

COUNCIL CAUCUS MINUTES

Tuesday, March 2, 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 Tuesday, March 2, 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,
Mr. Marquart, Mr. McAvinew, Mr. Russell,
Mr. Stupczy, Ms. Wolgamuth and Mrs. Betsa

Absent: Chief Matias

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

MAYOR

Thank you, Council President. I have just one thing to report on tonight. On Saturday morning, I attended the annual Hillcrest Council of Council's breakfast with our State elected officials, along with Councilman Mike Girbino. It was a very good meeting. I was able to speak with our own State Representative, Dan Troy, and I talked to him briefly about the grant we are going to be applying for for the Capital Budget.

As part of the meeting, they had new Council training, and they also had a packet that was for every Council member of every participating community. You have that in front of you tonight. Probably all of you already have gone through new Council training, but it does go through subjects like open meetings, ethics, public bidding, ordinances, and resolutions. So it might be just something to keep handy for your reference. That's all I have this evening. Thanks.

Council President Schutt stated, thank you, Mayor. And thank you for passing that information onto Council.

COUNCIL PRESIDENT

I just want to say happy early birthday to Councilman Mark Arndt. His birthday is on March 9th. And happy early birthday to Frank Stupczy. His birthday is on March 15th.

The next Regular Meeting of Council is scheduled for Monday, March 16th at 7 p.m.

PENDING LEGISLATION

Ordinance No. 2026-05, entitled, “An Ordinance appropriating funds for current expenses and expenditures of Mayfield Village, Ohio for the period from January 1, 2026 to December 31, 2026.” Introduced by Mayor Bodnar. (First Read – January 20, 2026; Second Read – February 2, 2026 - Read in title only) (Finance Department)

Council President Schutt asked, are there any questions?

There were none.

Council President Schutt stated, Ordinance 2026-05 will move to Third Reading at the Regular Meeting of Council on Monday, March 16th.

Resolution No. 2026-02, entitled, “A resolution requesting the Cuyahoga County Fiscal Officer to adjust the amended official certificate of estimated resources for 2026.” Introduced by Mayor Bodnar. (First Read – January 20, 2026; Second Read – February 2, 2026 - Read in title only) (Finance Department).

Council President Schutt asked, are there any questions?

There were none.

Council President Schutt stated, Resolution 2026-02 will move to Third Reading at the Regular Meeting of Council on Monday, March 16th.

**NEW BUSINESS FOR
DISCUSSION**

- 1) Sale of 691 SOM Center Road – New Listing Agreement with Patty Gaeta of Keller Williams (Admin)**

Council President Schutt asked, Mayor Bodnar?

Mayor Bodnar stated, thank you, Council President. Last week, Diane Calta, Diane Wolgamuth and I had a phone meeting with Realtor Patty Gaeta. The current listing expired in February, and

we will go to Council later this month to approve a new listing with Patty Gaeta. We don't have the final agreement yet, but we will have it finalized soon, and we'll get that to you.

The new listing price is going to be right around \$249,000. It's a substantial decrease from the old listing, but Patty had really done her homework on this. She had conferred with a local builder in the area. She talked to Citizen's Bank as a lender in the area, and she also looked back to her own experience in what this kind of property is going to sell for. She walked the property and understood it very well. So that is her recommended price. We were very impressed with her thorough knowledge on the work she had done. So we would like to ask Council to approve her listing later on this month. The new listing date will start on April 6th, and that's because if a listing is off the market for 45 days, when it goes on the market again, it will go on as a new listing. So when this goes back on the market on April 6th, it will go on as a new listing. Thank you.

Council President Schutt asked, any questions?

Mrs. Jurcisek asked, has there been any traction on it at all, or any interest?

Mayor Bodnar replied, all we've gotten from the other realtors is, I think, a list once a month of how many hits it gets on the internet site, and she sends those to Diane. So, not very much interest. I think it was priced way out of the market.

Council President Schutt asked, any other questions?

There were none.

Council President Schutt stated, thank you, Mayor.

2) Cyber Security Resolution (Law/IT)

Council President Schutt asked, Ms. Calta?

Ms. Calta replied, thank you, Mr. President. This may be like Groundhog's Day. We did talk about this in September. The legislature down in Columbus passed a Bill which requires all political subdivisions to adopt a cybersecurity policy. In the Bill, they detail what you need to have in your cybersecurity policy. I've been working with Jeff Thomas to put those policies together. The policies technically will not be public record. So you will get copies of them, and you will get legislation, but they won't be attached to the legislation as an exhibit or anything like that. They'll be considered confidential because of the nature of what they're going to talk about, which we'd want to keep confidential. We don't want everybody knowing the details of our cybersecurity policy.

Initially, we thought that these needed to be adopted back in September, and then the Auditor's office gave us new guidance right around that time. For Villages, they extended the time period.

The deadline to adopt all the policies is not until July 1st of 2026. Cities and some other entities had to do it by the end of 2025.

