

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING
NOVEMBER 8, 2022

The Council of the City of Middleburg Heights, Ohio met in Council Chambers at City Hall on Tuesday, November 8, 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
Matthew McGregor Councilman Ward 2
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

Mr. Bortolotto made a motion to suspend Council Rule II regarding "Holiday Meetings" as it applies to tonight's meeting. Seconded by Mr. Meany.
Mr. Bortolotto said since today is Election Day, the rules are being suspended to have this meeting tonight.

MOTION 2022-38
SUSPEND COUNCIL
RULE II:
HOLIDAY
MEETINGS

ROLL CALL: YEAS 7, NAYS 0, MOTION APPROVED

PLEDGE OF ALLEGIANCE

MINUTES

Motion by Mr. Ali to approve the minutes of the regular meeting of October 25, 2022. Seconded by Mr. Grech.

MINUTES
APPROVED

ROLL CALL: YEAS 7, NAYS 0, MINUTES APPROVED

COMMUNICATIONS

TREX request from Ohio Department of Commerce for El Torito Tacos, 7523 Pearl Road. No objections from Chief Tomba.

MOTION 2022-39
SIGN TREX
APPLICATION -
7523 PEARL ROAD
(EL TORITO TACOS)

Mr. Bortolotto made a motion to authorize the administration to sign the TREX application for 7523 Pearl Road. Seconded by Mr. Ali.

ROLL CALL: YEAS 7, NAYS 0, MOTION APPROVED

AUDIENCE PARTICIPATION

Mr. Tom Knill, 16480 Barriemore Avenue, said he has been dealing with a dog barking issue for months. He said he has talked to the homeowners and they have not done anything. Mr. Knill said the police department is aware of the problem asked if anything could be done regarding the barking dogs.

Mr. Ali said he knew there were ordinances stating when contractors could start working, and wondered if there were any ordinances regarding animal barking.

Mr. Incorvaia said if its continuous barking at any time it is problematic. He said he would be happy to talk to the animal warden and ask her to address the complaints.

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING
NOVEMBER 8, 2022
PAGE 2

Mr. Knill said the animal warden has been over there several times.

Mr. Bortolotto asked for the property address.

Mr. Knill said the address is 16442 Barriemore Avenue.

Mr. McGregor said Mr. Knill has been very patient. He said the animal warden has been over to talk to these residents. Mr. McGregor said the request from the animal warden to Mr. Knill was to send dates, times, etc.

Mayor Castelli asked Mr. McGregor to forward that information to Mr. Incorvaia. He said Mr. Incorvaia will follow-up with Chief Tomba as well. Mayor Castelli said a game plan will be put together.

Mr. Grech asked if the dogs were out all night.

Mr. Knill said he didn't believe they were.

APPOINTMENTS AND CONFIRMATIONS

None.

ORDINANCES, RESOLUTIONS AND MOTIONS

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

No legislation.

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

Mr. Bortolotto introduced ORDINANCE NO. 2022-86, An Ordinance to make supplemental appropriations for current expenditures and expenses for the City of Middleburg Heights for the calendar year 2022 and MOVED TO ADOPT. Seconded by Mr. Meany.

Mr. Bortolotto said this was discussed at the finance committee meeting. He said this \$7,630 is for an ADA curb ramp on Sheldon Road.

ROLL CALL: YEAS 7, NAYS 0, ORDINANCE NO. 2022-86 ADOPTED

LEGISLATION & RULES COMMITTEE - MR. FERENC, CHAIRMAN

No legislation.

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

No legislation.

PUBLIC IMPROVEMENTS COMMITTEE - MR. SAGE, CHAIRMAN

No legislation.

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

No legislation.

ZONING & BUILDING CODE COMMITTEE - MR. GRECH, CHAIRMAN

No legislation.

