

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING  
MARCH 26, 2024

The Council of the City of Middleburg Heights, Ohio met in Council Chambers at City Hall on Tuesday, March 26, 2024 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
	John Zakel, Jr.	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
	Briant Galgas	Fire Chief
	Mark Elliott	Recreation Director

ABSENT: Councilman Mike Ference

PLEDGE OF ALLEGIANCE

MINUTES

Motion by Mr. Ali to approve the minutes of the regular meeting of March 12, 2024. Seconded by Mr. McGregor. MINUTES APPROVED

ROLL CALL: YEAS 6, NAYS 0, MINUTES APPROVED

COMMUNICATIONS

None.

AUDIENCE PARTICIPATION

Ms. Anna Kern, 6475 Elmdale Road, was wondering if Middleburg Heights was going to be one of those sanctuary city's where the illegals would be brought in, and if the answer was no, if there is any plan in the future to do that. She said mainly because the people she talks to in her neighborhood and her church, with everything going on they are concerned. Ms. Kern said she loves Middleburg Heights, and loves our community. She said she raised her family here and doesn't want to move, so she wanted to express her concerns.

Mayor Castelli said there are no plans for the city of Middleburg Heights to become a sanctuary city. He said your safety and security is a priority for the community and for city council, and is something that we take very seriously. Mayor Castelli said they are always working to make sure Middleburg Heights stays a safe community. He said a lot of the things you see us investing in, whether it is Flock cameras, technology, drones, K-9 units, additional officers, etc. is a priority to this administration and to city council.

APPOINTMENTS AND CONFIRMATIONS

None.

ORDINANCES, RESOLUTIONS AND MOTIONS

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

No legislation.

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1 FINANCE, TAXATION & ASSESSMENTS COMMITTEE – MR.  
2 BORTOLOTTI, CHAIRMAN

3 No legislation.  
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6 LEGISLATION & RULES COMMITTEE – MR. ZAKEL, CHAIRMAN

7 No legislation.  
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10 PUBLIC HEALTH, SAFETY & RELIEF COMMITTEE – MR. MCGREGOR,  
11 CHAIRMAN

12 No legislation.  
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14 PUBLIC IMPROVEMENTS COMMITTEE – MR. SAGE, CHAIRMAN

15 No legislation.  
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18 STREETS, UTILITIES & RAILROAD COMMITTEE – MR. MEANY,  
19 CHAIRMAN

20 Mr. Meany introduced RESOLUTION NO. 2024-20, A Resolution authorizing  
21 the mayor and finance director to enter into a contract with Crossroads Asphalt  
22 Recycling, Inc. for General Pavement Services for 2024 and MOVED TO  
23 ADOPT. Seconded by Mr. McGregor.

24 Mr. Meany said this is the seventh year that the city has been doing this, which is  
25 commonly called GPS (General Pavement Services). He said Crossroads Asphalt  
26 bid \$608,197.50, but we cannot exceed \$500,000 in costs. Mr. Meany urged his  
27 colleagues to vote yes.  
28

29 ROLL CALL: YEAS 6, NAYS 0, RESOLUTION NO. 2024-20 ADOPTED  
30

31 ZONING & BUILDING CODE COMMITTEE – MR. FERENEC, CHAIRMAN

32 No legislation.  
33

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35 COUNCIL COMMITTEE REPORTS

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

37 Mr. Ali said 2024 is a reassessment year for Cuyahoga County property taxes, and  
38 he wanted to talk to everyone to find out what we could do, whether if it was to  
39 go into committee, or if we could ask someone from the county to come in. He  
40 said having the values that we have seen in the past few years is going to  
41 substantially increase property taxes, which is going to devastate senior citizens  
42 and a whole bunch of other people. Mr. Ali said he is trying to either get a  
43 resolution drawn up, or to have people from the county at a committee meeting.  
44 He said he understands it is a state law to reassess property values every three  
45 years, but there is nothing in there that says they have to increase them. Mr. Ali  
46 said we need to keep property taxes where they are to give these residents a break,  
47 since inflation and feeding a family has gone out of control, along with so many  
48 other things with the cost of living.