So, the proposed legislation will be in packets. If anybody has any questions on it, I can answer any legal questions. But if you have technical questions, that's going to be all Jeff. I don't profess that knowledge on technology. We'll have all the requirements, obviously, that the State requires us to have in the policy. And one is a plan in the event that you, for lack of a better way, are hacked, if you have a breach, what you have to do in notification and notification to the State, et cetera. And then the other part is identifying your assets, what you have, and informing all of your vendors that you work with and software that you use that they're also subject to the policy.

Mrs. Jurcisek asked, does our insurance cover all of that as well?

Ms. Calta replied, that might be an Angie question.

Ms. Rich replied, yes, we have a separate cyberinsurance policy that covers it.

Mr. Jurcisek stated, I knew some of those insurances were handling that.

Ms. Rich stated, yes, so we are covered in that regard.

Mrs. Jurcisek stated, okay. And does the staff go through any training for cybersecurity?

Ms. Calta replied, I forgot to mention that. Yes, there is a training requirement. Everyone will be advised about that training.

Council President Schutt asked, any other questions?

There were none.

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

3) Codified Ordinances Replacement Pages (Council)

Council President Schutt asked, Mrs. Betsa?

Mrs. Betsa replied, thank you, Council President. The Codified Ordinances have been updated to December 31, 2025. This is just legislation for Council's consideration approving the replacement pages.

Council President Schutt asked, any questions?

There were none.

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

4) Mayfran Property Tax Abatement (Admin/Econ Dev)

Council President Schutt asked, Mr. Marquart?

Mr. Marquart stated, thank you, Council President. This is the second phase of the financial incentive package we're offering Mayfran International. We looked at some income tax relief in December. Mayfran is our fourth largest employer, currently with 197 employees. This expansion will retain those employees and add at least 12 production staff. So we will be offering a 10-year abatement at 50% against the value of the improvements only. It's been a while since we talked about Community Reinvestment Areas, so just as a quick refresher, property taxes can never go lower than they currently are. This is effectively a freeze against half the value of the expansion. So, we'll be bringing that to you in two weeks. The CRA Council will be reviewing it tomorrow night. I'm happy to take any questions you may have.

Council President Schutt asked, are there any questions?

There were none.

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

5) Delta Dental and MetLife Renewal (Finance)

Ms. Rich stated, thank you, Council President. We received the renewal for our dental and life insurance. We reviewed several of the quotes we received besides Delta Dental. However, many of the employees expressed a desire to stay with Delta because that's the larger network. The increase in total will only be about \$2,500 more. So I recommend that we continue on with Delta Dental. And there was no increase on the life insurance quote. So, I recommend we continue with MetLife.

Council President Schutt asked, any questions?

There were none.

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

6) Great Lakes Billing – increase in EMS loaded mileage rate from \$16 to \$17 per mile (Fire/Law)

Council President Schutt asked, Ms. Calta?

Ms. Calta replied, thank you, Mr. President. You may recall, I think it was right about this time last year, that we updated some of the billing rates for basic EMS runs and other things, including

non-transport. I don't know if you remember the \$300 that we included in there. But in our Codified Ordinances, we also have a rate for the mileage that is traveled and our billing company has recommended that we increase that. It's a slight increase from \$16 per mile to \$17. So this would be an update to our Ordinance to change it from \$16 to \$17. And the way that they explained it, they typically like to have these rates slightly higher than what gets reimbursed from insurance. I guess that insurance right now is reimbursing right around \$16. So this is why we would go up to \$17, so we can capture all of that that they do pay.

Council President Schutt asked, any questions?

There were none.

Council President Schutt stated, okay. Thank you, Ms. Calta.

7) Replacement of HVAC chiller in Reserve Hall (through Sourcewell) (Service)

Council President Schutt asked, Mr. Stupczy?

Mr. Stupczy stated, thank you, Council President. Short story, the HVAC chiller that services Reserve Hall on the east side of the building failed last summer. The unit is actually 40 years old. The cost to repair it was over \$30,000, plus a lot of the parts aren't even available anymore. So we're working through a Sourcewell contract to get a new system installed on that side of the building. I do not have that price for you tonight. I will have it probably tomorrow. And I'll be able to communicate that to you before Council.

Council President Schutt asked, any questions?

Mr. Murphy asked, what's it budgeted for?

Mr. Stupczy replied, \$200,000.00.

Council President Schutt asked, any other questions?

There were none.

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

**8) Renewal of MOU with Cuyahoga Soil & Water Conservation District and NEORS
for PIPE Services (Service)**

Council President Schutt asked, Mr. Stupczy or Mr. Cappello?

Mr. Stupczy replied, PIPE is an acronym for Public Involvement, Public Education, which are minimal control measures, 1 and 2 of our stormwater permit through the EPA. This MOU allows us to continue to dump our stormwater into rivers, lakes, and tributaries.

