

COUNCIL CAUCUS MINUTES
Monday, October 5, 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, October 5, 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
Mr. Marquardt 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: Mrs. Juncisek, Mr. Arndt and Mr. Murphy

Council President Schutt stated, please let the record reflect that Council members Juncisek, Arndt and Murphy are absent and excused for this evening's meeting.

MAYOR

Thank you, I have no comments right now.

Thank you, Mayor.

COUNCIL PRESIDENT

The only comment I have is just a reminder that the Regular Meeting of Council is scheduled for Monday, October 19th at 7 p.m. in this room.

**PENDING
LEGISLATION**

- **Ordinance 2026-16**, entitled, "An ordinance amending Mayfield Village Codified Ordinance Section 505.99 Animals and Fowl." (First Reading – September 21, 2026) Introduced by Mayor Bodnar. (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, Ordinance 2026-16 will move to Second Read at the Regular Meeting of Council on October 19th

- **Ordinance 2026-17**, entitled, “An ordinance amending Mayfield Village Codified Ordinance Chapter 1501 Ohio Fire Code.” (First Reading – September 21, 2026) Introduced by Mayor Bodnar. (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, Ordinance 2026-16 will move to Second Read at the Regular Meeting of Council on October 19th

NEW BUSINESS FOR DISCUSSION
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1) Proposed new Mayfield Village Codified Ordinance Chapter 1174 – 6300 Wilson Mills Road Re-Utilization Overlay. (Administration)

Council President Schutt asked, Mayor Bodnar?

Mayor Bodnar stated, thank you, Council President. So, Council would have received a Memorandum on Campus 1 from us at the end of last week, about Campus 1 and the proposed zoning overlay. Mr. Marquart, Ms. Wolgamuth and myself have been meeting with the new owners and their representatives. It does feel like they are getting some really good prospects and entering into some serious negotiations with businesses, so that's a positive. They have also asked us to expand the zoning to include more uses in that area, so we have been working on a zoning overlay district pretty much similar to the one we did on Beta Drive a couple of years ago. It would be different, but the same concept. Expanded uses would include medical offices, hospital or surgery facilities, colleges or universities, government offices, and other permitted uses that are in the Production-Distribution classification, with the exception of trucking logistics and incineration. Also, we are not looking at any large retail or big box type of uses. We have ruled those out.

So, of course, we would ask Council to send it to Planning Commission, and then it would be up for a public vote in the Spring of next year. They have also asked us to include some accessory uses in the zoning overlay district, so we are currently still working on that, looking at certain accessory uses to see what would be appropriate for Mayfield Village and for that area in particular. We're trying to pay particular attention to maintaining the setbacks in the privacy that

are along the western boundary of that property because it's adjacent to a residential area, so we want to make sure those residential areas are protected. John is working on getting the details put together. We will have it to Council before the next meeting, and in October we will be asking Council to send it to P&Z. That's it.

Council President Schutt stated, thank you. Any questions?

Mr. Gall stated, yes. I have a question since I live over there. I was wondering what, you know, they said allowed accessory uses to serve tenants, such as small retail, restaurant, and personal services. What is considered a personal service?

Mayor Bodnar replied, I think like dry cleaning, daycare - John, you could probably expand on more of those uses.

Mr. Marquart stated, yes. Typically, Councilman, those are, you walk in and you sort of don't walk out with anything. So, a barbershop, dry cleaner, daycare. We may carve that out as a separate line item, as the Mayor mentioned. But it's really, I'm trying to think of other examples. We are excluding, if what you were thinking was sort of tattoo and piercing, we're excluding that, but it's along the lines of a barbershop. I think personal fitness is another option. So, we're really trying to keep it limited to, if at all possible, we're trying to provide retail that would be supportive of large office users back there, not unlike what the company had 15 years ago or 10 years ago. I think it's important to note, we're not trying to draw folks from Lake County or Euclid to retail here. We're trying to keep it very localized and supportive of the larger users back there.

Mr. Gall asked. and what is considered a big box?

Mr. Marquart replied, I think, if I may paraphrase a Supreme Court Justice a long time ago, we'll know it when we see it. But what we're trying to do is prohibit things really any larger than, say, a smallish pharmacy. We're trying to limit retail to no more than 10,000 square feet, which is frankly smaller than a CVS or Walgreens would be. We think the square footage is a way to sort of preclude folks like Walmart or Target or Menard's from knocking on our door.

Mr. Gall asked, is there going to be a limit to the number of businesses that can be in there?

Mr. Marquart replied, as of right now, no. We are working on a section of this new Chapter that limits the amount of square footage and square feet of parking per acre. So that will *de facto* govern how many folks can go back there. In other words, we don't want Manhattan back there. We're limiting lot coverage as a way to prohibit it from becoming too dense.

Mr. Gall stated, that was one of my other concerns, that it would become Golden Gate.

Mr. Marquart stated, right.