49 Mr. Bortolotto said there is a Board of Revision, where people can fight their  
50 taxes. He said he doesn't know the details, but knew the county does have an  
51 open forum where residents can debate their taxes.

52 Mr. Ali said the problem with that is it is too late, because their taxes have already  
53 been increased. He said he has been there and done that with different properties  
54 and have had so many other people do that and said it is extremely tough to win.

55 Mayor Castelli said he knows there has been discussion at the state level about the  
56 impact on potentially seniors, and how much that would go up. He said he  
57 doesn't know of anything that has been passed, but knew there were discussions.

58 Mayor Castelli said he has a Mayors and Managers meeting on Thursday, and we  
59 will have our attorney who acts as our lobbyist on behalf of the Mayors  
60 Association. Mayor Castelli said he will bring this item up to him letting him

RES. 2024-20  
ADOPTED  
CONTRACT:  
CROSSROADS  
ASPHALT  
(GPS)

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1 know that you brought this to his attention. He said the concerns for our seniors  
2 and for people that may have challenges dealing with large increases in their  
3 property taxes based on how the values have jumped up over the past several  
4 years is something that we could communicate to the state legislature.

5 Mr. Ali said he was told that the county is out right now assessing Brooklyn. He  
6 said the seniors are really worried. Mr. Ali said we are trying to nip this in the  
7 bud right now so it doesn't really hurt the people. He said let's face it, look at  
8 gas, it has doubled in the recent years, along with food prices. Mr. Ali said the  
9 cost of living has increased substantially. He said if we could pass a resolution  
10 asking to keep the property taxes the same.

11 Mayor Castelli said this came up at the last meeting, regarding the re-evaluations  
12 that are coming. He said he couldn't remember if anything had been passed but  
13 would have that conversation on Thursday at the meeting. Mayor Castelli said he  
14 agrees that this is something that we need to look at.

15 Mr. Ali said from his understanding, the state passes the law but the county is  
16 actually doing the assessing.

17 Mayor Castelli said that is correct.

18 Mr. Incorvaia said we all share the same concerns that Mr. Ali has. He said when  
19 the county comes out and does the reassessment they do it because they have to  
20 follow Ohio law. Mr. Incorvaia said if council wants to consider a resolution, the  
21 state legislature is who has the most impact. He reiterated that the county has to  
22 do this by law.

23 Mayor Castelli said he knows there has been discussion at the state legislature,  
24 directly resulting into potentially having something that would address large  
25 increases. He said he didn't think anything had passed yet. Mayor Castelli said  
26 they would probably get an update on Thursday.

27 Mr. Stewart said there is a provision in the state code that was passed back in the  
28 70's called HB 920. He explained how when a levy is passed it normally  
29 generates a certain amount of money. Mr. Stewart said as the values of a property  
30 goes up, that levy can still only generate the same amount of funds. He said if  
31 property values go up by a certain amount, that levy still generates the same  
32 amount of dollars. Mr. Stewart said if property value goes up 30 percent, you are  
33 not going to see a 30 percent jump in your property taxes. He said you will see  
34 some impact, but it would be a proportionate impact.

35 Mr. McGregor said that is just for school district levies and bond issues, he didn't  
36 think it applied to property taxes.

37 Mr. Stewart said any voted levy is a bond issue.

38 Mr. McGregor asked if you were talking about levies and bond issues, or you're  
39 talking about in general when the value of a home goes up, then the property tax  
40 goes up.

