

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING
NOVEMBER 25, 2025

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The Council of the City of Middleburg Heights, Ohio met in Council Chambers at City Hall on Tuesday, November 25, 2025 for the purpose of conducting a REGULAR MEETING. President of Council David Bortolotto called the meeting to order at 6:27 p.m.

PRESENT: Matthew Castelli Mayor
David Bortolotto President of Council
Dan Sage Councilman At Large
Bill Meany Councilman Ward 1
Matthew McGregor Councilman Ward 2
Michael Ference Councilman Ward 3
John Zakel 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 Tim Ali, illness

PLEDGE OF ALLEGIANCE

MINUTES

Motion by Mr. Meany to approve the minutes of the regular meeting of November 11, 2025. Seconded by Mr. McGregor.

MINUTES
APPROVED

ROLL CALL: YEAS 6, NAYS 0, MINUTES APPROVED

COMMUNICATIONS

Notice to legislative authority requesting new liquor permit to 15050 Bagley Road (former Citizen's Bank, proposed dine in restaurant). No objection from Chief Tomba.

MOTION 2025-20
RETURN NEW
LIQUOR PERMIT
REQUEST WITHOUT
OBJECTIONS
(15050 BAGLEY
ROAD - FORMER
CITIZEN'S BANK)

Mr. Bortolotto made a motion to return the new liquor license permit request without objections. Seconded by Mr. Sage.

ROLL CALL: YEAS 6, NAYS 0, MOTION APPROVED

AUDIENCE PARTICIPATION

None.

APPOINTMENTS AND CONFIRMATIONS

None.

ORDINANCES, RESOLUTIONS AND MOTIONS

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

No legislation.

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

Mr. Bortolotto introduced RESOLUTION NO. 2025-78, A Resolution authorizing the mayor and finance director to enter into a contract with Petroleum Traders Corporation for the furnishing of unleaded gasoline and MOVED TO ADOPT. Seconded by Mr. Ference.

RES. 2025-78
ADOPTED
CONTRACT:
PETROLEUM
TRADERS
(UNLEADED GAS)

Mr. Bortolotto said this was discussed at the streets committee meeting.

ROLL CALL: YEAS 6, NAYS 0, RESOLUTION NO. 2025-78 ADOPTED

Mr. Bortolotto introduced RESOLUTION NO. 2025-79, A Resolution authorizing the mayor and finance director to enter into a contract with Petroleum Traders Corporation for the furnishing of diesel fuel and MOVED TO ADOPT. Seconded by Mr. Meany.

RES. 2025-79
ADOPTED
CONTRACT:
PETROLEUM
TRADERS
(DIESEL FUEL)

Mr. Bortolotto said this was also discussed at the streets committee meeting.

ROLL CALL: YEAS 6, NAYS 0, RESOLUTION NO. 2025-79 ADOPTED

Mr. Bortolotto introduced RESOLUTION NO. 2025-80, A Resolution authorizing the mayor to enter into an agreement with Browning-Ferris Industries of Ohio, Inc. for five additional one-year terms for residential waste collection, disposal and recyclable materials collection and processing services and MOVED TO ADOPT. Seconded by Mr. McGregor.

RES. 2025-80
ADOPTED
AGREEMENT:
BFI

Mr. Bortolotto said this too was discussed at the finance committee meeting. He said at the end of the day, they have done a great job and are going to continue to for the next five. Mr. Bortolotto said there is approximately only a four percent increase.

Mayor Castelli said as you may recall in conversations that we have had, this is part of that initial bid package that we did. He said there were multiple bids and this is still part of that original bid package. Mayor Castelli said at the time there were also no other bidders that were willing to do that manual collection that we continue to have. He said that is something that we will look at down the road, but this does keep the manual collection in place for the next five years.

Mr. McGregor said he just wanted to make sure for the record that last three pieces of legislation (Resolution No. 2025-78, 79 and 80) were all discussed at the safety committee.

Mr. Ference said he believes this resolution is a continuance of the five year plan that we had with that company.

Mayor Castelli said it is an option.

Mr. Herron said we provided originally a five-year contract and then there are five additional option years. He said we are requesting all of the option years.

Mr. Ference asked if they are agreeing to the same service over the next five years.

Mr. Herron said we are going to provide this to them for consideration, they have not said yes, but we hope to hear a positive response from Republic. He said this also gives us cost certainty as we budget forward knowing what our rate is going to be each year. Mr. Herron said new contracts are seven to nine percent annual increases, and this is a four percent annual increase each year.

