Heights and University Heights are a part of that but I would have to look at the list. I don't want to leave anyone out accidentally.

Mayor Bodnar continued, so there's a little more competition this year. I believe that with every ticket you have you get a vote. The more of us that show up, the better for our Fire Department. I will be getting a table. Keep October 24th in mind.

Last week we received an e-mail talking about the school levy that's coming up in November. I am endorsing that levy and I would like to do a Resolution with the support of Council. I would have that for the September meeting. If Council is of the mind to support that levy, we can do a joint Resolution and have that voted on in September.

Also we would like to do a Resolution for Assistant Fire Chief Libens who you know retired recently. I will work with Chief Carcioppolo to put that together and put that on to Council's agenda either this month or next month. I understand that Chief Libens has some personal matters to attend to so I don't know if he will be able to come to the meeting, but I still would like to do the Resolution for him.

I have some comments on the next item on the agenda, so I will reserve them until then. Thank you.

Council President Schutt stated, thank you, Mayor Bodnar.

COUNCIL PRESIDENT

I just wanted to congratulate Mrs. Betsa on the birth of a grandson last week. Congratulations.

Our next Regular Meeting of Council is scheduled for September 23rd in this room at 7:00 p.m.

NEW BUSINESS FOR DISCUSSION

- **Update of Wage Ordinance to add compensation for members of Civil Service Commission (Administration)**

Mayor Bodnar stated, I put a memo in your packets dated September 6th. We got an inquiry from the Civil Service members asking if they could receive compensation. As you know, we pay

Planning and Zoning, Board of Zoning Appeals and Architectural Review Board. This is a recent inquiry, however it's something that has been on my mind for quite a while. The Civil Service Commission provides vital services to the Village. Their job description includes a lot of authority. They work with all of our classified service members which is Service Department, Police Department and Fire Department. They work with the Chiefs to provide testing. Oftentimes they will go to the test to proctor the test. Sometimes that includes a full Saturday morning out of their time. They have decision-making authority and hearing authority for certain appeals in different situations. We are relying on them more and more because we have people who are retiring and we need to have these tests to promote people and put people in the positions that we need to fill. They have to be well prepared. They have to understand the laws that they need to put into place to serve us. I think it's a good idea to include them along with ARB and P&Z and BZA to the list of people we pay per meeting. That's on the sheet that's on 153.19 of our Codified Ordinances. We would add Civil Service and pay them \$50 per meeting or test proctor so if they come on a Saturday morning and give up their time to proctor a test we would also compensate them for that. If there are any questions, I would be happy to answer them.

Mr. Meyers asked, how does it work, the wage ordinance? At the end of the day do we vote on what they get paid?

Mayor Bodnar replied, we have. It's been \$50 for a while per meeting. It goes in at the specific amount. I don't think it's been increased for as long as I can remember.

Mr. Meyers asked, that's across the board? Anybody's wages get voted on?

Mayor Bodnar replied, some of them we increase from time to time when we give raised. We could take a look at these and pay them more per meeting. The Mayor's and Council members' salary was voted on by the electorate, so we don't change that. Those get raised by 2.5% each year.

Mr. Meyers stated, okay. Thank you.

Council President Schutt stated, thank you, Mayor Bodnar.

- **Development Agreement between Mayfield Village and Premier Commercial Realty, LLC (Administration)**

Mr. Marquart stated, thank you Council President. I just wanted to address Council briefly. Since the last time we discussed this project which we have been calling the North End Redevelopment Project which is really geared toward bringing some new competitive industrial square footage on-line so that we can be more competitive in the regional marketplace. Since last time we mentioned this to you, an agreement with the developers has taken several twists and turns chiefly due to the fact that the Administration is holding firm on the amount of payroll that this project needs to generate and the amount of square footage that it needs to generate. We have held a pretty firm line so that we are sure that we have a quality project with quality employers. We have had some ups and downs over the last four or five months. The latest news I can bring to you is that

the developer now has a rock solid light industrial tenant in hand for roughly half of the proposed project. I can't disclose the tenant just yet. They are a very well-established light industrial company here in the region. By well-established, I mean 92 years in business with a very good payroll of about \$6.5 million annually with roughly 90 employees on staff. This tenant would build at least a 60,000 square foot building at the north end and occupy that either by a long term lease or build and they would take ownership. There is a live fish on the line so to speak and we at least want to give you an update this evening. We don't have the agreement completed just yet. Given the timing of this project specifically with regard to the rezoning that would have to occur we definitely wanted to at least get this in front of you a little bit in the hopes that the agreement itself would be ready in two weeks. We are making great progress and we think we have a generally good tenant on board. I am happy to take any questions and hopefully we will have a document for you shortly.

Mr. Meyers asked, would this be on the west side of Parkview back in the corner?

