

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING
SEPTEMBER 27, 2022

The Council of the City of Middleburg Heights, Ohio met in Council Chambers at City Hall on Tuesday, September 27, 2022 for the purpose of conducting a REGULAR MEETING. President of Council David Bortolotto called the meeting to order at 7:00 p.m.

PRESENT: Matthew Castelli Mayor
David Bortolotto President of Council
Tim Ali Councilman At Large
Dan Sage Councilman At Large
Bill Meany Councilman Ward 1
Michael Ference Councilman Ward 3
John Grech Councilman Ward 4
Mary Ann Meola Clerk of Council

STAFF
ATTENDING: Santo Incorvaia Law Director
Jason Stewart Finance Director
Jim Herron Service Director
Chuck Bichara Economic Development Director
Mark Elliott Recreation Director
Bob Downey Executive Assistant

ABSENT: Councilman Matt McGregor

PLEDGE OF ALLEGIANCE

MINUTES

Motion by Mr. Grech to approve the minutes of the regular meeting of September 13, 2022 and the executive session of September 13, 2022. Seconded by Mr. Ali. MINUTES APPROVED

ROLL CALL: YEAS 6, NAYS 0, MINUTES APPROVED

COMMUNICATIONS

Notice to Legislative Authority from Ohio Division of Liquor Control requesting new liquor permit for Sun Middleburg Inc., 7250 Pearl Road. No objections from Police Chief Tomba. MOTION 2022-35 RETURN LIQUOR REQUEST - NO OBJECTIONS (SUN MIDDLEBURG)
Mr. Bortolotto made a motion to approve the new liquor permit without objection.
Seconded by Mr. Meany.

ROLL CALL: YEAS 6, NAYS 0, MOTION APPROVED

Notice to Legislative Authority from Ohio Division of Liquor Control requesting new liquor permit for Bagleys Grill, 15220 E. Bagley Road. No objections from Police Chief Tomba. MOTION 2022-36 RETURN LIQUOR REQUEST - NO OBJECTIONS (BAGLEY GRILL)
Mr. Bortolotto made a motion to approve the new liquor permit without objection.
Seconded by Mr. Ference.

Mr. Sage abstained because the applicant is a client of his.
ROLL CALL: YEAS 5, NAYS 0, ABSTAIN 1, SAGE, MOTION APPROVED

Mayor Castelli asked the representatives from The Interlake Steamship Company to come up to the microphone. He said with us this evening is Mr. Mark Barker, President and CEO, Mr. Tom Wynne, Chief Legal Counsel and Ms. Chrissy Kadleck, Director of Communications. Mayor Castelli said council was on recess over the summer and are now back for their September meetings. He said many of us have seen the exciting news coming out of The Interlake Steamship Company, which is headquartered here in Middleburg Heights. He said they would like to recognize Interlake Steamship once again with a proclamation this

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3 evening. Mayor Castelli read the proclamation in its entirety and presented it to
4 The Interlake Steamship Company.
5 Mr. Barker said they really appreciated the acknowledgement from the city. He
6 said they did a search to find a new office building back in 2010-2011, which was
7 when they met Mr. Bichara who introduced them to this great city. Mr. Barker
8 said after that search they ended up building their building here, and it has been a
9 wonderful experience. He said they look forward to the future, and said they have
10 grown their business and are looking how to add more offices to their space as
11 they grow with this new vessel and other acquisitions. Mr. Barker again thanked
12 the city for the support that they show to the companies that reside in this city.
13 Mr. Ali asked if they import or export more.
14 Mr. Barker asked if he meant into the United States or into Cleveland.
15 Mr. Ali said into Cleveland.
16 Mr. Barker said they probably import more, but this boat was built for Cargill
17 Salt. He said they are hauling all of the road salt that they manufacture here in
18 Cleveland outbound. Mr. Barker said before this agreement with Cargill they
19 were mainly all inbound. He said they put approximately three tons of stone
20 under their building for stabilization and that all actually came in on their
21 freighters. Mr. Barker said they bring large amounts of stone into Cleveland for
22 road construction, cement, etc. He said a lot of iron ore is also being brought into
23 the steel mill downtown. Mr. Barker said outbound is salt going throughout the
24 entire Great Lakes. He briefly explained how shipping works in the Great Lakes.
25 Mr. Barker said they operate under something called the US Jones Act. He said
26 that means it has to be US built, US crew and US owned to transport between two
27 US cities.
28 Mr. Ali asked how long they think this ship will last.
29 Mr. Barker said one of their ships was built in 1943 and there is another one that
30 is 70 years old this year. He said because they operate on fresh water, ships last a
31 very long time. Mr. Barker said this boat has something going into it that likes to
32 eat steel, and that is road salt. He said there has been an immense amount of
33 coatings on this ship, actually by Sherwin Williams that should help protect it.
34 Mr. Barker said this ship will last a minimum of 30-40 years.
35 Mr. Ali asked if they ever give tours of their ships.
36 Mr. Barker said they do, but it would be something they would have to arrange if
37 there is interest by this group. He said they could do it down at the Cleveland bulk
38 terminal, Whiskey Island where they unload iron ore. Mr. Barker said there is a
39 little coordination needed with it, adding that there has to be flexibility with the
40 schedule due to weather conditions, but they could definitely make something
41 happen.
42 Mr. Bortolotto said on behalf of the citizens of Middleburg Heights, he thanked
43 Mr. Barker and his company for being our corporate neighbor. He said this is a
44 respectable company that not only does well for our city, but does well for our
45 region.
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53 AUDIENCE PARTICIPATION

