

**COUNCIL CAUCUS MINUTES**  
**Monday, February 3, 2025 – 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, February 3, 2025. Council President Schutt called the meeting to order at 7:01 p.m.

ROLL CALL: Present: Mr. Gall, Mrs. Jurcisek, Mr. Marquardt,  
Mr. Murphy, Mr. Schutt and Mr. Gall

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

Absent: Mr. Arndt, Mr. Meyers, Mr. McAviney and  
Chief Matias

Council President Schutt stated, please let the record reflect that Councilman Al Meyers, Councilman Mark Arndt, Chief Matias and Mr. McAviney are all excused from this evening's meeting.

**MAYOR**

Mayor Bodnar stated, thank you Council President. I have nothing this evening.

Council President Schutt stated, thank you, Mayor.

**COUNCIL PRESIDENT**

I want to wish Ms. Wolgamuth a Happy Early Birthday. Her birthday is on February 21<sup>st</sup>.

Our next Regular Meeting of Council is scheduled for Monday, February 17<sup>th</sup> in this room at 7:00 p.m.

**PENDING LEGISLATION**

- **Resolution No. 2024-71**, entitled, “An Emergency Resolution authorizing and directing the Mayor and President of Council to enter into a Development Agreement with Premier Mayfield, LLC.” Introduced by Mayor Bodnar. (First Reading-December 16, 2024; Second Reading – January 21, 2025) (Upon Third Reading and passage, this legislation will take effect immediately upon signature of the Mayor.)

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated, Resolution 2024-71 will move to Third Read at the Regular Meeting of Council on Monday, February 17<sup>th</sup>.

- **Ordinance No. 2025-01**, entitled, “An Ordinance appropriating funds for current expenses and expenditures of Mayfield Village, Ohio for the period from January 1, 2025 to December 31, 2025 and declaring an emergency.” Introduced by Mayor Bodnar. (Read in title only – First Reading – January 21, 2025) (Finance Department)

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated, Ordinance 2025-01 will move to Second Read at the Regular Meeting of Council on Monday, February 17<sup>th</sup>.

- **First Reading of Resolution No. 2025-02**, entitled, “A resolution requesting the Cuyahoga County Fiscal Officer to adjust the amended official certificate of estimated resources for 2025.” Introduced by Mayor Bodnar. (Read in title only – First Reading – January 21, 2025) (Finance Department).

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated, Resolution 2025-02 will move to second read at the Regular Meeting of Council on Monday, February 17<sup>th</sup>.

**NEW BUSINESS FOR  
DISCUSSION**

**1) Howard Hanna Listing Agreement for 691/683 SOM Center Road Property  
(Administration/Law Department)**

Council President Schutt asked, Ms. Calta?

Ms. Calta replied, thank you, Mr. President. This is not in your packets yet, just to clarify, but we will get it in your packets. Sara Calo is a resident and she has been able to assist us in getting a listing value for this property. She is familiar with the real estate. We came to her after reaching out to half a dozen different appraisers and realtors to try and get some feedback on where this property should be listed. She is with Howard Hanna. The Agreement will be for a 6-month exclusive listing. The commission will be structured at 5% if there is a split between her and a buyer's realtor so that will be a 3-2 split or 4%.

What Ms. Calo recommends as the listing price is \$450,000. Just to give you a little bit of background, she came up with that based upon a vacant land sale in the Village a couple of years ago. She also mentioned recently there is a current pending sale that is not in Mayfield Village but it is in Gates Mills. Similar acreage. That listing right now is at \$499,000. She is available to come to the next meeting if anyone has any questions. We will get a draft of the listing agreement in packets. We did have the consolidation plat recorded so we now have a new Permanent Parcel No. so that will be reflected in the updated listing. We did have title work done just to make sure initially there isn't anything that popped up. Tom, I did share that with you. I have a couple of questions.

Mr. Cappello stated, some of those easements were for when they widened SOM.

Ms. Calta stated, so some of them looked pretty antiquated. I didn't think they impacted anything but we wanted to do that as well just to make sure. Sometimes if you don't run the title work before you list it and start negotiating a purchase agreement and something pops up and then you are going backwards. We are pretty sure there wasn't anything impacting the property and its development, but we wanted to make sure.

We will have this in packets for everybody for this week. Sara can be here to answer any questions at the next meeting. It will get listed and then we will see what happens. If we get any offers, they will come back to Council to be approved.

Mr. Murphy asked, what's with the dual addresses on here, 691, 683?

Mr. Cappello replied, the lot was consolidated. There were two parcels before.

Ms. Calta replied, yes. So the address we are using is 691.

Mr. Murphy asked, how is it zoned?

