

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING
JANUARY 28, 2025

1 The Council of the City of Middleburg Heights, Ohio met in Council Chambers at
2 City Hall on Tuesday, January 28, 2025 for the purpose of conducting a
3 REGULAR MEETING. President of Council David Bortolotto called the
4 meeting to order at 6:00 p.m.

5 PRESENT: Matthew Castelli Mayor
6 David Bortolotto President of Council
7 Tim Ali Councilman At Large
8 Dan Sage Councilman At Large
9 Bill Meany Councilman Ward 1
10 Matthew McGregor Councilman Ward 2
11 Mike Ference Councilman Ward 3
12 John Zakel Councilman Ward 4
13 Mary Ann Meola Clerk of Council
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16 STAFF
17 ATTENDING: Santo Incorvaia Law Director
18 Jim Herron Service Director
19 Chuck Bichara Economic Development Director
20 Mark Elliott Recreation Director
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23 PLEDGE OF ALLEGIANCE

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25 MINUTES

26 Motion by Mr. Ali to approve the minutes of the regular meeting of January 14,
27 2025 and the executive session of January 14, 2025. Seconded by Mr. Meany.

MINUTES
APPROVED

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29 ROLL CALL: YEAS 7, NAYS 0, MINUTES APPROVED

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31 COMMUNICATIONS

32 Memorandum from Mayor Castelli to Council dated January 23, 2025 regarding
33 appointments to Board of Zoning and Building Appeals and Planning
34 Commission.
35
36

FILE AS
RECORD

37 AUDIENCE PARTICIPATION

38 Mr. Daniel Wigfall, 7554 Engle Road, referred to Smith Road and said he thinks
39 it was waste of taxpayer's money. He said he has seen several people go up into
40 the new construction and he doesn't see what it does for the city or for him as a
41 taxpayer.
42

43 Mayor Castelli said that is not a finished project. He said what they did was open
44 it up to two lanes to help support Southland during the busy Christmas season.
45 Mayor Castelli said they have had countless meetings over the last five years
46 looking at how to revitalize Southland. He said there was a lot of input from
47 residents like yourself, and input from businesses too. Mayor Castelli said many
48 people do not know that there are about eight different owners in that particular
49 area. He said he worked with them as to what they would like to see going
50 forward. Mayor Castelli said there were a lot of challenges, and Smith Road was
51 basically a cut through from Pearl Road to W. 130th Street. He said there was no
52 new development there for 40 years, or maybe more. Mayor Castelli said a lot of
53 the feedback was how we could make that a mixed use area, where you could
54 bring pedestrians that could walk and people could live. He said part of
55 redeveloping that area is ensuring that people can access back and forth, which
56 would be very dangerous having a five lane road. Mayor Castelli said Meijer's is
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1 taking over the Sear's property and there is a seven acre site where Burlington
2 was where we are working on a \$50,000,000 mixed use development. He said
3 that would bring people living there and shopping there. Mayor Castelli said
4 there is a lot of activity going on, and part of it is calming the traffic so residents
5 and people walking feel comfortable.
6

7 Mr. Wigfall pointed out that the ingress and egress to Meijer's where the tractor
8 trailers come in, as well as where the automotive part where they used to work on
9 cars is blocked off.
10

11 Mayor Castelli said Meijer's is putting together a site plan, and that will
12 determine where they want their egress. He said ingress and egress will come in
13 off of Smith, as well as two points of access off of W. 130th. Mayor Castelli said
14 there probably will be some movement with the medians because we are trying to
15 find the right spot. He said Meijer's is thrilled with what's going on there and
16 that will be happening very shortly.
17

18 Mr. Wigfall said he thinks it is good for the city.

19 Mayor Castelli said we bought that property for \$1.8 million dollars and sold it to
20 Meijer's for \$5.5 million. He told Mr. Wigfall he appreciated the input and said if
21 he would like to talk further after the meeting, he would be happy to share a much
22 larger overview with him.
23

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25 APPOINTMENTS AND CONFIRMATIONS

26 Mayor Castelli said he had two appointments this evening. He said he would like
27 to make a motion to appoint Joy Falsone to the Planning Commission.

28 On behalf of the mayor, Mr. Bortolotto made a motion to appoint Joy Falsone to
29 the Planning Commission. Seconded by Mr. Ference.

30 Mayor Castelli said Joy is currently on the Planning Commission finishing up an
31 unexpired term and is now going to be appointed to a full term running from
32 January 1, 2025 to December 31, 2029. He said Joy has done a great job on the
33 Planning Commission and has been a resident of Middleburg Heights for some
34 time, graduating from Midpark High School. Mayor Castelli said he looks
35 forward to her continuing on in her role on the Planning Commission.
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37 ROLL CALL: YEAS 7, NAYS 0, MOTION CONFIRMED
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40 Mayor Castelli said he would like to move forward with a motion to appoint
41 Andrew Vacca to a full-term on the Board of Zoning & Building Appeals.

42 On behalf of the mayor, Mr. Bortolotto made a motion to confirm the
43 appointment of Andrew Vacca to the Board of Zoning and Building Appeals.