Mr. Marquart replied, it would, sir, yes.

Mr. Meyers asked, against the freeway?

Mr. Marquart replied, yes. This tenant would occupy the west side of North commons north of Governor's Village. That's the side with the most wetland conditions. Even though that side is actually bigger acreage-wise, you sort of get less acreage out of it.

Mr. Meyers stated, thank you.

Council President Schutt asked, any other questions?

There were none.

Council President Schutt stated, thank you, Mr. Marquart.

- **Approval of P&Z vote re: consolidation of Village property at 691/683 SOM Center Road (Administration)**

Mr. Russell stated, thank you Council President. Tonight we had our meeting and approved this item to have it sent to Council for approval for combining the lots for sale.

Council President Schutt asked, any questions?

Mr. Arndt asked, nothing commercial, right?

Mr. Russell replied, no, it's residential.

Mr. Arndt stated, okay.

Council President Schutt asked, any other questions?

There were none.

Council President Schutt stated, thank you, Mr. Russell.

- **Renewal of IT Services (Konica Minolta/All Covered – not to exceed \$20,000) (Administration)**

Ms. Wolgamuth stated, thank you. Our IT Coordinator Jeff Thomas asked me to let you know that this is just our annual cost for disaster recovery and the backing up of the server off-site. Last year we had requested \$17,000. He has increased that to \$20,000 this year but that's because he has added extra security to our e-mail. If anyone has specific questions for him, he would come to the next meeting, but this is the annual cost.

Off the agenda if I may, I just wanted to let everyone know that the Civic Center project is starting this week. Millstone Management is pretty much on site every day. They are going to start the windows and doors this Wednesday. They expected to have everything done by Halloween. Thank you.

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated, thank you Ms. Wolgamuth.

- **Funding of Beta Drive Rehabilitation Project (Economic Development/Engineer)**

Mr. Marquart stated, thank you again, Council President. As part of our annual road program we had actually started to consider Beta Drive pre-COVID. Revenues dropped and it was pushed to the backburner. Anyone that's driven down Beta Drive can attest the roadway is over 50 years old at this point and really showing its age. We have received some complaints about the sidewalk conditions as well. We haven't done a formal survey but we sort of believe that the condition of the street may be impacting things just a little bit. We are trying to create a more attractive space to rent your place and do business.

Before you tonight is a Resolution that would permit us to apply for some Issue 1 grant and loan funding for this project. Again, the street is a little more in-depth and a little meatier than our typical road project. We will be applying to the State Issue 1 program. The Village Engineer Mr. Cappello is working up some final numbers on the budget but it appears to be in the neighborhood of \$3.8 million. We would apply for a 20% grant and a 50% loan. That would leave 30% on us. We are currently exploring an additional loan via Cuyahoga County that would make up that portion of the project. The Resolution tonight is simply to permit us to apply for those funds. I believe the decision will actually come in April of 2025.

Council President Schutt asked, any questions?

Mr. Meyers asked, is all they are going to do is analyze what has to be done or are they going to do this job?

Mr. Marquart stated, the State divides the State up into districts and appoints a voting board per district. We are District 1. That board takes into consideration all sort of things like amount of daily traffic, amount of residents served, amount of employees served, condition of the road, whether or not the Village has gotten free money from them before. There's a myriad of items on the score sheet. Maybe Tom might be able to speak a little bit better to that but we essentially get reviewed by that board. We also know that if we come in and say we want the whole thing as a grant they are probably going to laugh us out of the room and just shut the door on us which is why we split it up the way we have. It's a competitive process. Folks all over Cuyahoga County are vying for the same dollars.

Mr. Cappello stated they also look at economic development and our economic condition. We have applied for this in the past. We got money for Worton Park sanitary, SOM Center and other projects. Mr. Marquart explained it pretty well as far as the process. We haven't applied for this for well over 7-8 years.

Mr. Marquart stated, correct. It has been 8 years since we applied to the program. One of the criteria on the scoresheet is whether or not you have received anything in the last 7 years. We think that's a plus for us.

Mayor Bodnar asked, is the money allocated by County? How is that allocated? Both our State Senator and State Rep are Lake County people. How is this grant money divided?

Mr. Cappello replied, I believe by the district. So much money goes to each district. There are 12 districts.

Mr. Marquart stated, it's the transportation districts in the State.

Mayor Bodnar stated, okay. Thanks.

Mr. Meyers asked, who pays attention to the quality control on these jobs? In particular Ridgebury.

Mr. Cappello replied, we have an observer on the project.

Mr. Meyers asked, how do we fix it?

Mr. Cappello asked, fix what?

Mr. Meyers replied, Ridgebury. It's rougher now.

