

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING
FEBRUARY 10, 2026

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The Council of the City of Middleburg Heights, Ohio met in Council Chambers at City Hall on Tuesday, February 10, 2026 for the purpose of conducting a REGULAR MEETING. President of Council David Bortolotto called the meeting to order at 6:00 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
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

ABSENT: Councilman John Zakel, Ward 4

MINUTES

Motion by Mr. Ali to approve the minutes of the regular meeting of January 27, 2026. Seconded by Mr. Meany.

MINUTES
APPROVED

ROLL CALL: YEAS 5, NAYS 0, ABSTAIN 1, MCGREGOR, MINUTES APPROVED

COMMUNICATIONS

None.

AUDIENCE PARTICIPATION

Ms. Barbara Mazzola, 16847 Eaton Court, expressed concerns regarding traffic on Fry Road from the proposed stadium and thought there were things that need to be addressed and looked at by our leadership. Ms. Mazzola said she has been to a Brook Park meeting, and knew there were discussions going on, and asked for an update.

Mayor Castelli thanked Barb for her thoughts and concerns. He said we are on the same side and have the same concerns. Mayor Castelli said they have been actively involved and gave an overview of what is going on. He said they have been meeting with Brook Park on a regular basis, every other week to talk about matters that are coming up in regards to mostly traffic management at this time. Mayor Castelli said there are three things that he has brought up to the Browns and Brook Park that are concerns that he has for Middleburg Heights, as well as some of the surrounding communities. He said those three things are traffic management, what is the impact on our safety forces and what does it mean for future infrastructure and who is going to pay for that infrastructure. Mayor Castelli said he doesn't feel that the residents of Middleburg Heights should have to pay for any infrastructure improvements that ultimately benefit the Browns. He said Mayor Orcutt and the

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1 City of Brook Park, as well as the Browns have been very open to these discussions.
2 Mayor Castelli said as a result of some of what we have talked about already, they
3 are paying with their own dollar, to do a traffic study for Bagley Road, Engle Road,
4 and also looking at the 71 interchange. He said there is an organization called
5 NOACA that handles a lot of transportation projects throughout the area. Mayor
6 Castelli said the large infrastructure project that is going through Brook Park, that
7 is seventy plus million dollars mostly on Snow Road and some other areas is
8 currently taking its path through NOACA for approval. He said to your question
9 about Fry Road and areas like that, he thinks we need to make sure there is a plan
10 that we are managing so cars aren't coming down what we could call our residential
11 streets. Mayor Castelli said he agrees with Ms. Mazzola and said we all have the
12 same concerns. He said the results of that study that he mentioned that the Browns
13 are doing should happen within the next 30-45 days. Mayor Castelli said at some
14 point there will be a meeting for our city council that Brook Park will attend and
15 possibly the Browns as well to talk about what is going on. He said once we receive
16 that data then we can have more robust discussion on this.

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18 APPOINTMENTS AND CONFIRMATIONS

19 None.

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21 ORDINANCES, RESOLUTIONS AND MOTIONS

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

24 No legislation.

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

29 Mr. Bortolotto introduced RESOLUTION NO. 2026-13, A Resolution authorizing
30 the sale by internet auction during calendar year 2026 of municipally owned
31 personal property which is not needed for public use, or which is obsolete or unfit
32 for the use for which it was acquired, pursuant to Ohio Revised Code Section
33 721.15(D) and MOVED TO ADOPT. Seconded by Mr. Ference.

RES. 2026-13
ADOPTED
AUTHORIZE
INTERNET
AUCTION

34 Mr. Bortolotto said this legislation authorizes the city to sell personal property,
35 including motor vehicles acquired for use of municipal officers and departments,
36 road machinery, equipment, tools, or supplies that are not needed for public use.
37 He said this also allows for personal property not needed for municipal purposes
38 too. Mr. Bortolotto said this legislation is done annually, and said the city shall
39 also conduct internet auctions via GovDeals. He said everything is sold as is
40 without any warranty or conditions.

41 Mr. Stewart reiterated what Mr. Bortolotto said that this is an annual resolution that
42 we are required to pass by the ORC allowing the city to sell various assets
43 throughout the year via online auctions. He said the city has been using GovDeals
44 for about 15 years and have had great success, and would like to continue to this in
45 2026.

46 Mr. Bortolotto asked if we actually sell much stuff off the internet.

47 Mr. Stewart said a handful of things each year, for a couple thousand dollars per
48 year. He said the estimated valuation of an item is less than one thousand dollars.