44 Seconded by Mr. Meany.
45

46 Mayor Castelli said Andrew Vacca is a resident in the Indian Creek area, and is
47 currently a journeyman plumber working with the Cleveland Clinic Foundation.
48 He said he is interested in participating in all of the exciting activities that are
49 happening here in Middleburg Heights. Mayor Castelli said he looks forward to
50 Andrew serving on the BZA from a term of January 1, 2025 to December 31,
51 2029.
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53 ROLL CALL: YEAS 7, NAYS 0, MOTION CONFIRMED
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55 ORDINANCES, RESOLUTIONS AND MOTIONS

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

58 No legislation.
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**MOTION 2025-3
APPOINT JOY
FALSONE TO
PLANNING
COMMISSION**

**MOTION 2025-4
APPOINT ANDREW
VACCA TO BZA**

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1 FINANCE, TAXATION & ASSESSMENTS COMMITTEE - MR.
2 BORTOLOTTO, CHAIRMAN

3 Mr. Bortolotto introduced RESOLUTION NO. 2025-3, A Resolution accepting
4 the FY2024 State Homeland Security Program Grant from the Ohio Emergency
5 Management Agency and MOVED TO ADOPT. Seconded by Mr. McGregor.

6 Mr. Bortolotto said this is a grant to accept \$36,595 for the purchase of an x-ray
7 machine for use by the Police Department/SW Enforcement Bureau Bomb Squad.

8 ROLL CALL: YEAS 7, NAYS 0, RESOLUTION NO. 2025-3 ADOPTED
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RES. 2025-3
ADOPTED
ACCEPT FY2024
STATE HOMELAND
SECURITY PROGRAM
GRANT

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11 LEGISLATION & RULES COMMITTEE - MR. ZAKEL, CHAIRMAN

12 No legislation.

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

16 No legislation.

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19 PUBLIC IMPROVEMENTS COMMITTEE - MR. SAGE, CHAIRMAN

20 No legislation.

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

25 No legislation.

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27 ZONING & BUILDING CODE COMMITTEE - MR. FERENGE, CHAIRMAN

28 No legislation.

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31 Mayor Castelli introduced ORDINANCE NO. 2025-4, An Ordinance to make
32 supplemental appropriations for current expenditures and expenses for the City of
33 Middleburg Heights for the calendar year 2025 and moved to adopt. On behalf
34 of the mayor, Mr. Bortolotto MOVED TO ADOPT. Seconded by Mr. Ference.

35 Mayor Castelli said this ordinance is in relation to the second Big Creek
36 Detention Basin. He said we would like to get started on the tree clearing. Mayor
37 Castelli said this legislation is in the amount of \$60,000. He said we did actively
38 go out for three bids/quotes and Davey Tree was the lowest and best bid at
39 \$53,700. Mayor Castelli said VanCuren whom we have worked with in the past
40 opted not to bid and Edward's Tree Service came in at \$56,845.

41 Mr. Bortolotto asked if it was known as to when the digging will be started on
42 that basin.

43
44 Mr. Herron said we want the trees cut before March 31st and right now, he
45 believes we are in the final process and within a week or two should have the
46 Army Corp permit. He said obviously we are going to bid the project, so two to
47 three months is probably reasonable. Mr. Herron said maybe pushing a little
48 forward, isn't a bad thing as we hope to either stockpile all of the dirt that we take
49 truck out of there or actually put right back into the basement of Sear's. He said
50 he would expect that basin to be up and operating by this fall.

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52 ROLL CALL: YEAS 7, NAYS 0, ORDINANCE NO. 2025-4 ADOPTED
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ORD. 2025-4
ADOPTED
SUPPLEMENTAL
APPROPRIATIONS

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55 COUNCIL COMMITTEE REPORTS

56 City Parks, Recreation & Services Committee - Mr. Ali, Chairman

57 No report.

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60 Finance, Taxation & Assessments Committee - Mr. Bortolotto, Chairman

61 No report.

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Legislation & Rules Committee - Mr. Zakel, Chairman

No report.

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3 Public Health, Safety & Relief Committee – Mr. McGregor, Chairman
4 No report.

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6 Public Improvements Committee – Mr. Sage, Chairman
7 Mr. Sage wished Beth Mlady a happy birthday.
8 Members of council extended birthday wishes to Beth.
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11 Streets, Utilities & Railroad Committee – Mr. Meany, Chairman
12 Mr. Meany said if there were no objections, the streets committee meeting will be
13 cancelled for next month. He said if anyone had specific issues, to let him know.
14

15 Zoning & Building Code Committee – Mr. Ference, Chairman
16 No report.
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19 MAYOR'S REPORT

20 Mayor Castelli said he really appreciated the library and Tracy Strobel, Executive
21 Director, for being willing to budget \$500,000. He said \$250,000 would be this
22 year and \$250,000 would be next year for the completion of phase 1 of
23 Middleburg Heights Commons and the Reading Garden.
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26 LAW DIRECTOR

27 No report.
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29 FINANCE DIRECTOR

30 No report.
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33 RECREATION DIRECTOR

34 Mr. Elliott said baseball, softball and soccer registrations begin February 1st. He
35 said he looks forward to getting together with Councilman Ali to provide a full
36 report to his council committee here shortly. Mr. Elliott said to mark your
37 calendars that Summer in the City will be held on June 12th, 13th and 14th.
38

39 ECONOMIC DEVELOPMENT DIRECTOR

40 No report.
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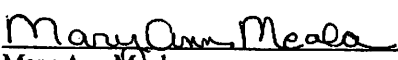
43 SERVICE DIRECTOR

44 Mr. Herron said they are working diligently with Cleveland Water to rectify the
45 water mains breaks that are popping up around us, especially on Pearl Road in
46 Southland.
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48 Mayor Castelli said Mr. Herron and his team have done a great job through the
49 storms, the cold and the snow. He said the streets and senior driveways have been
50 well maintained.
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53 There being no further business, Mr. Sage made a motion to adjourn. Seconded
54 by McGregor. Mr. Bortolotto adjourned the meeting at 6:22 p.m.

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57 David Bortolotto
58 President of Council
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62 Mary Ann Meola
Clerk of Council