Mayor Castelli introduced RESOLUTION NO. 2022-87, A Resolution authorizing the mayor to file an applications with the Cuyahoga County Department of Development for a Community Development Block Grant (CDBG) through the 2022 Cuyahoga County Municipal Grant Program and declaring an emergency and moved to adopt. On behalf of the mayor, Mr. Bortolotto MOVED TO ADOPT. Seconded by Mr. Ference.

Mayor Castelli said CDBG funds are now available through the Cuyahoga County Department of Development and the city desires to make application for such funding for the resurfacing of pavement on Bardbury Avenue from Pearl Road to Nethersole Drive, which is within a designated Improvement Target Area, for the

ORD. 2022-86
ADOPTED
SUPPLEMENTAL
APPROPRIATIONS

RES. 2022-87
ADOPTED
FILE APPLICATION
CDBG THROUGH
2022 CUYAHOGA
COUNTY MUNICIPAL
GRANT PROGRAM

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING
NOVEMBER 8, 2022
PAGE 3

maintenance of health, safety and welfare. He said the grant amount is \$150,000, and Mr. Bichara is working on that.

Mr. McGregor thanked the mayor, the administration and Mr. Bichara. He said these grants have benefitted ward two significantly. Mr. McGregor said this is the oldest area and the streets are in need. He said this definitely does help, and the residents are appreciative.

Mr. Bortolotto said this really has been a huge help to our city, and he also thanked Mayor Castelli and Mr. Bichara.

ROLL CALL: YEAS 7, NAYS 0, RESOLUTION NO. 2022-87 ADOPTED

Mayor Castelli introduced RESOLUTION NO. 2022-88, A Resolution authorizing the mayor to file an application with the Cuyahoga County Department of Development for a grant through the 2023 Community Development Supplemental Grant Program and declaring an emergency and moved to adopt. On behalf of the mayor, Mr. Bortolotto MOVED TO ADOPT. Seconded by Mr. Sage.

Mayor Castelli said the city is going to ask the Cuyahoga County Community Development Supplemental Grant Program for a \$50,000 grant to help construct a new pavilion for the Tri City Bark Park that is in Middleburg Heights.

ROLL CALL: YEAS 7, NAYS 0, RESOLUTION NO. 2022-88 ADOPTED

COUNCIL COMMITTEE REPORTS

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

Mr. Ali thanked everyone that came out on Sunday to bowl. He said he appreciated everyone's support, to provide Christmas for many kids through the food pantries.

Mr. Bortolotto said every time he goes by the dog park there always is a lot of people there and he would like to give Mr. Ali a tip of the hat for that great idea. He said it looks like it is being used by all of the cities.

Finance, Taxation & Assessments Committee – Mr. Bortolotto, Chairman

Mr. Bortolotto provided an update on Southwest General. He said the Centers of Medicare and Medicaid Services (CMS) recognized Southwest General with a Five-Star Overall Quality Rating based on our patient quality outcomes. Mr. Bortolotto said the Community Emergency Medical Service (EMS) providers under Southwest General's medical direction have all achieved Gold Plus for 2022 Mission: Lifeline EMS Recognition from the American Heart Association for their commitment to providing high-quality care. He said much effort is being put forth to recruit new employees. Mr. Bortolotto said a number of employees who worked at St. Vincent Charity Medical Center have been hired or are in the process of interviewing for a position. He said he also wanted to share that Southwest continues to monitor the number of patients with COVID-19. Mr. Bortolotto said some of the prediction models are expected to increase in the fourth quarter due to the new Omicron BQ variant. Mr. Bortolotto said representatives from Southwest General attended the Polaris Board Dinner to be presented with the first-ever Polaris Outstanding Partnership Award. He said the hospital works very closely with Polaris. Mr. Bortolotto said Southwest General was also recognized through The College of Healthcare Information Management Executives 2022 Digital Health Most Wired Survey. He said this achievement is the result of the investments in information technology and supporting best practices for the use of information technology across the organization. Mr. Bortolotto said the biggest news for Southwest Hospital is that fact that they will continue the nationally recognized work of St. Vincent Charity Medical Centers for their bariatric surgery. He said bariatric surgery is now coming to Southwest. He said the clinic offices will remain on the St. Vincent campus for a period of time while new offices are set up at Southwest.