49 Mr. Ali asked why this has to be done every year.

50 Mr. Stewart said that is the way the law is written.

51 ROLL CALL: YEAS 6, NAYS 0, RESOLUTION NO. 2026-13 ADOPTED

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54 LEGISLATION & RULES COMMITTEE - MR. ZAKEL, CHAIRMAN

55 No legislation.

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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

Mr. Meany made a motion authorizing the Clerk of Council to advertise for bids for 2026 and 2027 pavement markings (street striping). Seconded by Mr. Sage. Mr. Meany said this was discussed last night at the streets committee meeting.
ROLL CALL: YEAS 6, NAYS 0, MOTION APPROVED

MOTION 2026-9
AUTHORIZE
CLERK TO
ADVERTISE FOR
BIDS:
PAVEMENT
MARKINGS -
2026 & 2027

ZONING & BUILDING CODE COMMITTEE – MR. FERENEC, CHAIRMAN

No legislation.

COUNCIL COMMITTEE REPORTS

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

No report.

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

Mr. Bortolotto said since he sits on the board at Southwest General Hospital, he brought up a few things that relate to them. He said Southwest General earned multiple 2026 Healthgrades America's Best Hospital Awards. Mr. Bortolotto said Southwest General Hospital is honored to include America's 100 Best Hospitals Award in 2026 placing Southwest General in the top two percent of U.S. hospitals for consistent clinical excellence. He said they were also honored as America's 250 Best Hospitals Award recognizing outstanding performance in clinical outcomes, ranking them in the top five percent of hospitals nationwide. Mr. Bortolotto said the third award was a Specialty Clinical Quality Award including top recognition for critical care and gastrointestinal care performance. He said Healthgrades annual America's Best Hospitals analysis evaluates clinical performance for approximately 4,500 hospitals nationwide. Mr. Bortolotto said we are very proud to have Southwest General Hospital in our city. He said they are a great employer and have won many awards.

Legislation & Rules Committee – Mr. Zakel, Chairman

No report.

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

Mr. McGregor said the committee met last night and minutes were emailed this afternoon.

Public Improvements Committee – Mr. Sage, Chairman

Mr. Sage said the Woodvale Trustees are having a meeting here this Thursday at 4:00 p.m. in council chambers with Mayor Castelli and Mayor Kleem. He said this meeting is to provide an update on the state of affairs at the cemetery. Mr. Sage said Mary Ann has a packet with detailed information that she will send out to all of you. He said you are more than welcome to attend the meeting and then there is trustee meeting, immediately after the meeting with the mayors.

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

Mr. Meany said they also met last night and minutes were sent out to everybody.

Zoning & Building Code Committee – Mr. Ference, Chairman

Mr. Ference said they had a Zoning Committee meeting last night and minutes have been distributed.

MAYOR'S REPORT

Mayor Castelli said we are very excited to celebrate the 250th Anniversary Year for the United States. He said we are partnering with the Historical Societies and communities of Berea, Brook Park and Middleburg Heights. Mayor Castelli said there will be a lot of joint activities this year. He said there will be more information forthcoming on some of the events and opportunities to celebrate our 250th year as a country.

LAW DIRECTOR

Mr. Incorvaia asked for council to convene into executive session for the following purpose or purposes: (1) Consider the sale of real property pursuant to ORC Section 121.22(G)(2); and (2) Economic Development matters pursuant to ORC Section 121.22(G)(8), specifically, confidential information related to marketing plans, specific business strategy, trade secrets, or personal financial statements of an applicant for economic development assistance. The information to be discussed is directly related to a request for economic development assistance that is provided or administered under the ORC chapters and sections enumerated in ORC Section 121(G)(8)(a); the executive session is necessary to protect the interests of the applicant, or the possible investment or expenditure of public funds made in connection with the economic development project.

Mr. Bortolotto made the above mentioned motion. Seconded by Mr. Meany.

ROLL CALL: YEAS 6, NAYS 0, MOTION APPROVED

FINANCE DIRECTOR

No report.

RECREATION DIRECTOR

No report.

ECONOMIC DEVELOPMENT DIRECTOR

No report.

SERVICE DIRECTOR

Mr. Herron reminded everyone that trash will be collected next Monday but city hall will be closed on President's Day.

POLICE CHIEF

No report.

Start Executive Session: 6:20 p.m.

Following the Executive Session, Mr. Bortolotto reconvened the Regular Meeting of Council at 7:40 p.m.

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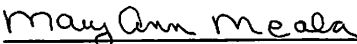
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There being no further business, Mr. Bortolotto made a motion to adjourn.
Seconded by Mr. Meany. Mr. Bortolotto adjourned the meeting at 7:40 p.m.



David Bortolotto
President of Council



Mary Ann Meola
Clerk of Council