

COUNCIL CAUCUS MINUTES

Monday, November 3, 2025 – 7:00 p.m.

Mayfield Village Reserve Hall -Mayfield Village Civic Center

6622 Wilson Mills Road, Mayfield Village, Ohio

The Council of Mayfield Village met in Caucus Session on Monday, November 3, 2025 in Mayfield Village Reserve Hall at the Mayfield Village Civic Center. Council President Schutt called the meeting to order at 7:00 p.m.

Council President Schutt asked, Mrs. Betsa, may I have a Roll Call, please?

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

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

Absent: Mayor Bodnar

Council President Schutt stated, please let the record reflect that Mayor Bodnar is absent and excused from this evening's meeting.

COUNCIL PRESIDENT

First, I just wanted to thank our Fire and Police departments for their efforts for a good portion of the day yesterday. There was a pretty significant fire in the Village Saturday night into Sunday morning at about 2.30 a.m. I know you and your staff were there for a good portion of the day, and thankfully nobody was hurt. So thank you for your efforts. And then I know Chief Carcioppolo wanted to say something as well.

Chief Carcioppolo stated, I just wanted to thank all of our mutual aid partners that came. Our crews did an exceptional job for Mayfield Village. Mayfield Village Police came to help with security. I want to try to remember everyone without missing anyone. Mayfield Heights, Highland Heights, Willoughby Hills, Lyndhurst, Richmond Heights, Gates Mills, and then our Regional FIU team that came out to help conduct the investigation. The Chief recently brought East Cleveland Fire Department onto the Regional FIU team, and their lead investigator. He's been very, very beneficial to the team. He came out, he brought his new K-9 to the scene as well. It really helped that we were all able to do that, and everyone was safe. All the members of the family and the tenants in the house were able to escape safely, which was good. It was a complex incident, and the guys were happy that it did stop. It wasn't a total loss. There's significant damage.

My prayers go out to the family, because they're going through a pretty difficult time right now. But I just wanted to go on the record to thank everyone. Lieutenant Brothers came in off-duty and was there for the whole time, and was the incident commander and did an excellent job. So I'd like to just acknowledge his efforts for that call, too. I'm happy that it turned out the way it did.

Council President Schutt stated, thank you Chief and Chief Matias from the Police as well.

I want to also wish Mr. John Marquardt a happy belated birthday. His birthday was yesterday, November 2nd.

Mr. Marquardt stated, thank you.

I just want to remind everybody to vote tomorrow. Polls are open from 630 a.m. to 730 p.m.

Our next Regular Meeting of Council is scheduled for Monday, November 17th.

- **Ordinance No. 2025-17**, entitled, "An Ordinance appropriating funds for current expenses and expenditures of Mayfield Village, Ohio for the period from January 1, 2025 and ending December 31, 2025 and declaring an emergency." Introduced by Mayor Bodnar. (Finance Department) (First Reading - Read in title only – October 20, 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.

Ordinance 2025-17 will move to Second Read at the Regular Meeting of Council on November 17th.

- **Ordinance No. 2025-18**, entitled, "An Ordinance appropriating funds for current expenses and expenditures of Mayfield Village, Ohio for the period from January 1, 2026 and ending March 31, 2026 and declaring an emergency." Introduced by Mayor Bodnar. (Finance Department) (First Reading - Read in title only – October 20, 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.

Ordinance 2025-18 will move to Second Read at the Regular Meeting of Council on November 17th.

- **Resolution No. 2025-53**, entitled, “A resolution requesting the Cuyahoga County Fiscal Officer to adjust the amended official certificate of estimated resources for 2025.” Introduced by Mayor Bodnar (Finance) (First Reading - Read in title only – October 20, 2025) (Upon Third Reading and passage, this legislation will take effect in conjunction with the passage of Ordinance 2025-17 immediately upon signature of the Mayor)

Council President Schutt asked, any questions?

There were none.

Resolution 2025-53 will move to Second Read at the Regular Meeting of Council on November 17th.

- **Resolution No. 2025-54**, entitled, “A resolution requesting the Cuyahoga County Fiscal Officer to advance from the proceeds of tax levies for the collection year 2026.” Introduced by Mayor Bodnar (Finance) (First Reading - Read in title only – October 20, 2025) (Upon Third Reading and passage, this legislation will take effect immediately upon signature of the Mayor.) (Upon Third Reading and passage, this legislation will take effect in conjunction with the passage of Ordinance 2025-18 immediately upon signature of the Mayor)

Council President Schutt asked, any questions?

