

COUNCIL CAUCUS MINUTES
Monday, August 3, 2026 – 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 on Monday, August 3, 2026 in Mayfield Village Civic 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, Mr. Girbino,
 Mrs. Jurcisek, Mr. Marquardt,
 Mr. Murphy and Mr. Schutt

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

Absent: None

MAYOR

Thank you, Council President. I don't have a lot tonight. First, I'd like to welcome all our guests tonight. (Councilman Murphy's family, Danielle Echt and John Michalko were in the audience). It's good to see such beautiful and handsome members of our audience tonight, so thank you very much for coming out. The only other thing I wanted to mention to Council is that on September 21st, that's our Regular September Council meeting, our First Energy representative, Charles Cicco, will be here to talk to us and answer your questions. So think of all your questions and be ready on the 21st when he comes.

That's all I have. Thanks.

Council President Schutt stated, thank you Mayor Bodnar.

COUNCIL PRESIDENT

I just want to remind everybody that the Regular Meeting of Council is scheduled for Monday, August 17th at 7 p.m. Just a reminder that the End of Summer Cookout Party at the Parkview Pool and Pavilion is this Saturday the 8th from 11:30 a.m. to 5:00 p.m. Also, I just want to acknowledge the loss of former Mayfield Village Firefighter Don Bear. His funeral was this past weekend.

Thoughts and prayers go out to the Mayfield Village Fire Department as well as Don's family and friends. That's the end of my report.

PENDING LEGISLATION

- **Ordinance No. 2026-09**, entitled, “An Ordinance amending Codified Ordinance Section 1105.02(d) relating to the process for granting variances to remove the reference to “use” variances which are now prohibited as a result of the recently passed Charter Amendment.” Introduced by Mayor Bodnar. (Administration) (First Reading – May 18, 2026; Second Reading – June 22, 2026) (Upon Third Reading and passage, this legislation will take effect immediately upon signature of the Mayor.)

Council President Schutt asked, are there any questions?

There were none.

Council President Schutt stated, Ordinance 2026-09 will move to Third Read at the Regular Meeting of Council on Monday, August 17th.

- **Ordinance No. 2026-10**, entitled, “An Ordinance authorizing the Director of Finance of Mayfield Village to increase the sewer maintenance fee paid to the Cuyahoga County Department of Public Works for the benefit of Mayfield Village, Ohio from \$2.00 per foot to \$4.00 per foot starting in and for the calendar year 2027/tax year 2026.” (First Reading – May 18, 2026; Second Reading – June 22, 2026) Introduced by Mayor Bodnar. (Administration) (Upon Third Reading and passage, this legislation will take effect immediately upon signature of the Mayor.)

Council President Schutt asked, are there any questions?

There were none.

Council President Schutt stated, Ordinance 2026-10 will move to Third Read at the Regular Meeting of Council on Monday, August 17th.

NEW BUSINESS FOR DISCUSSION

1) Annual Street Striping (Engineer)

Council President Schutt asked, Mr. Cappello?

Mr. Cappello stated, yes, Council President. I should have proposals for street striping prior to the August 17th meeting. I think there's been some questions on some of the crosswalks. Right now

ODOT uses a water-based paint which isn't as durable. Some of the crosswalks do last. Some of them do wear quicker. We're going to be looking to potentially, in the early Spring, refresh the ones that seemed to wear over the Winter. We're also going to be looking into using a different material, a thermoplastic type paint, but there's a cost increase. We're going to be looking to use a longer life way to reduce the cost. We are in the investigation stage now.

Council President Schutt asked, any questions?

There were none.

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

2) Declaring Gasoline Powered Tempest 21-inch Power Blower (Serial number 0302-4709) as surplus for sale on *GovDeals* (Fire Department)

Council President Schutt asked, Chief Carcioppolo?

Chief Carcioppolo stated, thank you, Council President. This is in our capital budget for this year. We needed to replace our gasoline powered pressure fans that we use to ventilate your home if you have smoke or carbon monoxide in it with electric battery powered fans. Technology has caught up to the point now where we don't need to use fossil-fuel powered fans that pump carbon monoxide into your house when we are trying to get it out of your house. We did purchase two fans for less than \$10,000. This fan we have no purpose for so we wanted to sell it on *GovDeals*. We put the new fans in service and within one hour we used both of them on a carbon monoxide call. They worked great.

Council President Schutt stated, sounds good. Any questions?

Mr. Gall stated, I do have a question. How old is the fan?

Chief Carcioppolo replied, I wouldn't even know. It's been there as long as I have been there.

Mr. Gall replied, good enough.

Chief Carcioppolo stated, it's been there for over 25 years.

Mr. Gall asked, you've had a reliable service out of it for 25 years?

Chief Carcioppolo replied, yes.

Council President Schutt asked, any other questions?

There were none.