54 Dr. Conrad Lindes, 13375 Old Pleasant Valley Road, referred to a resolution on
55 the agenda this evening entering into an agreement with the State of Ohio,
56 Department of Natural Resources for a Capital Improvement Project award. He
57 said in the details it says that assuring the city does what it is supposed to do in
58 response to getting the grant money there is a conveyance of interest in the project
59 to the Ohio Department of Natural Resources as a security for the performance,
60 and the term of the agreement is the later of 15 years from the date of the payment
61 of the final project reimbursement or date which the latest bond issuance funding
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1 or refinancing of the project is paid in full. Dr. Lindes said the project has to be
2 done by June 30, 2024. He asked if the project is done by 2024, why are we on
3 the hook for 15 more years.

4 Mr. Incorvaia said when the city accepts grant money for this type of project,
5 there is an expectation that we use the money for a park. He said if for some
6 reason in the next 15 years we stop using it as a park, we are obligated to return
7 that money.
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11 APPOINTMENTS AND CONFIRMATIONS

12 None.

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14 ORDINANCES, RESOLUTIONS AND MOTIONS

15 CITY PARKS, RECREATION & SERVICES COMMITTEE - MR. ALL
16 CHAIRMAN

17 No legislation.

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20 FINANCE, TAXATION & ASSESSMENTS COMMITTEE - MR.
21 BORTOLOTTI, CHAIRMAN

22 No legislation.

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24 LEGISLATION & RULES COMMITTEE - MR. FERENGE, CHAIRMAN

25 No legislation.

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28 PUBLIC HEALTH, SAFETY & RELIEF COMMITTEE - MR. MCGREGOR,
29 CHAIRMAN

30 No legislation.

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33 PUBLIC IMPROVEMENTS COMMITTEE - MR. SAGE, CHAIRMAN

34 No legislation.

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36 STREETS, UTILITIES & RAILROAD COMMITTEE - MR. MEANY,
37 CHAIRMAN

38 Mr. Meany introduced RESOLUTION NO. 2022-78, A Resolution authorizing
39 the mayor and finance director to enter into a contract with Chagrin Valley
40 Paving, Inc. for the 2022 Street Repair Program Phase 4 and MOVED TO
41 ADOPT. Seconded by Mr. Sage.

42 Mr. Meany said the amount of this contract is for \$1,047,439.50 to Chagrin
43 Valley Paving. He said this phase will include Claremont from Elmdale to the
44 dead end, Fairweather from Sheldon Boulevard to Big Creek Parkway, James
45 Drive from Trenton Trail to Indian Creek and Winona Circle from Newton to the
46 cul-de-sac. He said Trenton Trail and Winona Circle will be done this year, and
47 the rest will be next spring.