Ms. Calta replied, residential. Fully residential. Always has been to my knowledge. Mr. Gall, for your benefit, there were two parcels. They were consolidated. When they were consolidated, there was a Deed restriction placed so it could be developed as one single-family home.

Mr. Gall stated, thank you.

Council President Schutt asked, any other questions?

There were none.

**2) Billing Agreement with Great Lakes Billing Associates (Fire Department/Law Department)**

Council President Schutt asked, Ms. Calta or Chief Carcioppolo?

Chief Carcioppolo stated our current Agreement is set to expire this year. We have been with LifeForce billing for a long time, since its inception which is well before I was involved in my position. We reviewed our options and it seemed that switching to Great Lakes might be something to explore. We are receiving a quarter percent reduction. There wasn't anything overly negative about the other company. It was good to make a chance and see how things go somewhere else. I am going to work on finalizing the terms of the new contract with Diane and the Mayor and that will be in your packets next week. We will have to pass that at the Council meeting in order to keep things moving.

Ms. Calta added, I have the Agreement. I am going to get through all of it and let you know if there are any questions. It seems to be a very similar process to what we have in place right now. There's a lot of questions to answer and options. We need to make sure that those are consistent. If we want to change anything, now would be the time.

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated, thank you Ms. Calta and Chief Carcioppolo.

**3) Pella Windows Incentive Agreement (Administration)**

Council President Schutt asked, Mr. Marquart?

Mr. Marquart stated, thank you Council President. I think the memo for this did not quite make the delivery deadline last week but I believe it was distributed to you digitally. Basically this agreement is an Exhibit to the Development Agreement mentioned earlier this evening, Resolution 2024-71. This incentive is basically to help close the gap on what is going to be a very heavy lift up there to develop a roughly 70,000 foot building for the Gunton Corporation. We are proposing a 25% rebate of municipal income tax for a period of five years provided the company meets or exceeds a baseline of \$120,000 in annual municipal taxes to us. We will be convening a meeting of the M.C.I.C. in two weeks and looking for a Resolution that night as well.

Council President Schutt asked, any questions?

There were none.

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

**4) Mars Electric Incentive Agreement (Administration)**

Council President Schutt asked, Mr. Marquart?

Mr. Marquart stated, thank you, Council President. Similarly this hard copy did not make it in Friday's packet, but was sent out digitally. As you know, Mars Electric moved their headquarters and distribution operations in Mayfield Village in 2017 growing from 70 employees at that time to over 120 now. They are contemplating a 10-year lease extension. Tied to that would be roughly \$180,000 of site improvements which would make employee parking and truck traffic more segregated and more efficient. This incentive is to help leverage that lease extension. Being that they have already gone through the program, we are essentially knocking down our generosity a bit and are proposing a 20% rebate for 5 years provided the company meets or exceeds \$215,000 in annual taxes which is where they ended last year. For the final 2 years we would reset the benchmark for the threshold of municipal income taxes to the total that they achieve in the 5<sup>th</sup> year and a 10% rebate for an additional 2 years. That sort of 5 plus 2 formula is similar to what we did for OMNI Systems a couple of years ago, but again, the percentage is ratcheted back compared to the other one. I did want to mention lastly that with our competitive industrial market, Mars to no one's surprise as the lease is sort of ticking explored many many options and actually did lease some space in Euclid. There is space up there for expansion. It is our hope that they indeed extend

here and stay successful and stay productive right here in the Village. We think this will help achieve that and hopefully the parking and receiving and shipping will work much much better.

Council President Schutt asked, any questions?

There were none.

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

**5) Acceptance of NOPEC Energized Community Grant in the amount of \$9,976.00 for 2025 (Administration)**

Council President Schutt asked, Ms. Wolgamuth?

Ms. Wolgamuth stated, thank you, Council President. Every year, I am not sure when they started this program, but they give communities that participate in NOPEC an energized community grant. As you said, this year our grant number is \$9,976. Apparently it is calculated by the number of natural gas and electric accounts that they service in the Village. The money can be used for any energy efficiency projects. We have not yet determined what those projects will be this year. We will be talking about that, but in order to get the grant, we have to pass legislation. If we pass that this month, we will then be working on what we are going to spend it on.

Council President Schutt asked, any questions?

There were none.

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

**6) Three-year agreement with American Fireworks (\$20,000 per year) (Parks and Recreation)**

Council President Schutt asked, Ms. Wolgamuth?

Ms. Wolgamuth replied, yes. In Shane's absence, he asked me to speak about this. He provided Council with a memo. He says that he solicited proposals and only received a proposal from American Fireworks. I believe we have used American Fireworks for the last several years, is that right, Chief?

Chief Carcioppolo replied, yes.

Ms. Wolgamuth stated, so he is recommending that we enter into an agreement with them. They have offered a three year agreement at the same price. He asked me to see if Council had any questions and then he can provide more information before the next meeting.