Mr. Ference asked if this contract is up for consideration once both parties agree each year.

Mr. Herron said we would wait until the end of the five years. He said there may be different market conditions as the mayor talked about with manual collection.

Mr. Herron said there may not be choices. He said there are other competitors in the market, but none have provided the service that the council, mayor and residents have appreciated that Republic provides.

Mr. Ference confirmed that they cannot come to us after a year or two years and say they are no longer offering manual collection.

Mr. Herron said not if we get the five years.

ROLL CALL: YEAS 6, NAYS 0, RESOLUTION NO. 2025-80 ADOPTED

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Mr. Bortolotto introduced ORDINANCE NO. 2025-81, An Ordinance declaring the improvement to certain parcels of real property within the city to be a public purpose and exempt from taxation pursuant to ORC 5709.40(B); providing for the collection and deposit of service payments and specifying the purposes for which those service payments may be expended; specifying the public infrastructure improvements directly benefiting the parcels; and declaring an emergency and MOVED TO ADOPT. Seconded by Mr. Zakel.

ORD. 2025-81
ADOPTED
TIF
(MELJER)

Mr. Bortolotto said this was discussed as well in committee. He said this has to do with the Meijer's project generating a TIF, which generates \$170,000 per year that does not impact the school funds.

Mayor Castelli said he just wants to make sure this is clear that this is a public TIF, which means the money is coming the city. He said there is no incentive being given to Meijer. Mayor Castelli said all of the money that we would get from the TIF will come to the city and is used for infrastructure in and around the area. He said as we have talked about in the past, it will be used for future maintenance of our new main street down Smith Road, and potentially other areas in and around Southland.

ROLL CALL: YEAS 6 NAYS 0. ORDINANCE NO. 2025-81 ADOPTED

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. FERENGE, CHAIRMAN

No legislation.

Mayor Castelli introduced ORDINANCE NO. 2025-82, An Ordinance amending section 931.01 "Fees" of the Middleburg Heights Codified Ordinances to adjust fees for emergency medical response by the city and moved to adopt. On behalf of the mayor, Mr. Bortolotto MOVED TO ADOPT. Seconded by Mr. Meany.

ORD. 2025-82
ADOPTED
AMEND CODIFIED:
SECTION 931.01
"FEES"

Mayor Castelli said Chief Galgas is here as well so he will chime in. He said he wanted to mention that the last billing rates were effective back in October 2019. Mayor Castelli said this is something that we look at periodically and we are probably a little late with these adjustments.

Chief Galgas said this really just keeps us in pace with the local communities. He said he is requesting a rate that is average amongst the local communities.

Mayor Castelli said this too was discussed at the safety committee meeting. He said there were higher recommendations, but he and the chief went through those and brought them down a little bit. Mayor Castelli said at the end of the day, every five years or so we should be making those adjustments.

ROLL CALL: YEAS 5, NAYS 1, SAGE, ORDINANCE NO. 2025-82 ADOPTED

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Mayor Castelli introduced ORDINANCE NO. 2025-83, An Ordinance approving the Southland Mixed Use Project Stage 2 PMU Development Plan and authorizing the mayor to enter into a development agreement with TDR Management Co. LLC and moved to adopt the legislation subject to final approval of the Southland Mixed Use Project PMU District Development agreement by the administration. On behalf of the mayor, Mr. Bortolotto MOVED TO ADOPT subject to the final approval of the Southland Mixed Use Project PMU District Development agreement by the administration. Seconded by Mr. Ference.

ORD. 2025-83
ADOPTED
APPROVE
SOUTHLAND MIXED
USE PROJECT
STAGE 2 PMU
DEVELOPMENT
AGREEMENT

Mayor Castelli said you heard the presentation this evening. He said there has been an enormous amount of work by the administration. Mayor Castelli said he appreciates city council's support. He said the developer and their team put something together that really represents what we have been trying to accomplish in the Southland District. Mayor Castelli said this is going to be a transformative mixed use development. He said he appreciates all of the time and effort that the team has put into this. Mayor Castelli said he knows there is more that they could talk about in regards to how much work went into this. He said we really did look at every aspect of this building to make sure it is represents high quality and what we expect in Middleburg Heights.

Mr. Bortolotto thanked everyone for the amount of effort that was put into this.

ROLL CALL: YEAS 6, NAYS 0, ORDINANCE NO. 2025-83 ADOPTED

COUNCIL COMMITTEE REPORTS

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

No report.