Mr. Gall continued, because Golden Gate is a bunch of small retail shops. So that would not be a big box, but you could still have 30 individual companies in there.

Mr. Marquart stated, correct. And what we're working on doing in that section is limiting the total overall as well. Unfortunately, I don't have a number for you tonight as to how many may go back there, but we're certainly trying to avoid the appearance of a strip center. That's not what we're after and I don't think the owners are either.

Mr. Gall stated, okay. And there's only one in and one out.

Mr. Marquart stated, correct.

Mr. Gall stated, so if anything goes wrong, there's one in and one out.

Mr. Marquart stated, correct. And in fact, part of what we're writing into the Code as well is we don't even want to permit more curb cuts onto Peter B. Lewis Drive until you're 800 feet back into the site. So in other words, once you pull into that complex, we don't want to see a bunch of driveways teeing off of that main drive. It'll be limited to what's currently the main access point in front of the north building.

Mr. Gall stated, because they can't really tee off much because the drive goes pretty much along the –

Mr. Marquart stated, it's very close to your neighborhood.

Mr. Gall stated --- one side of our neighborhood, so they can only go left?

Mr. Marquart replied, correct.

Mr. Gall stated, okay. Thank you.

Mr. Marquart replied, you're welcome.

Council President Schutt asked, any other questions?

There were none.

Council President Schutt stated, thank you, Mayor Bodnar.

2) Rezoning of Progressive Campus 3 from Production/Distribution and Office/Lab to a Planned Residential Development District (Administration)

Council President Schutt asked, Mr. Marquart?

Mr. Marquart stated, thank you, Council President. Similar to Mayor Bodnar's comments, this is a proposed rezoning of the Campus 3 property. I'll get to exactly what that is in just a second. But the timeline is proposed to follow the exact same timeline as Campus 1 rezoning. In other words, it'll be referred to Planning and Zoning this month and eventually land on the ballot in May.

As you all probably know, post-COVID, Progressive began disposing of surplus real estate throughout their portfolio. And one of the last pieces of that puzzle across the entire country was Campus 3, which is a 55-acre parcel behind the Cuyahoga County Library on SOM Center. The company had sort of land-banked that property years ago in the event they ever needed a third office campus. But unfortunately, things kind of unfolded the way they did, and that property has continued to sit dormant for roughly 20 years.

As you may know as well, here at the staff level, I'm working with some developers. We've actually studied the concept of industrial development back there, which would mean current zoning. Unfortunately, the prevalence of wetlands back there sort of preclude a large footprint, which most industrial users are going to want. So, we studied several options back there. The best we could come up with to sort of steer clear of the wetlands was about 40,000 to 50,000 square feet, and that's frankly not big enough for anybody to want to rent. So, sort of concurrently, Progressive put that property on the market. It attracted virtually no interest from commercial developers, but it did attract a good deal of interest from residential developers. And the sentiment out there in the market was, we heard this from Progressive's broker quite a bit, we heard it from the calls that were coming into this office, was that residential made much more sense back there. Given its proximity to the Village's recreational facilities, the Library, the Greenway Trail, it's a much more sort of quiet and serene setting than industrial would provide.

So, all that said, the Company has filed an application with the Building Department last week to rezone this property. It's about 50% Production-Distribution, currently, 50% Office-Laboratory. They have filed an application to rezone it all to the PRDD, which is our Planned Residential Development District, which is the same tool that Skoda Construction used five years ago to rezone Montebello.

It's important to note, I think, that while the acreage up there would typically yield about 220 units under the PRDD Code, we're only considering about 135 units at this point. Most likely, we'll see a mix of attached townhomes and single-family detached residential homes. The site plan is still being developed. It will be made available to you guys as well as Planning and Zoning in the coming weeks.

I would be happy to take any questions you may have at this point.

There were none.

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

3) Progressive Yard Waste Agreement (Resolution 2026-52) (Service Department/Law)

Council President Schutt asked, Mr. Stupczy?

Mr. Stupczy stated, thank you Council President. This is the Yard Waste Agreement we've had for two years now with Progressive Insurance, allowing them to dump their organic waste in our back lot. They asked for a two-and-a-half-year term. I'm not really clear about why they wanted a half-year, but it doesn't change the cost per year or anything like that. The relationship's been going well, and that's what this is.

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated, thank you, Mr. Stupczy

4) Legislation (Finance Department)

- **Appropriations – Final – 2026**
- **Appropriations – Temporary – 2027**
- **Adjusting the Amended Official Certificate of Estimated Resources for 2026**
- **Advancing from the Proceeds of tax levies for collection year 2027**

Council President Schutt asked, Ms. Rich?

Mr. Rich stated, yes, thank you, Council President. The Appropriations is just the expense side of the budget that we'll amend at the end of the year. The Temporary Budget for 2027 is just that first part from January to March, and then Adjusting the Amended Official Certificate of Estimated Resources for 2026 is the revenue side of the budget that we adjust. And then the last one, Advancing From the Proceeds of Tax Levies for collection year 2027, I'll have to double-check with the County if they're going to do any advances. They keep going back and forth, so if they officially decide no, I'll pull this before the final meeting, but right now we'll keep it on.