Mr. Cappello stated, this is a renewal. We have been doing this for the past 20 years or so.

Council President Schutt asked, any questions?

There were none.

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

9) Purchase of two mowers from Marshall Power for \$27,595 (State bid pricing) (Service)

Council President Schutt asked, Mr. Stupczy?

Mr. Stupczy stated, thank you, Council President. This is just rotating some of our inventory. In my memo, I noticed I mentioned that one of them is a 2013 mower, and one is one of our older mowers. I can't remember the date off the top of my head. But they're just ready to be rotated out.

Council President Schutt asked, any questions?

There were none.

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

10) Parkview Pool Painting (Rec)

Council President Schutt asked, Mr. McAviney?

Mr. McAviney stated, thank you, Council President. We're going to have Parkview Pool painting coming up, and I'm currently in the process of getting quotes. I got the third quote today, but haven't had a chance to review the three different quotes. I actually am going to have a fourth quote, hopefully by Wednesday, and then will sit down and review all of them. Currently we paint the pool once every season. The objective is to cover the two-part epoxy system, which would get a minimum of three, but most likely five years out of painting. Currently, we have our part-time staff and our Service staff that goes and paints the pool. Manpower, materials, and things like that probably runs around \$10,000 to \$12,000. That's my guesstimate on that. I know the materials, with the painting, is around \$6,000, just the material alone. After you get the paint and supplies and brushes and stuff like that, the acid washing and things. So that was the direction. Hopefully, we get to five years. They talked to me about at least five years out of it. They talked about a minimum of five years. I'm hoping they're right. I've never seen it last in Northeast Ohio for as long as they are proposing. But I've also never used a two-part epoxy system on there.

I have two companies on the list that I've worked with, Slide Specialist and Aqua Pool. Both are very, very strong companies. The two other companies I'm not familiar with, I'd have to do a little more research on them.

11) Parkview Pool Slide Tower Maintenance (Rec)

Mr. McAviney stated this is actually the Parkview Pool slide tube. The maintenance tower was done last fall. We bring a company in to do the tube, to do the plate features. We do mainly those particular areas. There's a maintenance program we started up a few years ago that has done really well to keep the slide up. Every year, we've had to wax the slide and caulk the slide. The company basically comes in and does that versus our staff doing that once again. Depending on how #10 unfolds, #11 might be pulled off the agenda based upon what company gets what. Some of the same companies are overlapping companies who offer the same product and service. Depending where everything falls, I'll have a recommendation probably by Friday of this week. Does anybody have any questions?

Mr. Girbino stated, just a quick question regarding the two-part epoxy. You mentioned that you've never used that product before?

Mr. McAviney replied, no, we don't have access to that particular product in-house. We use what Sherwin-Williams provides us.

Mr. Girbino stated, I'm just curious about the prep work. Does the price that you –

Mr. McAviney replied, it includes all the prep work.

Mr. Girbino asked, so it's all included?

Mr. McAviney replied, everything except the concrete repair. We have a wonderful in-house concrete repair staff with Frank. Two of the contractors I talked to, I said, we have that availability and I don't want to pay the markup for the concrete repair. Would you be willing to walk around the pool with our staff and point out the areas that need to be repaired and what material needs to go down there and what needs to be done? So they've done the sidewalk and the entranceway. I've got the most confidence in that. That's going to be a cost savings to the Village to go that direction. I do have a quote for that on each of them from the companies, but I think we could save a couple thousand dollars by pulling back and having our staff do that.

Mr. Girbino stated, okay, thank you.

Mr. Gall stated, I do have a question. So who's going to be painting the pool?

Mr. McAviney replied, one of the four companies, but most likely Aqua Pool, the slide specialist.

Mr. Gall asked, okay, so we're not doing it internally?

Mr. McAviney replied, no, we're not doing it internally. In exchange for doing it internally, we're going to hopefully get five-plus years out of it as opposed to our staff doing it. Additionally, as a side note, I'm working with Frank's crew to take over one of the softball fields and see how it goes, and if that continues to go well, we'll shift the softball fields over to the Service Department and we will outsource the pool moving forward.

Council President Schutt asked, any other questions on the pool painting or the slide maintenance?

There were none.

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

Any Other Matters

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

Mr. McAviney stated, I do have one more thing. If you're interested in volunteering for the Easter party, we need volunteers. It is on March 28th. Danielle put the sign-up sheet on my desk before she left today and asked me to make sure to make an announcement and show her the Minutes of the meeting, and call me out if I don't do that. So we do need volunteers on March 28th. It will be at Parkview by the Grove. If not, it will be inside the building. The last two years it's been inside the building. It will be on March 28th. I'm betting it's going to be inside the building. I have the sign-up sheet if anybody's interested.

Council President Schutt stated, just one other reminder then is that we Spring forward on Sunday morning at 2 a.m. For those that might have some manual clocks in their house, make sure you move that forward an hour.

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