RES. 2022-88
ADOPTED
FILE APPLICATION -
2023 COMMUNITY
DEVELOPMENT
SUPPLEMENTAL
GRANT PROGRAM

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING
NOVEMBER 8, 2022
PAGE 4

Legislation & Rules Committee – Mr. Ference, Chairman

No report.

Public Health, Safety & Relief Committee – Mr. McGregor, Chairman

No report.

Public Improvements Committee – Mr. Sage, Chairman

Mr. Sage extended kudos to Mr. Herron and his department. Mr. Sage said they do a phenomenal job and have already been around the city a couple times.

Streets, Utilities & Railroad Committee – Mr. Meany, Chairman

Mr. Meany said there will not be a committee meeting this Monday. He said if anyone had any specific questions to get a hold of Mr. Herron or himself.

Zoning & Building Code Committee – Mr. Grech, Chairman

No report.

MAYOR'S REPORT

Mayor Castelli reviewed the Economic Development report at the finance committee meeting last night that he and Mr. Bichara had put together. He forwarded the report of the ongoing projects in the city to the clerk. (See Attached)

Mayor Castelli said Mr. Herwerden, our Building Commissioner, has been here 30 years, and said this is the most amount of projects that he has ever worked on at one time. He said they are very excited with all of the activity, and wanted to make sure council had an update on the status of all of those projects. Mayor Castelli said he and Mr. Bichara have been working on a few more, and hopefully within the next four to six months we will be able to come to you with an update.

Mr. Ali thanked Mayor Castelli for the update.

Mr. Bortolotto also thanked the mayor. He said there was a lot of information last night at the committee meeting, and he also thanked everyone for their patience.

Mr. Bortolotto said the mayor and his administration have been working very hard and it definitely shows. He said so many residents are always complimenting the city, and he again thanked the mayor.

Mayor Castelli said it is a team effort.

LAW DIRECTOR

No report.

FINANCE DIRECTOR

No report.

RECREATION DIRECTOR

Mr. Elliott said they wrapped up a lot of registrations, and are preparing for the winter programs. He said they have a high school clinic, where their coaches will participate over at the high school. Mr. Elliott said all residents are invited to participate in the classes, and to sign up and join the facility.

ECONOMIC DEVELOPMENT DIRECTOR

Mr. Bichara thanked city council and the mayor for the continued support on all of our grant applications.

SERVICE DIRECTOR

No report.

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING
NOVEMBER 8, 2022
PAGE 5

EXECUTIVE ASSISTANT

Mr. Downey said there wasn't a regular weekly report this week, but the superintendent and our staff people are beginning to put together a final report for the police station. He said it is still a few weeks out, but it has been started.

Mayor Castelli said there are a couple final items that need to be done before the police move in. He said they are still waiting on some of the ballistic windows.

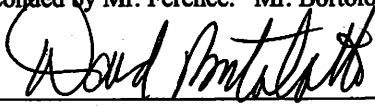
Mayor Castelli said over the last several months we were told that they should be arriving in December, and that looks like it is going to be the case. He said once those are put in, then at the point, the first of the year the police will start the process of moving in.

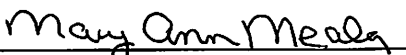
Mr. Grech asked Mayor Castelli if a final decision was made yet as to what was going to happen to the old police station.

Mayor Castelli said his recommendation is to tear that station down. He said there is a lot of maintenance and structural issues, which is why we moved the police station.

Mr. Grech said our men in blue deserve this new building.

There being no further business, Mr. Bortolotto made a motion to adjourn. Seconded by Mr. Ference. Mr. Bortolotto adjourned the meeting at 7:25 p.m.