Council President Schutt asked, any questions?

There were none.

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

5) Village's share of Cuyahoga County Board of Health Expenses (Cuyahoga County Fiscal Officer – \$15,034.88) (Finance Department)

Council President Schutt asked, Ms. Rich?

Ms. Rich replied, thank you, Council President. The County typically is supposed to deduct the Board of Health expenses from our settlements in March and September. They did the March one. They failed to do the September one, and since it's over \$10,000, I need to have your permission to remit it back to them, but it is owed to them.

Council President Schutt asked, any questions?

There were none.

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

6) Memorandum of Understanding with Holiday Inn for Accommodations for Touring Artists Performing at The Grove (Recreation)

Council President Schutt asked, Mr. McAvineu?

Mr. McAvineu stated, thank you, Council President. We've worked with the Hilton and Holiday Inn over the years asking they supply us with complimentary rooms in exchange for advertising in the brochure primarily. This is a Memorandum of Understanding that the Law Department worked up with the Holiday Inn for 12 free rooms to bands that are coming in from outside the area. Most bands have that in their contract, or are from a lower kind of expense, so you can buy it out, or we've been lucky for our hotels to help sponsor the event in exchange for advertising in the back pages of the brochure.

Council President Schutt asked, any questions?

There were none.

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

Any Other Matters

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

Mr. Girbino stated, Council President, I have a report on my attendance at the OML Conference.

Council President Schutt stated, sure. Councilman Girbino?

Mr. Girbino stated, thank you, Council President. Last week, I attended one day of the Ohio Municipal League Conference down near Columbus. It was held at the Ohioan Resort. It was a 3-day conference. I was only able to attend one day, but it was definitely worthwhile. I'm glad I was able to go.

The Wednesday session began with the presentation of the colors by the Columbus Police Honor Guard, followed by a welcome by the Executive Director, Mr. Kent Scarrett and Steve Patterson, who is the National League of Cities' Past-President.

The first half of the afternoon was held in general session and presentations covering the importance of civility and municipal leadership to effectively utilizing AI in municipal governments, and finally, a historical review and pertinent case law regarding Ohio Home Rule. The presenters were David Lapp of Braver Angels, Rod Davisson, the City Administrator of the City of Obetz and finally, Rich Coglianese, who is the Solicitor General of the City of Columbus.

The latter portion of the afternoon was split between two breakout sessions. I attended the one that focused on Ohio's energy landscape. The speaker, Mr. Mark Frye of Palmer Energy, spoke about the condition of our State's electrical grid, data centers, and their positive and negative aspects with regard to energy and provided an analysis of energy generation costs over the past several years and what has impacted them.

Upon conclusion of the training presentations, there was a reception with exhibitors and vendors, which provided an opportunity to network. Moving into this, I was kind of curious what kind of vendors would we be dealing with, but I was pleasantly surprised. There were a number of people that I didn't expect to chat with that provide numerous services across the board that a municipality would be able to use.

So, in general, I enjoyed my time there. I wish I had time to attend the entire event. I found it informative and worthwhile, so I hope to do it again. Thank you, Council President.

Council President Schutt stated, sure. Thank you Councilman Girbino. Are there any other matters to come before Council this evening?

Mrs. Betsa stated, yes, Council President. This past weekend the 12th Annual 24 in 24 benefitting Workshop of Wishes was held at the Spire in Geneva with over 500 participants running or walking one mile every hour for 24 hours. 65 people volunteered for the event and 50 businesses and individuals sponsored the event with the goal of raising money to grant wishes for children battling life-threatening illnesses. Danielle Echt was one of the participants. She not only participated but during the 24 hours spread her smile and support to the families and children who were at the event and offered words of encouragement to the participants.

Workshop of Wishes is the largest wish granting organization in the State offering services to close to 600 families. Workshop of Wishes is hopeful that at some point in time, they may be able to take away the pain of the children. But in the meantime, as Danielle wears so proudly on her shirt every so often in the office and out of the office, *24 in 24 #And So We Run*. Thank you, Danielle.

I also would like to mention that \$615,000 was collected for this event.

Council President Schutt stated, thank you, Mrs. Betsa, and thank you, Ms. Echt as well.

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

Mr. Marquart stated, one reminder, Council President, if you don't mind. October 21st, the Mayfield Area Chamber of Commerce will be holding its State of the Cities. It's an address by the four Mayors, Mayor Bodnar, Mayor Brunello, Mayor Snider and Mayor Siemborski. It will take place at Stonewater during a luncheon. If you are interested in going, please let Mrs. Betsa, myself or Ms. Wolgamuth know. Thank you.

Council President Schutt stated, thank you Mr. Marquart. 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 7:21 p.m. Thank you.

Respectfully submitted,

Mary E. Betsa, MMC, Clerk of Council