48 ROLL CALL: YEAS 6, NAYS 0, RESOLUTION NO. 2022-78 ADOPTED

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51 ZONING & BUILDING CODE COMMITTEE - MR. GRECH, CHAIRMAN

52 None.

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RES. 2022-78
ADOPTED
CONTRACT:
2022 STREET REPAIR
PHASE 4
(CHAGRIN VALLEY
PAVING)

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1 Mayor Castelli introduced RESOLUTION NO. 2022-79, A Resolution
2 authorizing the mayor to enter into an agreement with the State of Ohio,
3 Department of Natural Resources for a Capital Improvement Project Award and
4 moved to adopt. On behalf of the mayor, Mr. Bortolotto MOVED TO ADOPT.
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6 Seconded by Mr. Meany.

7 Mayor Castelli thanked Mr. Bichara for working on this grant for \$104,000,
8 which obviously we did receive to construct the courtyard outside of Memorial
9 Hall. He asked Mr. Bichara to explain.

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11 Mr. Bichara said this was a capital improvement project. He said the courtyard
12 area is considered a public area, for public gatherings of civic groups, etc. Mr.
13 Bichara said being on the city hall campus certainly made sense, and was awarded
14 by the state to the city from the Department of Natural Resources. He said this
15 was a similar type of grant that the city had received for the park pavilions project
16 for the installation of the fireplace and the ADA compliant path. Mr. Bichara
17 thanked the mayor and city council for their support.

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19 Mayor Castelli said weather permitting, at noon on Saturday, they will be doing
20 the dedication of the police station on this plaza. He said city council will be in
21 attendance and hoped that residents would come out as well in support of the new
22 project. Mayor Castelli said they will not be opening the police station. He said
23 on that day, they will be able to do some tours to see the inside. Mayor Castelli
24 said having it empty is the ideal time to show it off to the public, because there are
25 a lot of different requirements once the police move into the building.

26
27 Mr. Bortolotto commended the mayor and the administration for the fantastic job
28 they did with this building, he said they knocked it out of the park.

29 ROLL CALL: YEAS 6, NAYS 0, RESOLUTION NO. 2022-79 ADOPTED
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31 COUNCIL COMMITTEE REPORTS

32 City Parks, Recreation & Services Committee – Mr. Ali, Chairman

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34 Mr. Ali said their annual bowl-a-thon will be held on Sunday, November 6th from
35 noon to 3:00 p.m. at Southland Lanes for the Middleburg Heights Food Pantry.
36 He said that money will be used to buy Christmas presents for the kids.
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38 Finance, Taxation & Assessments Committee – Mr. Bortolotto, Chairman

39 No report.
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41 Legislation & Rules Committee – Mr. Ference, Chairman

42 No report.
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45 Public Health, Safety & Relief Committee – Mr. McGregor, Chairman

46 No report.
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49 Public Improvements Committee – Mr. Sage, Chairman

50 No report.
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52 Streets, Utilities & Railroad Committee – Mr. Meany, Chairman

53 No report.
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56 Zoning & Building Code Committee – Mr. Grech, Chairman

57 Mr. Grech said the annual report/budget from Woodvale Cemetery is in front of
58 members this evening. He said the joint council meeting will be held on
59 Wednesday, October 12th at 7:30 p.m. in the Berea City Council Chambers. Mr.
60 Grech asked members to let the clerk know if they were available to attend.
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62 Mr. Bortolotto thanked Mr. Grech for representing council.

RES. 2022-79
ADOPTED
AGREEMENT: OHIO
DEPARTMENT OF
NATURAL RESOURCES
CAPITAL IMPROVE-
MENT PROJECT
AWARD

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2 MAYOR'S REPORT

3 Mayor Castelli said as a follow-up to what Mr. Mark Barker from Interlake
4 Steamship Company had mentioned with their partnership with Sherwin
5 Williams. He said Harsax Management has signed a lease for 75,000 sq. ft. of
6 space at the Sapphire Corporate Center, located at 6825 Engle Road with Sherwin
7 Williams. Mayor Castelli said Sherwin Williams will occupy the space in
8 approximately five to six month, after the interior build out is complete. He said
9 this will bring approximately 30 new full-time employees to Middleburg Heights.
10 Mayor Castelli said Middleburg Heights will be the robotics center for Sherwin
11 Williams. He said the Middleburg Heights facility will assemble robotics that
12 will now be used in all Sherwin Williams Distribution Centers throughout the
13 world. Mayor Castelli said the Middleburg Heights facility will also house a
14 mock distribution center demonstrating the various robotics, which will be used in
15 all Sherwin Williams Distribution Centers going forward. He said with this lease,
16 only 31,000 sq. ft. of the 300,000 sq. ft. Sapphire Corporate Center remains
17 available. Mayor Castelli said also in the Sapphire Corporate Center are Amazon,
18 which currently occupies 150,000 sq. ft., with 354 regular employees, and
19 Executive Class Movers occupies approximately 44,000 sq. ft. with an additional
20 26 employees. Mayor Castelli said if you remember from the beginning, we
21 made an agreement and were hopeful that we would see approximately 200 jobs
22 and \$7,000,000 of payroll come out of this new building. He said we have far
23 exceeded that, he would say we doubled it and still have more space to lease.