David Bortolotto
President of Council


Mary Ann Meola
Clerk of Council

Middleburg Heights City Council Meeting – November 8, 2022

Economic Development Projects Report

- The Mayor and Director of Economic Development continue to work on facilitating and assisting a number of business and community development projects.
- Cleveland Clinic Middleburg Heights Family Health Center – Former Kmart Building
 - The Cleveland Clinic Middleburg Heights Family Health Center will occupy the former Kmart store at 17840 Bagley Road in Middleburg Heights.
 - The 93,000-square-foot space will undergo a full renovation to become the largest Cleveland Clinic location, of this size and scope of services, in the Middleburg Heights area.
 - This project will expand the Middleburg Heights medical corridor and bring significant investment and over 270 new professional, full-time jobs to Middleburg Heights.
 - Medical services offered at the medical outpatient center will meet the healthcare needs of the community and include both primary and specialty care.
 - It is expected that Cleveland Clinic will offer all but four of its current service lines at the Middleburg Heights facility.
 - Imaging services, a lab, and a drive-thru pharmacy will also be available.
 - Construction is underway
 - a new roof is being installed on the building
 - the interior of the building is currently being demolished including removal of the entire existing floor slab
 - interior construction will continue through the winter
 - The new facility is expected to open in summer 2023.
- Building in front of the Cleveland Clinic Project on Bagley
 - The City has received plans for the construction of a new building at the current location of the former Burger King on Bagley Road in front of the Cleveland Clinic project.
 - The proposed new building will house two business; one is a restaurant use and the other is a bank use.
 - The Planning Commission will begin its review of this project in November.

- Pearl Plaza
 - The first two multi-tenant buildings for the Pearl Plaza redevelopment are now under construction at 6850 Pearl Road in the Southland Business District.
 - Building one is completely leased.
 - Building two is almost fully leased.
 - The lease for building three is currently being negotiated, and construction will begin building three once the lease is signed.

- Pearl Crossing Project – WXZ
 - Middleburg Heights Planning Commission gave final approval for the Pearl Crossing project which will be the redevelopment of the former Ganley property at the corner of Pearl Road and West 130th Street.
 - Demolition of the existing building is complete.
 - Site excavation work will begin this week and continue through the winter.
 - The project is on schedule with businesses expected to open in July 2023.
 - [McAlister's Deli; Starbucks; WetGo]

- Southland Redevelopment / Smith Road Streetscape Vision
 - Preliminary engineering for the Southland/Smith Road streetscape vision is in progress, and is expected to be completed in December.
 - We are gaining a solid understanding of current conditions and the direction for the actual construction of street improvements including design guidelines.
 - This will allow the City to pursue further funding for the streetscape project.
 - This will also provide the means for private property redevelopment to blend seamlessly into the streetscape.
 - Middleburg Heights has received \$855,000 from Cuyahoga County for the streetscape improvement project.
 - This is in addition to the \$280,000 committed by NOACA for the construction of the multi-purpose trail on Smith Road.

- C Store at Smith Road and West 130th Street
 - The former Sunoco station at the corner of Smith Road and West 130th Street is being completely renovated to accommodate a new gas station with retail.
 - This project will incorporate the new Smith Road Streetscape Vision design guidelines.

- New RE/MAX Office , 14980 Bagley Road
 - Construction has been completed on the new RE/MAX office, at the site of the former Millennium Tanning at 14980 Bagley Road.

- Serpentini Collision Center
 - Planning Commission has given preliminary approval for the construction of a new 50,000 SF building which will house the Serpentine Collision Center on Engle Road .
 - This new business to Middleburg Heights will bring over 50 new full-time skilled employees and office support staff to the City.
 - This new state-of-the-art facility reflects a significant investment in our community.

- India Grocers
 - There has been a pause in the construction while the owner and developer rework their financing to complete the project.
 - We are in ongoing regular communication with the owner, developer and general contractor, and all have indicated that they expect the project to be completed in the fall of 2023.

- Vitalia Senior Living – Bagley Road
 - The project is moving forward.
 - Comprehensive plans have been submitted to the City for review.
 - All needed variances for the project have been approved
 - Vitalia will be presenting to the Planning Commission within the next month.