

# CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING  
APRIL 9, 2024

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The Council of the City of Middleburg Heights, Ohio met in Council Chambers at City Hall on Tuesday, April 9, 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  
Mike Ference Councilman Ward 3  
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  
Mark Elliott Recreation Director  
Briant Galgas Fire Chief

ABSENT: Councilman Matt McGregor

## PLEDGE OF ALLEGIANCE

## MINUTES

Motion by Mr. Ali to approve the minutes of the regular meeting of March 26, 2024. Seconded by Mr. Sage. MINUTES APPROVED

ROLL CALL: YEAS 6, NAYS 0, MINUTES APPROVED

## COMMUNICATIONS

None.

## AUDIENCE PARTICIPATION

Ms. Terri Bundy, 14100 Newton Road, asked if there was a plan to deal with the deer problem. She said she moved here 14 years ago and they thought at that time having a park across the street from them was a bonus, but it is not. Ms. Bundy said ever since Parma Heights culled deer last year, they are seeing more and more deer.

Mayor Castelli said we have had conversations with residents that have similar concerns. He said we are aware that there seems to be an increase in deer. Mayor Castelli said a few years ago a disease hit the deer and the population went down, but now we are starting to see it creep back up. He said there are two members of council that are working with our police chief, and said they are starting with one of the first meetings down with the state, where they will get an overview of how an appropriately ran culling process would take place. Mayor Castelli said there is an extensive process that you have to go through. He said that process will start here in April, and with everything that needs to be done it takes about a year to get all of the due diligence done. Mayor Castelli said once that is finished they are going to come back to council to see if city council is comfortable with culling the deer.

Ms. Bundy said the city of South Euclid did it three years ago, where they did the culling, tagging and sterilization.

Mayor Castelli said there will be multiple options to recommend to city council, but there is a process that we need to go through. He said we will follow the recommendation of the state. Mayor Castelli said if we do the culling, it is not

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1 going to eliminate all of the deer, but it will significantly reduce the population.  
2 He said the metroparks will be culling this year, and they will be coming closer to  
3 Middleburg Heights. Mayor Castelli said if you know of someone that is feeding  
4 the deer, to please let us know because that is a violation of our city code and they  
5 can be ticketed for that. He said to please let the police department or animal  
6 control know then we can follow up. Mayor Castelli said a plan will be put  
7 together, and then we will come to city council.  
8

9  
10 Mr. Ference thanked Ms. Bundy for taking the time to come this evening to  
11 express her concerns. He reiterated what the mayor said, which was that he and  
12 Councilman Meany will be attending an event next week in Columbus to look  
13 into this situation. Mr. Ference said he has heard several people echo this as well,  
14 and said that it seems that the deer are traveling in bigger packs. He said he hopes  
15 to learn more of what that means, and what risks go with that. Mr. Ference said  
16 hopefully they will have some results to report in the future.  
17

18  
19 APPOINTMENTS AND CONFIRMATIONS

20 None.  
21

22 ORDINANCES, RESOLUTIONS AND MOTIONS

23 CITY PARKS, RECREATION & SERVICES COMMITTEE – MR. ALI  
24 CHAIRMAN

25 No legislation.  
26

27  
28 FINANCE, TAXATION & ASSESSMENTS COMMITTEE – MR.  
29 BORTOLOTTO, CHAIRMAN

30 Mr. Bortolotto introduced ORDINANCE NO. 2024-21, An Ordinance to make  
31 supplemental appropriations for current expenditures and expenses for the City of  
32 Middleburg Heights and declaring an emergency and MOVED TO ADOPT.  
33 Seconded by Mr. Meany.

ORD. 2024-21  
ADOPTED  
SUPPLEMENTAL  
APPROPRIATIONS

34  
35 Mr. Bortolotto said last night we discussed these supplemental appropriations in  
36 great detail at the finance committee meeting. He said they also discussed the  
37 motions for payments for the job creation grants.