24 Mr. Meany said they met recently with one of the HOA's, and said the mayor had
25 mentioned some other businesses that were coming in and asked if he could
26 provide an update.

27 Mayor Castelli said sometimes he wants to be careful with what he shares
28 completely. He said where the old Ganley building was demolished this week,
29 the two new buildings that will be fronting Pearl Road looks like Starbucks will
30 be one of those, and his understanding is that the lease has been signed with
31 McAlister's Deli. Mayor Castelli said they are looking forward to seeing those
32 two new retail uses on Pearl Road.

33 Mr. Ali asked if McAlister's was anywhere else.

34 Mr. Grech said they are down south.

35 Mayor Castelli said the only one in the market right now is by Great Northern
36 mall. He said he was there a couple weeks ago. Mayor Castelli said it is going to
37 do very well. He said there is more to come, and said they have had multiple
38 meetings over the past two weeks in the Southland area with current owners and
39 current developers. Mayor Castelli said they hoped to be able to make some more
40 announcements in the next month or two. He said there is a lot of good
41 momentum right now, but he can't say anything further at this time.

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49 LAW DIRECTOR

50 No report.

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53 FINANCE DIRECTOR

54 No report.

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56 RECREATION DIRECTOR

57 Mr. Elliott said the skylight project in the fitness area was completed yesterday.
58 He said this weekend will be a busy one. Mr. Elliott said on Friday night there is
59 the dinner and the concert, and then Fall Fest will be on Saturday.

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62 ECONOMIC DEVELOPMENT DIRECTOR

No report.

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SERVICE DIRECTOR

Mr. Herron said they are on the final stages of paving Paula Drive. He said you can safely run the 5K at 8:00 a.m. and get through Paula now. Mr. Herron said they have been paving aprons this week, and things will be good for the race. He said they appreciated the schools patience. Mr. Herron said Pineview Court and Scenic Park Oval will be paved this week as part of their General Pavement Services contract. He said they will keep you informed of any future railroad crossing repairs. Mr. Herron said they were told we would want a week's notice. He said our hope is that they would do Fowles and Fry, since we already primed the public for that thought. Mr. Herron said they did a good job on Bagley Road. He said they are paying for these repairs, so if we could get all of the railroad crossings in our community repaired, it would set us nice for at least ten years.

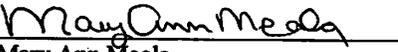
EXECUTIVE ASSISTANT

Mr. Downey said prior to the meeting started, he distributed the weekly report for all of the activities at the new police station. He said it is a very busy place with a deadline of this Saturday. Mr. Downey said all of the contractors are there every day and are working longer hours. He said everyone is invited to come out Saturday for the ribbon cutting. Mr. Downey said on a different note, he has received some information for putting together a report that has to do with NOPEC. He said what he has is a report from their staff as to what is going on. Mr. Downey said he also has something they are titling Frequently Asked Questions regarding NOPEC and current energy markets. He said once we have a little bit of time to digest this, we will have people from NOPEC come here to speak to council. Mr. Bortolotto said that is a slippery slope with NOPEC, and said it would be nice to get a summary. Mr. Downey said he has a summary to give to you. He said once you've had a chance to read and digest it, then they will come in and you can ask whatever questions you would like. Mayor Castelli said a lot of that information is being placed on the website so residents have easy access to it.

There being no further business, Mr. Bortolotto made a motion to adjourn. Seconded by Mr. Meany. Mr. Bortolotto adjourned the meeting at 7:35 p.m.



David Bortolotto
President of Council



Mary Ann Meola
Clerk of Council