Mr. Cappello replied, it's beautiful. It rides great. I would have to drive in your car. By the manholes, I noticed there are some slight deviations, but nothing that's –

Mr. Meyers stated, you can look at the road and see it's not smooth.

Mr. Cappello replied, it's beautiful.

Mr. Meyers stated, that's why I am asking, quality control.

Mr. Cappello replied, we would be doing the data, we would be doing some base repair. We will be replacing the storm culvert. We would then do concrete repair and replace the curb like we did at Ridgebury about two and a half feet. Then the overlay would be in between. It will be a nice new road. We will replace the aprons and the sidewalk in the entire area.

Mr. Meyers asked, all the sidewalks will be replaced?

Mr. Cappello replied, yes.

Mr. Murphy asked, sorry Tom, were you just talking about Beta Drive?

Mr. Cappello replied, yes.

Mr. Murphy stated, so, sidewalks, the aprons, the actual road too?

Mr. Cappello replied, with the concrete base we will do some repairs.

Mr. Murphy asked, you are going to cut it out?

Mr. Cappello replied, cut out the bad parts. The road is 28 feet wide. We will saw off two and a half feet on each end and replace it with curb and gutter. It will be like Ridgebury.

Mr. Murphy stated, I have driven Ridgebury. I thought it was a smooth ride. I drive it every day.

Mr. Cappello replied, it will look like that on both sides on Beta.

Mr. Murphy asked, so you are going to add the asphalt to the cement?

Mr. Cappello replied, yes, keep the concrete base that is still good. We are trying to save money by doing that. The nice thing about doing it with the asphalt overlay is let's say 15 years from now the road is getting a little bit rough, we can mill it and put back new asphalt and it looks like you have a brand new road again.

Mr. Murphy asked, are the conditions that bad? I don't go on Beta Drive like I used to. It's been 4 years.

Mr. Arndt stated, I drive it every day. It's bad.

Mr. Cappello stated, there are some areas that aren't bad. The joints are bad and some areas.

Mr. Murphy asked, \$3.8 million bad?

Mr. Cappello stated, it's not just that. The \$3.8 is the culvert replacement which was close to \$500,000. Then you have the curbs. We are replacing the aprons if they are not new. A lot of them are huge. You are talking 4,400 feet length of roadway, so 8900 feet of sidewalk. That adds to the cost. There's a lot of items involved with this plus the base repair of the existing concrete.

Mr. Marquart stated, one of the other things we are considering is whether or not we want to tackle the sidewalk share of the job in a similar fashion to what we have done residentially. That may be coming back as well that we lean on the property owners themselves to chip in or give them the opportunity to fix them themselves using our folks. Still a few questions to answer for sure but again tonight we are just seeking permission to apply. Assuming we win, the resolution tonight would not obligate us to spend \$3.8 million but this is just to get us in the application process.

Mr. Meyers asked, do we own all the sidewalks?

Mr. Marquart replied, we do. It's similar to residential.

Mr. Cappello agreed. The property owner is responsible to maintain it.

Council President Schutt asked, any other questions?

There were none.

Council President Schutt stated, thank you everyone.

- **County Road Preventative Maintenance Program – Proposal to hire Pavement Technology in an amount not to exceed \$28,000 (Engineer)**

Mr. Cappello stated, we have used this asphalt rejuvenator in the past. It tends to help replenish the oils in the asphalt. This \$28,000 is entirely reimbursable through the County maintenance program. In this case it's not just material. It's the application.

Council President Schutt asked, any questions?

Mr. Murphy asked, so it's a pass through?

Mr. Cappello replied, yes, essentially.

Mr. Murphy asked, can we get \$3.8 million?

Council President Schutt stated, thank you, Mr. Cappello.

- **Repair of approach slabs on Greenway Trail (and possible addition of curb cuts on North Commons) (Engineer)**

Mr. Cappello stated, we have had some complaints along the Greenway Trail, the underpasses and bridge by the salt dome and the boardwalks. What's happened over time is the asphalt has settled with the approach slabs. It's a tripping hazard. We want to make the complete repairs that will last for a very long time. We are going to remove about 7 feet back from the approach slabs and replace it with concrete and tie the concrete into the walls of the abutments to make sure we don't have that settling issue anymore.

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated, thank you, Mr. Cappello.

- **Tax Rate Resolution for Tax Year 2024 (Finance)**

Ms. Rich reported, this is our annual tax resolution required by the County for our various levies. This allocates our inside and outside millage. It's our annual obligation.

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated, thank you, Ms. Rich.