Council President Schutt asked, any questions?

There were none.

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

**7) Fertilization of Village-owned properties (Service Department)**

Council President Schutt asked, Mr. Stupczy?

Mr. Stupczy replied, yes, thank you Council President. I don't think this made it to your packets on Friday because I was waiting for the third quote to come in. These are fertilization quotes for all Village properties for this season and also next season. In talking to the contractors, it was a better deal to quote us two years instead of one. TruGreen Commercial came in with the best quote.

Council President Schutt stated, sounds good. Any questions?

There were none.

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

**8) Removal of contents located at 1006 Woodlane Drive (Service Department)**

Council President Schutt asked, Mr. Stupczy?

Ms. Calta stated, just to give a little bit of context here, I am going to jump in first and then Mr. Stupczy can add to it since I have not been in the property. Back in April of 2024, we did a reimbursement agreement with the Sewer District so that we could work on the Worton Park Phase II project and acquire 1006 Woodlane, or the Ivanicky property. In that agreement, they agreed to reimburse the Village for the parcel acquisition cost, not to exceed \$120,000. The appraisal fee and the demo cost were not to exceed \$30,000. We also through in a contingency not knowing exactly how much all of this was going to cost. The contingency is not to exceed \$25,000.

As you know, we have finally acquired the parcel. We have ownership of it. It has been recorded. The next thing to do was to have the home demolished. We were able to get the keys and as the excited new homeowner of 1006, Mr. Stupczy and his crew went in to assess the condition of the home. If you guys all remember, this is affectionately known as the house with the blue tarp on it. It hasn't been in good shape for some time. I have seen pictures while going through the appraisal process. There is a lot of mold and water. It's in very very bad condition. When you went in, I will toss it to you, you can say what you found.

Mr. Stupczy stated, it is not hyperbole or exaggeration to say it is like a biohazard inside that home. All of the contents from the previous owner are still there. There's an upper story, a living level and then the basement. The roof is exposed to daylight inside. It is wet. The roof is caving in. There are animals. You can smell the mold. It permeates the atmosphere. You get your gag reflex going. The feast de resistance is the basement is filled with belongings and is encased in about three to four feet of frozen water right now. It's a mess and it's gross and it needs to be cleaned out. I am currently entertaining quotes to have someone or someones do that.

Ms. Calta replied, in the past when we have demolished houses, they have been empty. We haven't encountered this. Unfortunately this is a situation where Mr. Ivanicky passed away in late 2022 and at some point we thought that maybe his daughter was living there. She may have been living there off and on. We have been in contact through the Court process, even before that with the Building Department when we had some other matters with the house. Unfortunately, we were not able to get it cleaned out. We are left with the house in this condition. We do have the funds allocated under the reimbursement agreement based upon either between the demo or the contingency. I am not exactly sure where the quotes are coming in.

Mr. Stupczy replied, right now, what I am getting in preliminary is about \$20,000. There are two companies that are part of the quote. It would be a full crew with personal protective equipment for their crew as there is mold and anything else that might be in the house. As soon as they start disturbing everything, something else might arise. They have to pump the basement out to get to the basement and pull everything out. They will need multiple trash containers to pull everything out.

Mr. Murphy asked, are you demolishing the house in conjunction with getting everything out of the house?

Mr. Stupczy replied, we are getting everything out of the house so that we can demolish the house. The demolition goes to a landfill. They won't take all of the belongings.

Mr. Cappello replied, that is not considered construction debris. It's trash.



Mr. Stupczy replied, we tried to go that way. I learned that's not how you do it.

Council President Schutt asked, any other questions or comments?

There were none.

Council President Schutt stated, thank you Ms. Calta. Thank you, Mr. Stupczy.

Mr. Murphy asked, one more question. We get \$30,000 reimbursed for the demolition? Does the removal of items go towards that cost for reimbursement?

Ms. Calta replied, we will either put it under the demolition or the contingency depending on how it comes in because I think the demolition is coming in around \$10,000. We are probably going to need to put it to the contingency. Does that answer your question?

Mr. Murphy replied, yes. I would say if we got \$30,000 for the demolition and our demo cost is at \$10,000, I would say try to slip it in there with the demo cost and save the contingency for something else.

Ms. Calta replied, agreed. That would be the first plan of attack.

Council President Schutt stated, sounds good. Any other questions?

There were none.

Council President Schutt stated, thank you, Ms. Calta and Mr. Stupczy.

### **Any Other Matter That May Come Before Council**

Council President Schutt asked, are there any other matters?

There were none.

There being no further matters, the meeting concluded at 7:21 p.m.

Respectfully submitted,

Mary E. Betsa, MMC  
Clerk of Council