There were none.

Resolution 2025-54 will move to Second Read at the Regular Meeting of Council on November 17th.

NEW BUSINESS

1) Designation of legislative authority for Volunteer Fire Dependent’s Fund Board (Council/Fire)

Council President Schutt asked, Chief Carcioppolo?

Chief Carcioppolo replied, yes. So every year we have to meet to have this Board established so we can apply for State Fire Marshal grants. We've received some in the past, but other times we don't. There's a high demand for that.

Mrs. Betsa added, at the Regular Meeting of Council in November, Council will have to designate legislative authority for the Board. The Board consists of two members of the Fire Department, two members of the legislative authority and a resident of Mayfield Village. The Board must meet in December.

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated, thank you Chief. Thank you Mrs. Betsa.

2) North Woodlane Easement Agreement (Engineer)

Council President Schutt asked, Mr. Cappello?

Mr. Cappello stated, yes, Council President. The Sewer District who has a blanket easement over that property, which is on the north side of North Woodlane, used to be the Breeden property, and that's where our enhanced floodplain is. They have okayed the easement as far as they're concerned. So we just need to coordinate with legal as far as what sign-offs need to be done for them. So it looks like we're good to go.

Council President Schutt asked any questions?

Mr. Gall asked, what is the easement?

Mr. Cappello replied, for gas. It's with Enbridge.

Council President Schutt asked, any other questions?

There were none.

Council President Schutt stated, thank you Mr. Cappello.

3) Everstream Fiber Agreement (5-year contract \$33,000 annually) (Administration/Finance)

Council President Schutt asked, Ms. Rich?

Ms. Rich replied, thank you, Council President. Our current contract with Everstream ends at the end of this year. They provide our hosting internet services. We've been very happy with the level of communication and service that we get from Everstream. So we would like to continue that contract for another five years. The cost is \$2,750 a month or \$33,000.

Council President Schutt asked, any questions?

Mr. Gall stated, I have a question. How come we don't competitively bid it?

Ms. Rich replied, if we would bid it, it would be a lot more expensive because each company would want to do their own fiber and their own equipment. We contacted Spectrum and the cost would well exceed the \$33,000 annually. They never gave us a formal quote, but you can't just use the existing fiber. Every company would want to use their own fiber because it would increase the cost.

Ms. Calta stated, utility is a specialized service. There's not that many people out there that offer it. It's not like your house where if you switch service they'll essentially not charge the cost of bringing the utility line into your house. This is a much different magnitude of fiber that we're using. It would be cost-prohibitive. Not that we can't switch at some point, but at this point, it is cost-prohibitive.

Council President Schutt asked, any other questions?

Mr. Murphy stated, I think you answered the question, but they don't absorb residential of the installation of the fiber to get our business.

Ms. Calta replied, they do. For residential. So at your house but not here because this would be commercial. When I remember when fiber initially went in, and you're talking about the fiber, it when data was lined with the high-speed fiber network and we were part of that.

Council President Schutt asked, any other questions?

There were none.

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

4) Banking Agreement Renewals (Resolution 2025-57) (Finance)

Council President Schutt asked, Ms. Rich?

Ms. Rich stated, Thank you, Council President. Our current banking agreements are set to expire at the end of this year. Chapter 135 of the Ohio Revised Code and the State Auditor's Office require that we have five year banking agreements in place. Basically, banking agreements just outline per the Ohio Revised Code what governments are allowed to invest in, and with priority on liquidity and security, so keeping those assets. Currently, we have agreements with U.S. Bank, which is our main bank where we pay payroll and accounts payable. Huntington Bank is where we deposit all of our credit card receipts. And then Fifth Third, Wells Fargo, and Star Ohio are more of our investment funds. I've been happy with all of our relationships with these banks, and I hope to continue them for the next five years.

Council President Schutt asked, any questions?

Mrs. Jurcisek asked, how do the investment rates for these banks compare to some of the other financial institutions that are out there now?

Ms. Rich replied, they've been pretty competitive. Star Ohio has been at 4.5%. With Wells Fargo we have many different investments. I'd have to look at what the average is, but it's close to the 4.5% too, as well as Fifth Third.

Mrs. Jurcisek asked, okay, so we compare it to other financial institutions besides the ones that we've been in.