Council President Schutt stated, thank you, Chief.

3) Field Use Agreement with Mayfield Soccer Club (Parks and Recreation)

4) Field Use Agreement with COBRA Soccer Club (Parks and Recreation)

Council President Schutt stated, the only difference between the two Field Use Agreements is they're the same except for the number of fields to be used and then the respective seasonal fees. So, Mr. McAviney, if you want to talk on both of these.

Mr. McAviney stated, yes. The Village has been providing annual permits for these Soccer Clubs. We've always collected their insurance policy to make sure they are insured, but we've decided it's probably better to go one step farther and outline what each entity had when it came to the field. A lot of stuff that we're dealing with is just overseeing the maintenance, what our maintenance responsibilities are and what they're allowed to do. This would be a 3-year Agreement. Both Clubs have been extraordinary to work with. It's just also to give them a better understanding of where they're at with Mayfield Village.

Council President Schutt asked, any questions?

Mr. Gall stated, I do have a question. I was wondering, basically, what is the cost of the field maintenance versus the fees and deposits listed in Exhibit B?

Mr. McAviney replied, the field maintenance Frank can speak about. It's ongoing grass mowing and fertilization which comes out of the Service Department's budget. Outside of that, we do annual maintenance on the fields.

Mr. Gall asked, so, what is our fertilization and grass cutting and everything else costing? Because if it costs us \$20,000 for the field, then we're only recouping \$5,000 back.

Mr. McAviney stated, we also do other programs outside of these programs. Rookie Sports uses the fields. Adaptive Recreation also uses the fields. Mayfield Schools uses the fields. They're not the only entity using them. All our camps and things like that also utilize those fields. So, it's not really fair to put it onto one entity, being just Mayfield Soccer. They do use more than they're paying in maintenance costs to keep them up and going. But we have a few other groups who use the fields.

Mr. Gall stated, okay. So, is there any way we can find out what that approximately equates out for the next meeting?

Mr. Stupczy replied, yes. We can get some numbers for you.

Mr. Gall stated, I mean, I don't want to have to make them pay for everything.

Mr. McAviney replied, we've increased them every year since I've been here. Mayfield Soccer Club was paying, I believe, close to like \$2,500 at one point per season. I've increased them every year, like \$100, \$100, \$100, \$100. Because I think with a lot of things that when I came over in 2017, the fees did not match the cost of service. But you also can't catch that up in a few years. For our house youth soccer program, we were charging \$35 per person. Now we are up to \$85. When it comes to our programs, we recoup 20% back as our goal. Some of them, like adaptive and senior programs, we know that's not realistic. We strive with them to break even.

Mr. Gall asked, so, do all the entities that rent the fields or use the fields have an agreement?

Mr. McAviney replied, all the soccer programs we rent the fields to have an agreement. Rookie Sports has an agreement but they work with us. They're a partner underneath our programming list. The rest of all the ones I talked about, like day camps, those are our programs too. There's other entities like the high school that generally use the fields, and we use the gymnasium. When I came on board, the schools used the fields for free. Now, we get a credit because we use the high school for our NBA basketball program. So, that amount is deducted off that bill to balance it out. The bill at the high school is greater than our bill would be. For years we didn't get a credit. We actually managed Wildcat for a long period of time and then we paid them \$13,000 a year to rent the facility. Now we do not manage Wildcat but we but we take a deduction for us. The high school uses it for softball, JV softball. The high school uses it for their soccer program. We use it for cross-country at their Middle School. I track all that all year round and then I send it over to the High School and they deduct that from our bill. So, our bill then, instead of being \$13,000, \$14,000, is \$8,000. So, that's the way the high school has been addressed. We do have people who apply for permits for softball field rentals, but they're using it for three or four games, and they're here and there, and that's just a difference in fees altogether.

Mr. Gall stated, all right. Thank you.

Council President Schutt asked, any other questions?

Mr. Girbino stated, yes, I have a question. Mr. McAviney, I'm looking here at page one of the Memorandum. This is for the Cleveland Cobra Soccer Club Field Use Agreement. In the second paragraph, titled Request, there is a statement here that says that this Club's use is practice only. When you turn to the next page, first page of the contract, part one, so it would be about the middle of the page, this language looks like it's identical to the language that's in the Mayfield Soccer Club Agreement, but when you read it, it reads like it permits them to have other uses other than what you mentioned on the Memorandum. Can you explain that?

Mr. McAviney replied, yes. Actually, it's probably something Diane and I should have worked with them. They only use it for practices. They generally don't use it for games.

Mr. Girbino stated, but they can if the contract says they can.

Mr. McAvineu replied, they can if it's within their allotted time. If their cost goes up, it can go up. But we can tighten that up so they can only use it for practices particularly.

Mr. Girbino stated, I mean, my question is if the intent was to let them use it for practice only, then shouldn't the contract language reflect that?