38 ROLL CALL: YEAS 6, NAYS 0, ORDINANCE NO. 2024-21 ADOPTED  
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41 Mr. Bortolotto made a motion to authorize the finance director to make a payment  
42 in the amount of \$38,000 for a grant to Quadax, Inc. for the Quadax Job Creation  
43 Grant. Seconded by Mr. Ference.

MOTION 2024-11  
PAYMENT:  
QUADAX  
(JOB CREATION  
GRANT)

44 Mr. Bortolotto explained that the motions are a part of the Job Creation Grant  
45 Program which is an annual grant provided that the businesses continue to comply  
46 with the terms of the respective agreements in regards to job creation and  
47 retention. He asked Mr. Bichara to further comment on the program.

48  
49 Mr. Bichara said as you know, this is something that we do every year. He said  
50 this year there are four active agreements with companies. Mr. Bichara said we  
51 review these agreements and their compliance with the agreement every year,  
52 with respect to job creation, payroll and investment. He said each of the four  
53 companies have met all of their obligations. Mr. Bichara said this program has  
54 been successful in both attracting and retaining companies here in Middleburg  
55 Heights. He said this doesn't impact in any way the funding for the Berea City  
56 School District. Mr. Bichara said this program always provides a positive return  
57 for the city for each of the agreements. He said in 2023, the program was directly  
58 responsible for the creation and retention of 519 jobs in Middleburg Heights  
59

60 Mr. Bortolotto said he was impressed when Mr. Bichara reported that last night at  
61 the finance committee meeting.  
62

ROLL CALL: YEAS 6, NAYS 0, MOTION APPROVED

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Mr. Bortolotto made a motion to authorize the finance director to make a payment in the amount of \$27,159.84 for a grant to Fat Head's Brewing for the Fat Head's Brewing Job Creation Grant. Seconded by Mr. Meany.  
ROLL CALL: YEAS 6, NAYS 0, MOTION APPROVED

MOTION 2024-12  
PAYMENT: FAT  
HEAD'S (JOB  
CREATION GRANT)

Mr. Bortolotto made a motion to authorize the finance director to make a payment in the amount of \$122,539.86 for a grant to Bagley AHI, LLC for the Bagley AHI, LLC Job Creation Grant. Seconded by Mr. Zakel.  
ROLL CALL: YEAS 6, NAYS 0, MOTION APPROVED

MOTION 2024-13  
PAYMENT: BAGLEY  
AHI, LLC  
(JOB CREATION  
GRANT)

Mr. Bortolotto made a motion to authorize the finance director to make a payment in the amount of \$8,681.09 for a grant to Hopebridge, LLC for the Hopebridge, LLC Job Creation Grant. Seconded by Mr. Ference.  
ROLL CALL: YEAS 6, NAYS 0 MOTION APPROVED

MOTION 2024-14  
PAYMENT:  
HOPEBRIDGE  
(JOB CREATION  
GRANT)

Mr. Bortolotto thanked Mr. Bichara for all of his help.

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

Mayor Castelli introduced RESOLUTION NO. 2024-22, A Resolution requesting that the County Fiscal Officer certify certain information to the City of Middleburg Heights and declaring an emergency and MOVED TO ADOPT. On behalf of the mayor, Mr. Meany MOVED TO ADOPT. Seconded by Mr. Zakel. Mayor Castelli said every five years, we have a renewal levy for Southwest Hospital. He said there is no increase in this levy, it is a renewal. Mayor Castelli said the renewal levy is for one mill, and continues to be the same as it was five years ago. He said this is the first piece of legislation that we need to put forward in order to start the process.

RES. 2024-22  
ADOPTED  
REQUEST COUNTY  
FISCAL OFFICER  
CERTIFY CERTAIN  
INFORMATION

Mr. Bortolotto recused himself because he sits on the board at the hospital.  
ROLL CALL: YEAS 5, NAYS 0, ABSTAIN 1, BORTOLOTTA, RESOLUTION NO. 2024-22 ADOPTED

Mayor Castelli introduced RESOLUTION NO. 2024-23, A Resolution submitting the question of renewal of the 1 mill tax levy for the purpose of providing for the benefit of the City of Middleburg Heights to support Southwest General Health Center and declaring an emergency and PLACED ON FIRST READING.