Ms. Rich replied, I do, but a lot of the money in Wells Fargo and Fifth Third is tied into U.S. securities. There's not a lot of investment opportunities that we're allowed to invest in. We can't invest in the stock market. We can't invest in derivatives or other complex investments. The Ohio Revised Code is very limited, and we can only invest for a maximum of five years. We've been very happy. Ron established these relationships, and I've continued them, and they've been working out pretty well.

Council President Schutt asked any other questions?

There were none.

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

5) Short-term Rentals (Law)

Council President Schutt asked, Ms. Calta?

Ms. Calta stated, thank you Mr. President. You should have copies of the existing short-term rentals Ordinance in your packet, along with what's being proposed and a memo from me. The history is back in 2018, Council adopted what's called Chapter 772, and we permitted but limited short-term rentals, which essentially, and I'll summarize this, the Village permitted short-term rentals with a license and only for a maximum of a total of 30 days per calendar year. My knowledge is we don't have anybody that has secured a permit or license under that Ordinance, just to give you some context. But there has been some movement on the State level to take away the ability of municipalities, and there's a pending bill to not allow municipalities to regulate short-term rentals, or to regulate them only in a certain way. So the Mayor asked us to take a look at our Ordinance and consider an outright ban, because of problems occurring with short-term rentals around the area, around the country, and also in our neighboring communities. And I'm sure you all heard about what happened this past weekend in Bath Township.

So we put together an outright ban, and it's pretty simple. It's very similar to what Highland Heights has adopted, Mayfield Heights, and a few other communities that we've looked at. It's not very

extensive, it just prohibits them. The other thing that we did add into our proposed legislation is, I don't know if any of you have heard of these on-line rentals where people rent out their backyards, or rent out their pools, or rent out their gazebos, or things like that. So we included the prohibition to apply to those sort of rentals as well. So, any sort of pools, structures, gathering spaces, things like that.

Mr. Meyers asked, how are you going to enforce it?

Ms. Calta replied, well, we have this in the same section as a business regulation, which it's a good question, because what happened over the weekend, that same question was posed. In that context it was a zoning regulation, which would be enforced in the zoning. It wasn't criminal. Under this, it's a business regulation, it's not in the zoning code, so this is 772, it's in the business regulation section, and we do have it as a violation being a misdemeanor of the first degree. Misdemeanor of the first degree is the highest misdemeanor. I would have to talk with the prosecutor to see if there's something else that we could look at. We have a higher criminal level, and that's the highest you're going to get in the misdemeanor realm.

Mr. Gall asked, but how are we going to enforce this? Who's going to be out there looking for an Airbnb in Mayfield Village?

Ms. Calta replied, one of the ways you can look, you can just look on-line and see if there are any rentals.

Mr. Gall asked, who's going to be doing that and how often are they going to be doing it?

Ms. Calta replied, well, we haven't talked about that part of it, but we certainly can talk. There are programs that you can use. I'm sorry, Al, did you have another question?

Mr. Meyers replied, no.

Mr. Murphy asked, does this have anything to do with group homes?

Ms. Calta replied, no.

Mr. Murphy asked, and is this going to be an emergency ordinance?

Ms. Calta stated, actually, it hasn't been drafted yet. This is what would be the exhibit to the legislation. I would suggest that we do it as an emergency because of what's pending on the State level. There's a couple of different arguments as to why this can stand alone no matter what the State does from a homeowner's perspective but there could be some legal arguments that could go before the courts on that. So the earlier we get it in place, the better.

Mr. Murphy stated, I'd be more inclined not to do emergency. I think often times we've used emergency and I don't think we should.

Ms. Calta stated, emergency means that it will go into effect immediately. If you'd like to leave it on readings, you certainly could. You can put it on readings, but still have it go into effect immediately. So you could read it in November, December, January, and then pass it as an emergency.

Mr. Murphy stated, I would be inclined to put it on three reads. That's just my thought.

Ms. Calta stated, it's up to all of you how you'd like to pass it. The only caveat I would say is that if this is in place before the State passes any prohibition against municipalities regulating short-term rentals, that would be one grounds for why it will not be subject to the new rules under the State. We would then be left with arguing that it's a home rule or a local government action and not subject to the State. But I think there's going to be a fight over its application anyway once it's passed on the State level. But I don't know exactly where it's at. It had a committee discussion a couple of weeks ago, so I am not exactly sure what the timeline is. So let me find out the timeline and then I can advise Council then.