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

No report.

Legislation & Rules Committee – Mr. Zakel, Chairman

No report.

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

No report.

Public Improvements Committee – Mr. Sage, Chairman

No report.

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

No report.

Zoning & Building Code Committee – Mr. Ference, Chairman

No report.

MAYOR'S REPORT

Mayor Castelli said they finally closed on the Meijer's deal. He said the old Sears property has transferred over to Meijer's, and more importantly we did receive the \$5.5 million dollars that was negotiated. Mayor Castelli said we purchased that property for \$1.8 million and one year later we sold it for \$5.5 million dollars. He said he is very proud of what we were able to accomplish and said it is important to thank Meijer's for their investment as well in our community. Mayor Castelli said it is extremely important to bring back that one stop shopping experience that we had for years and years with Sears and Kmart. He said Meijer's is going to be a fantastic addition to Southland, in addition to the investment that is being done by Pride One with a mixed use development. Mayor Castelli said you are taking

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1 an area that hasn't seen development in forty plus years. He said you are going to
2 see an enormous transformation that we can all be extremely proud of. Mayor
3 Castelli said none of this could have happened without the support of city council.
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6 LAW DIRECTOR

7 No report.
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10 FINANCE DIRECTOR

11 Mr. Stewart reminded members of council that the budget hearing will be held next
12 Monday, December 1st at 6:00 p.m. He said the hard copies are on the dais in front
13 of council members.
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15 RECREATION DIRECTOR

16 Mr. Elliott said this Friday is the Tree Lighting, which will begin at 5:00 p.m. He
17 said after that there will be a lot of other activities on the grounds and at the
18 community center. Mr. Elliott wishes everyone a very Happy Thanksgiving.
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21 ECONOMIC DEVELOPMENT DIRECTOR

22 Mr. Bichara said as the mayor reported, the city did close on the Meijer property,
23 former Sears property. He said both the Sears building and the Halle/Burlington
24 building were demolished on time. Mr. Bichara said those projects are completed
25 and decommissioned. He said it was an honor for him to be part of them. Mr.
26 Bichara said he was able to give those projects the respect that they deserved,
27 because they were an important part of our community for many years. He said
28 Halle's was built in 1957 and Sears opened in 1964. Mr. Bichara said he had a
29 good team with TBC working with him, reiterating that those project were done on
30 time. He said we are getting the money back on the reimbursement from the grants.
31 Mr. Bichara said both demolition projects will not cost the city any money.
32 Mayor Castelli said Mr. Bichara did a fantastic job and the rest of the team as well.
33 He said he appreciated everyone's involvement, but said to Mr. Bichara's point it
34 was every day, every minute making sure things went well. Mayor Castelli said
35 Mr. Bichara did a great job organizing that, and added that Mr. Bichara was
36 instrumental in putting the initial application for the Brownfield Grant in place. He
37 said they have changed what they are able to give out in regards to grants. Mayor
38 Castelli said we were able to get that \$5.5 million dollar grant to demo the Sears
39 property. He said if we didn't get that grant on the first round, he said there is now
40 a cap of two million dollars. Mayor Castelli said if we didn't receive that grant, we
41 would have been about three million dollars short and that would have created a lot
42 of challenges for the types of opportunities that we could have to redevelop that
43 property. He said he knows that was a big hurdle for the retailers and other
44 developers that were interested in that property.
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50 SERVICE DIRECTOR

51 No report.

52 Mayor Castelli thanked Mr. Herron and his team. He said it was important to
53 mention this, and asked Mr. Herron how many times they have gone around the
54 city picking up leaves.
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56 Mr. Herron said seven or eight times.

57 Mayor Castelli said the leaves are all starting to fall, and said a great job has been
58 done. He said we go around the city more than any other community in Cuyahoga
59 County. Mayor Castelli said he appreciates the service department and what they
60 do.
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62 Mr. Herron said in most cities the maximum is four collections.

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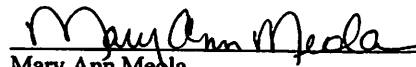
FIRE CHIEF

Chief Galgas wished everyone a Happy Thanksgiving.

There being no further business, Mr. Bortolotto made a motion to adjourn.
Seconded by Mr. McGregor. Mr. Bortolotto adjourned the meeting at 6:50 p.m.



David Bortolotto
President of Council



Mary Ann Meola
Clerk of Council