RES. 2024-23  
FIRST READING

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2 Mayor Castelli introduced ORDINANCE NO. 2024-24, An Ordinance ORD. 2024-24  
3 authorizing the mayor to enter into a contract with Southwest General Health FIRST READING  
4 Center for the levy of a tax and the payment of the proceeds thereof for the  
5 maintenance and support and as compensation for the use of said health center  
6 and declaring an emergency and PLACED ON FIRST READING.  
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8  
9 Mayor Castelli introduced RESOLUTION NO. 2024-25, A Resolution in support RES. 2024-25  
10 of the passage of the Health Center Renewal Levy and PLACED ON FIRST FIRST READING  
11 READING.  
12

13 COUNCIL COMMITTEE REPORTS

14 City Parks, Recreation & Services Committee – Mr. Ali, Chairman  
15 No report.  
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18 Finance, Taxation & Assessments Committee – Mr. Bortolotto, Chairman  
19 Mr. Bortolotto thanked Councilman Ali, Mary Ann Meola, Chief Tomba and  
20 Dani for their help putting the animal shelter together.  
21

22 Legislation & Rules Committee – Mr. Zakel, Chairman  
23 No report.  
24

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26 Public Health, Safety & Relief Committee – Mr. McGregor, Chairman  
27 No report.  
28

29 Public Improvements Committee – Mr. Sage, Chairman  
30 No report.  
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33 Streets, Utilities & Railroad Committee – Mr. Meany, Chairman  
34 Mr. Meany said they met last night and minutes will be forthcoming.  
35

36 Zoning & Building Code Committee – Mr. Ference, Chairman  
37 No report.  
38

39 MAYOR'S REPORT

40 Mayor Castelli thanked all of those that attended the State of the City last week.  
41 He said one of the things he walks away with is that there is an awful lot going on  
42 in the community and he really appreciates the support of city council. Mayor  
43 Castelli said with everything that we are working on, it really makes a difference  
44 when you have an engaged city council that wants to see the city move forward.  
45 He said he appreciates everyone's help with all of the projects that we are  
46 currently doing.  
47 Mr. Bortolotto said on behalf of council, they are just as happy to work with the  
48 administration.  
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52 LAW DIRECTOR

53 No report.  
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56 FINANCE DIRECTOR

57 No report.  
58

59 RECREATION DIRECTOR

60 Mr. Elliott said the 2024 event calendar is on the website. He said the Wednesday  
61 food trucks will begin the first week of May. Mr. Elliott said all of the spring  
62 sports are getting organized and will begin practices shortly.

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FIRE CHIEF

Chief Galgas said the hydrant flushing season will begin on April 15<sup>th</sup>. He said if residents have any problems, they should give the fire department a call and we will walk them through the process of cleaning out their water system.

ECONOMIC DEVELOPMENT DIRECTOR

Mr. Bichara said the new Starbucks at W. 130<sup>th</sup> and Pearl did open. He said he previously distributed a memo to council regarding the McAlister's Deli ribbon cutting, which will be on April 22<sup>nd</sup> at 9:45 a.m. right before they open for their first day.

Mr. Bortolotto said he has heard from many people as to how impressed they are with how that area has been redeveloped. He said you guys have done a great job.

SERVICE DIRECTOR

Mr. Herron said we had a request to add more Shred Days, so we did contact Absolute Shredding and added July 20<sup>th</sup>. He said you will have May, July and end of September for all of your shredding needs.

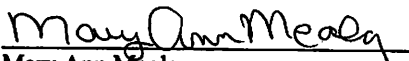
Mr. Bortolotto said he appreciated Mr. Herron going above and beyond to do that. Mayor Castelli said it is well attended.

Mr. Herron said we have three to four employees that actually have to work this, because you would be surprised what people try to throw out to put into a shredder. He said we go through everything to make sure it is just paper.

There being no further business, Mr. Bortolotto made a motion to adjourn. Seconded by Mr. Meany. Mr. Bortolotto adjourned the meeting at 7:30 p.m.



David Bortolotto  
President of Council



Mary Ann Meola  
Clerk of Council