Council President Schutt asked, any other question or discussion?

There was none.

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

6) Sale of Wilson Mills properties (Law)

Council President Schutt asked, Ms. Calta?

Ms. Calta stated, thank you, Mr. President. You guys should all have a copy of a memo from me along with a very long purchase and sale agreement, which has a development agreement attached to it. This pertains to our Wilson Mills properties that I'm sure you're all familiar with, the discussions we've had about those properties, the rental properties, and what's next for them. So you all remember we had to enter into a listing agreement for the first parcel. It probably was close to a year ago? Diane help me out on this.

Ms. Wolgamuth stated, I want to say it was earlier this year.

Ms. Calta stated, okay, so earlier this year. And the first parcel had a house on it. The house was demolished and it's been listed for sale. In response to it being listed for sale, realtor Patty Gaeta brought forward a proposal from a company, a developer, Vincent Homes, and they had developed some properties in Willoughby, Willoughby Hills, and in neighboring communities. They have, by all accounts, a very good reputation. We've met with them on a few occasions and found them to be really easy to work with, detailed, and I think they have a product that fits. So what their offer and their proposal is to purchase all four of the properties on Wilson Mills. So there is a map in your packet, and so you can see all four of the parcels. So we have the parcel that was listed, then

there's a house next to it that is privately owned, and then there's a parcel next to that that is Village owned that still has a home on it. And then if you go all the way down to Raleigh, the other two lots are at the end, where you have the Enklers' home, which Mrs. Enkler will be vacating shortly, And then another parcel where there is not a house. There was a house, there's no house there now. It was taken down around the time that Raleigh was realigned. Does everybody remember when Raleigh was not aligned? When it got realigned, that parcel was acquired. At the time that Raleigh was realigned, Raleigh was not rededicated in its realigned fashion most likely because it really didn't need to, because all of the property was owned by the Village. But as part of this proposal to purchase all four of these parcels, the developer wanted to take down the two remaining homes and put up four single-family homes on each of those four parcels.

Everybody with me so far? Okay, so go all the way down to Raleigh, and that house there, if you drive by it anytime soon, you'll see where the old driveway was for that parcel. And it's very, very close to the intersection. It could be moved to the other side of the lot, but these lots are pretty narrow. They're deep, but they're pretty narrow. So in looking at all of this, we thought it would be a good idea to dedicate Raleigh, and in the meantime, also require access to that parcel to be off of Raleigh as opposed to Wilson Mills. As part of this sale and the development agreement, Raleigh will be officially realigned and rededicated, and then some of that land; we can get a map for everyone; you'll see where some of that sort of a triangle-shaped area will become part of that last parcel so that there's access from Raleigh into that single family lot, and it won't be off of Wilson Mills. So that's kind of the general way of the plan.

The developer will be responsible for the cost to take down the houses. That's an amount that we've seen for us to be about at least \$10,000 for each house. So the developer will be responsible for those costs in the actual demolition of the two remaining houses, and in addition, they will be purchasing all four lots for \$200,000, roughly \$200,000, \$50,000 a lot. And then in your packet there's some pictures or renderings of homes that have probably a dozen different models, but we all know that there seems to be a very big interest, whether it's from Citizen's Advisory or the neighbors, for first floor masters. The development agreement requires that there be a certain sort of parameters for these homes. I think there's six different homes that you have pictures of. And they all are names of Italian cities. Each of these has requisite bedrooms, bathrooms, and the square footage, and would fit in the size of each lot. So that's another thing that we're discussing with them, that they've got enough square footage, but that the square footage would fit within the confinements of these lots, which are, Tom, tell me, they're 75 by 150?

Mr. Cappello replied, I don't recall. I think it's a little deeper than 150.

Ms. Calta asked, 75-something?

Mr. Cappello replied, width-wise, yes.

Ms. Calta stated, so they're narrow, is the point. So if you look to the development agreement, we put some conditions in the development agreement that the developer will be required to bring a site plan for each of the homes to the Planning Commission that will be reviewed by ARB, which

that would be in a normal course. The site plan, largely I think we want to see this Raleigh alignment, and also there's going to be an area that will be considered a conservation area that's a buffer, so it'll be the back part of those two lots that are closest to Raleigh.