41 Mr. Ali said he was talking about in general.

42 Mr. McGregor said both things are applicable, right.

43 Mr. Stewart said he would provide some more information.

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

53 Mr. Bortolotto said the April finance committee meeting will be on Monday,  
54 April 8<sup>th</sup> at 6:00 p.m. He said the streets committee meeting will begin  
55 immediately following the finance committee meeting. Mr. Bortolotto also  
56 reported that the elected officials food drive will be on Saturday, May 4<sup>th</sup> from  
57 10:00 a.m. to 12:30 p.m.

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60 Legislation & Rules Committee – Mr. Zakel, Chairman

61 No report.  
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1 Public Health, Safety & Relief Committee – Mr. McGregor, Chairman  
2 No report.  
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5 Public Improvements Committee – Mr. Sage, Chairman  
6 No report.  
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8 Streets, Utilities & Railroad Committee – Mr. Meany, Chairman  
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10 Mr. Meany said if you have any questions regarding traffic, to please let him  
11 know ahead of time so questions and concerns could be forwarded to the traffic  
12 engineers to look at and research that will be in attendance at his streets  
13 committee meeting on April 8<sup>th</sup>.  
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15 Zoning & Building Code Committee – Mr. Ference, Chairman  
16 No report.  
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19 MAYOR'S REPORT  
20 Mayor Castelli said the State of the City will be on April 4<sup>th</sup>. He said door open  
21 around 11:30 and would probably start talking around noon. Mayor Castelli said  
22 he believes that the building commissioner was working with the clerk to  
23 introduce the newly hired building commissioner and inspector. He said he just  
24 wanted to make sure that was moving forward.  
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27 LAW DIRECTOR  
28 No report.  
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30 FINANCE DIRECTOR  
31 No report.  
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34 RECREATION DIRECTOR  
35 Mr. Elliott said this Saturday, the annual Easter egg hunt will take place in the  
36 city park beginning at 10:00 a.m. He said there are four different age groups for  
37 the egg hunt. Mr. Elliott also announced that the community center will be closed  
38 this Sunday for the Easter celebration.  
39  
40 Mr. Ali said he received a call from a resident saying that they are playing on the  
41 pickle ball courts very early in the morning, and asked if there were certain times  
42 someone could play on the courts.  
43 Mr. Elliott said last year they were getting over there around 730 a.m., and said if  
44 there is a nice day they want to get out there right away. He said this year, he  
45 spoke to a couple residents and said as a general rule, 8:00 a.m. seemed to be a  
46 good time.  
47  
48 Mr. Ali asked if it was possible to have a sign stating the times.  
49 Mr. Elliott said there will be. He said the school just set their April calendar  
50 because they get the priority. Mr. Elliott said we will post their practice schedule,  
51 match schedules and some general rules. He said it will be posted just like it was  
52 last year.  
53  
54 Mr. Ali asked if the schools schedule would be before 8:00 a.m.  
55 Mr. Elliott said no.  
56 Mr. Ali said then it would be safe to let the residents know that a sign will be  
57 posted, and no one should be playing before 8:00 a.m.  
58 Mr. Elliott said it will be on us to enforce that.  
59  
60 Mr. McGregor said he teaches right next door to the tennis coach, and sometimes  
61 the pickle ballers were trying to go onto the courts while some matches were still  
62 being played. He said that is not fair to the coach to have that conflict. Mr.  
McGregor said even if there is only one match left, you can't go onto the other

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courts. He said the school district takes precedent there, and didn't know if that could be relayed to them as well because they need to wait. Mr. Elliott said as Councilman McGregor mentioned he knew one time last year where a high school match was winding down on the far court, and the pickle ball people thought they could get over there to stretch and hitting around. He said we didn't allow that and let that high school match end before anyone else could get on the courts. Mr. Elliott said they are aware of it, and will deal with it. He said if anyone receives any complaints, to please give him a call.

ECONOMIC DEVELOPMENT DIRECTOR

No report.

SERVICE DIRECTOR


No report.

FIRE CHIEF

No report.

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

  
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David Bortolotto  
President of Council

  
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Mary Ann Meola  
Clerk of Council