- **MARC'S Radio Uninterrupted Power Supply (UPS) System Replacement (Fire)**

Chief Carcioppolo stated, thank you, Council President. I just wanted to get this in front of you guys. I don't have the actual cost. It wasn't something budgeted but our UPS system that we share with the State of Ohio had a failure earlier this year. We were able to do a hard reset on it at 3:00 a.m. because it controls the power for the radio tower. That provides emergency radio coverage for the entire county. We have to do that in the middle of the night so that it is less interruptive to emergency radio service. They don't make the parts for this anymore. We have to replace it. It's around \$53,000 and we pay half of that. I am waiting for the State to get back to me on how we want to do it this time. I believe last time the State paid the entire bill up front and then invoiced us for the other half. Once I have that information I will get it to Mary Beth and everyone. This also ties in with the generator which was budgeted for replacement this year. That's about 4

months out. We are working with an agreement with the State to pay half of that two. Both of those units cover critical infrastructure for both the State and Fire Department. If there are any questions, I can answer them.

There were none.

Council President Schutt stated, thank you Chief.

- **Senior Snow Plowing – Agreements with contractors MJO, Arnolds, Ameriscape and JC Landscaping (Rec) (each will be a separate resolution)**

Mr. McAviney stated, we actually had 5 companies submit this time. The fifth company was significantly higher than the rest. These ranged from \$305 to \$335 based on the drive. That's roughly a \$10 increase from last year. That's the lowest increase I have seen with the program in quite a few years. The cost to the Village resident will be \$235 for single drive and \$285 for a circular drive. The fifth proposal was \$1,200 per driveway.

Mr. Arndt stated, \$380 a drive is nuts. I had three people drop something off. The one guy that did it last year and it was \$280. I have a roundabout. I had one drop off a circular at \$265 and another one was \$270. I don't understand how we get these prices. Are we able to get more quotes?

Mr. McAviney replied, I did get more quotes. I sent requests out to 10 companies. Five got back to me. We have had lower quotes previously, but have received non-stop complaints from residents due to the low quality of service provided to them. I could go back to them and see if they can lower it, but I think you might have companies drop out. We need 4 contractors in order to provide the service.

Mr. Arndt stated, I know there are more landscaping than snowplowing companies out there.

Mr. McAviney stated, I sent out quotes to a lot of company.

Mr. Arndt asked, did you try DiNunzio or TJC?

Mr. McAviney replied, I tried DiNunzio and Millers. We did not receive any quote. A couple of years ago we selected a company and I had to get the other contractors to do their drives because they were not coming to plow. I can't tell you the weather forecast. If it's a pretty good winter everyone's happy because we don't have much snow on the ground. If they plow a lot, it is more of a cost for them.

Mr. Arndt stated, I wouldn't mind seeing just a few more quotes if you wouldn't mind.

Mr. McAviney stated, I sent 10 out. If they don't respond, I can't really do anything.

Mr. Arndt stated, maybe just 5 of the ones you didn't send them to. I would try TJC, Weldon, all within the area.

Mr. McAviney stated, I could reach out to them. TJC has been sent stuff but has not responded. There's nothing you can do if they are not interested in the contract. Sometimes it's because there are 100 driveways. They don't have the drivers. There are many factors. They have all been sent out. When I get a list from the opt-outs and I see the contracts coming in for that, those are the people I use to e-mail for a proposal. I have done that for the last three years to try to attract more companies but for some reason or another they have not been interested. I personally feel the cost is not bad myself. There is a shortage of workers. These are four reliable companies who have worked with the Village for over 15 years.

Mr. Meyers asked, how many people have signed up?

Mr. McAviney stated, they are signing up right now, but generally 300.

Mayor Bodnar asked, Shane, when we pay the contractors do we pay them half now and half later?

Mr. McAviney stated, we pay them in monthly installments.

Mayor Bodnar stated, okay, so if they don't work out, they will not get paid.

Mr. McAviney replied, yes. The last installment comes later in May. That way if anyone has any yard damage, we can handle that at that point in time. We also collect an insurance policy naming Mayfield Village as an additional insured. So if there is any significant damage, it goes back on them .

Mayor Bodnar stated, thanks.

Council President Schutt asked, any other questions?

There were none.

Council President Schutt asked, Mr. McAviney, would you mind sending to Council the companies this was sent out to? At least we can see who the other companies were. And just to throw in my two cents, I dealt with snow removal contracts for Progressive for a while. It is probably the one most challenging contracts to deal with. It's hit or miss. You either have companies that do not perform. Either they don't show up or they don't meet your expectations or damage curbs and landscaping, they are into the grass. You have that end of it, or you have companies that perform four out of five stars. I am a proponent of if we have used companies in the past that have done good work to keep on moving forward with them as long as the pricing is reasonable. I feel for you because this is a program I would not want to run.

ANY OTHER MATTERS

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

There were none.

There being no further matters, the meeting concluded at 7:37 p.m.

Respectfully submitted,

Mary E. Betsa, MMC
Clerk of Council