They have to conform everything to our development regulations and our Code. The site plans, like I mentioned, would be for single-family residential homes. That would go before the Planning Commission for approval. Raleigh will be dedicated before the sale and transfer of the properties. There'll be a little bit of a consolidation, so that last lot is going to have some additional land to it, so it has access out to Raleigh.

Mr. Cappello stated, they're 75 by 175.

Ms. Calta stated, okay, thanks. All the designs are to include full basements and first-floor masters, and the design should be reviewed and approved by the Village's Architectural Review Board. The first home is supposed to be built as a full-spec home. However, if someone comes forward and they say, I want that lot, and I want you to build me a custom house, then if that person wants that custom house and they don't want a first-floor master, then that would be the exception. But if it is a spec house, it has to have a basement and a first-floor master. I mentioned the conservation easement, the rear of those parcels that provide the tree buffer to the properties to the south. We've asked them to save as many trees on these properties as they possibly can, but if that were a developed piece of property, sometimes that can get complicated.

We've talked at length with the developer about the price. And these numbers may seem high for everyone. These would be placed on the market for a sales price between \$500,000 and \$600,000 which is less than some of the other new homes that are coming to the market in the Village in other areas. We had talked about the possibility of these being in a lower range but if you want to get the square footage and want to have all of these things, it is coming back to these price ranges. Based upon the market and the prices that they are listing things and our realtor that we are working with, they believe this is an appropriate price range. Does anyone have any questions?

Mr. Gall asked, who is going to take care of the conservation easement?

Ms. Calta replied, that would be part of those property owners.

Mr. Gall asked, so the Village won't be –

Ms. Calta replied, no. But it's meant to be conserved in a tree buffer area. The Village should not be responsible for maintenance.

Mr. Gall stated, right. One of the areas which is my main concern is the blind corner down Raleigh. We cleared a bunch of stuff out. Who will be responsible for keeping that cleared?

Ms. Calta replied, Mr. Gall, let me give you the plat from Mr. Cappello and then we can talk about it. I think the area is going to be different than the area that you are talking about.

Mr. Cappello stated, it is the rear. Just east of the relocated Raleigh. There's a tree buffer. At the time, the resident on Derby was complaining that she could see right into Beta. There's actually a pretty large mature deciduous tree. It's got to be at least 30 inches in diameter in that back area. Plus there a bunch of pines now that are probably 15 years old. They grew pretty substantially. I walked the site with the builder. He was saying he would rather keep as much of that area there because the new house will be looking back to the south and seeing people on Raleigh, it will block that area.

Ms. Calta stated, and I think the part that had to be cut back was on that curb on the east side.

Mr. Cappello asked, do you want me to forward you the dedication plat?

Mr. Gall stated, sure.

Ms. Calta stated, I can get that for you too. I think we are talking about two different areas.

Mr. Stupczy stated, Diane, I think Mr. Gall is correct. We are all talking about the same spot that we went and cleaned.

Ms. Calta stated, right and I don't think that's going to be part of the buffer, the conservation area.

Mr. Stupczy stated, okay. Right along the fence there is where we cleaned. But if there is something growing in our right away that obstructs vision, we will typically take care of it.

Mr. Gall stated well I just wanted to know whose property it is.

Ms. Calta stated, it goes through 10 and 11. The buffer is 12 and 13. Let me get you the map so we know which spot you are looking at.

Mr. Gall stated, it was 10 that they cleaned out.

Council President Schutt asked, any other questions?

There were none.

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

7) Jail Agreement with Cuyahoga County (Police)

Council President Schutt asked, Chief Matias?

Chief Matias stated, thank you Council President. Last year we entered into a one year jail agreement with Cuyahoga County for 2025. It's up for renewal. They want to do a 2 year renewal

for 2026 and 2027. The contract will basically be the same except they are doing a price increase. The current price for 2025 is \$173.00 a day. They are bumping it up to \$234.00 a day for 2026 and \$257.00 a day for 2027. Even though it is an increase, we used them in 2025 for 7 days. We don't keep a lot of people there. Other than that, the agreement is the same.

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated, thank you, Chief Matias.

Any Other Matters

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

Mr. Murphy asked, any update on the Illuminating Company?

Ms. Wolgamuth replied, nothing that I know.

Council President Schutt asked, any other matters?

There were none.

Council President Schutt stated, since there are no other matters, the meeting is adjourned. It is 7:36 p.m. Thank you,

Respectfully submitted,

Mary E. Betsa, MMC
Clerk of Council