Mr. McAvineu replied, yes, and we can update that.

Mr. Girbino stated, okay. Thank you.

Council President Schutt asked, any other questions?

There were none.

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

5) Parkview Pool Heater Replacement (Parks and Recreation)

Council President Schutt asked, Mr. McAvineu?

Mr. McAvineu stated, the Parkview Pool heater, after many, many, many, many years, I believe it's close to 20 years old, it's locked out because it's basically a cast iron in there and flames were coming up off the sides, so it's actually locked out. Currently, the pool temperature is running about 75 to 77 degrees. We're starting to get quotes to replace that heater. I received my first quote today. It is around \$72,000 to replace it. And what that would be is replace it with instead of running one big unit, run two units, one would be the leading lag type of unit. So when they both work together because of temperature, that one drops off. So that way we also have a backup if one goes down in the future, where I can work on the other one. A lot of times when it's getting up to temperature in a pool, it takes a lot more energy. And it's something that we didn't budget for, obviously, and something that we hopefully will be replacing this season. It's a four-week block lag time on it. Originally we were going to look at having a Special Meeting and decided that because it's going to be four weeks, we'll be at Labor Day at the end of the season.

We have one quote coming in. I have one quote now. And right now I had a decline on a quote. They actually started it, and they said they don't have the manpower to do it. So I'm going to search out a third quote hopefully next week or so. But the first quote was \$72,000.

Mrs. Jurcisek asked, you're hoping to get it replaced before winter sets in?

Mr. McAvineu replied, I'm hoping to be up and going. Spring is such a short short season. I'm hoping to be up and going and making sure it's working and running properly. It's like anything you put in new. It doesn't always work out the way you thought it was going to. But the unit we had in there, I think the company told us it's running about at a 40% efficiency. And the unit that we're putting in can run as high as a 90% efficiency. So you are going to get some cost savings

over a couple of years, a few thousand dollars to recoup some of that. But it's an inevitable cost of running a pool that's 30 years old. I mean, there's no way around that. Just like we replaced the plumbing, and I think in 2017 the sand filters and stuff like that. It's a cost of having a pool that's been maintained wonderfully by the Service Department. There's no doubt about that. You get 30 years of a net quality system down there. This will give you the ability eventually if you wanted to add a third one in there, you'd be able to have three heaters in there, as emergency backups down the road. But you will see a cost savings in the whole entire thing, too.

Council President Schutt asked, any other questions?

There were none.

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

6) Approval of salt bid for 2026/27 winter salt (Cargill - \$76.07 a ton x 2000 tons plus \$2.00 fuel surcharge)- \$156,140.00) (Service Department)

Council President Schutt asked, Mr. Stupczy?

Mr. Stupczy stated, this is the annual salt bid contract that comes through ODOT. These are the prices that were awarded. The \$76.07 is for Cuyahoga County through Cargill. There's actually a fuel surcharge that I'd like to incorporate this year because the base contract fuel charge is \$5.75, but as the season wears on and the fuel prices change per month, they add that as it goes over \$5.75. I've seen it go below it, and there's a deduction, but not very often.

Council President Schutt asked, any questions?

There were none.

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

7) Demolition of 6516 White Road (King Construction - \$16,300) (Service Department)

Council President Schutt asked, Mr. Stupczy?

Mr. Stupczy stated, this is a former rental property that we own on White Road. I believe, if I'm correct, there's like 7 buildable lots there. We own 5 of them, I believe. This is one of them. The house is vacant. It needs repair and work. I don't believe there's any plans to re-rent the home, and any vacant home that just sits deteriorates quickly. On top of needing a roof that base estimates are \$15,000, it has other issues inside the house that need to be addressed just to keep it warm and dry. So a vacant lot is much easier for us.

Council President Schutt asked, any questions?

There were none.

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

8) Renewal of HVAC Agreement with R&D Heating (23,187.00) (Service Department)

Council President Schutt asked, Mr. Stupczy?

Mr. Stupczy stated, this is R&D Heating and Sheet Metal. They got the HVAC contract last year. I got three quotes. They were by far the least or most affordable, and they've done a wonderful job for us keeping our systems running and repairing them as the seasons wear on. There is no change in contract price this year, so I'd just like to renew the contract this year.

Council President Schutt asked, any questions?

Mr. Gall asked, what is the Old State Yard?

Mr. Stupczy replied, it's where our salt dome sits. It used to be an ODOT facility that we took on in about 2012. We refer to it as the Old State Yard.

Mr. Gall stated, thank you.

Council President Schutt asked, any other questions?

There were none.

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

Any Other Matters

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

There were none.

Council President Schutt stated, since there are no other matters, the meeting is adjourned. It is 7:19 p.m. Thank you.

Respectfully submitted,

Mary E. Betsa, MMC
Clerk of Council