

CITY OF MIDDLEBURG HEIGHTS, OHIO

REGULAR MEETING
MARCH 10, 2026
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The Council of the City of Middleburg Heights, Ohio met in Council Chambers at City Hall on Tuesday, March 10, 2026 for the purpose of conducting a REGULAR MEETING. President of Council Pro Tem Tim Ali called the meeting to order at 6:00 p.m.

PRESENT: Matthew Castelli Mayor
Tim Ali President of Council Pro Tem
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
Rob Swanson Deputy Police Chief
Mark Elliott Recreation Director

ABSENT: Dave Bortolotto, President of Council, out of town

MINUTES
Motion by Mr. Meany to approve the minutes of the regular meeting of February 24, 2026. Seconded by Mr. Sage.

ROLL CALL: YEAS 6, NAYS 0, MINUTES APPROVED

COMMUNICATIONS
None.

AUDIENCE PARTICIPATION
None.

APPOINTMENTS AND CONFIRMATIONS
None.

ORDINANCES, RESOLUTIONS AND MOTIONS
CITY PARKS, RECREATION & SERVICES COMMITTEE - MR. ALL CHAIRMAN
No legislation.

FINANCE, TAXATION & ASSESSMENTS COMMITTEE - MR. BORTOLOTTI, CHAIRMAN
On behalf of Mr. Bortolotto, Mr. Meany introduced ORDINANCE NO. 2026-17, AN EMERGENCY ORDINANCE TO APPROVE THE EDITING AND INCLUSION OF CERTAIN ORDINANCES AS PARTS OF THE VARIOUS COMPONENT CODES OF THE CODIFIED ORDINANCES; TO PROVIDE FOR THE ADOPTION OF NEW MATTER IN THE UPDATED AND REVISED CODIFIED ORDINANCES; TO PROVIDE FOR THE PUBLICATION OF SUCH NEW MATTER; AND TO REPEAL

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**ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH AND
MOVED TO ADOPT.** Seconded by Mr. Zakel.

Mr. Meany said this was discussed at length at the finance committee meeting on March 2nd. He said on an annual basis, American Legal Publishing reviews Middleburg Heights Codified Ordinances for revisions to comply with current state law.

ROLL CALL: YEAS 6, NAYS 0, ORDINANCE NO. 2026-17 ADOPTED

On behalf of Mr. Bortolotto, Mr. Meany introduced ORDINANCE NO. 2026-18, **AN ORDINANCE TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR CURRENT EXPENDITURES AND EXPENSES FOR THE CITY OF MIDDLEBURG HEIGHTS FOR THE CALENDAR YEAR 2026 AND MOVED TO ADOPT.** Seconded by Mr. McGregor.

Mr. Meany said this was discussed at the finance committee meeting. He said the supplemental appropriations to the general fund would include animal care and supplies that were provided by donations for \$1,540, facility maintenance would be an animal shelter sign for \$4,200 and for the US 250th anniversary, a barn painting at W. 130th and Wengatz in the amount of \$7,500. Mr. Meany said there will also be the purchase of automated work zone traffic signal equipment in the amount of \$25,000.

Mr. Ali thanked everyone for their support. He said the animal shelter was in need of a sign, and reported that over 200 animals have been adopted in the short time that the shelter has been there. Mr. Ali said there are a lot of people that aren't aware where the animal shelter is located and said the sign is really going to help.

ROLL CALL: YEAS 6, NAYS 0, ORDINANCE NO. 2026-18 ADOPTED

On behalf of Mr. Bortolotto, Mr. Meany introduced ORDINANCE NO. 2026-19, **AN ORDINANCE AUTHORIZING THE MAYOR AND FINANCE DIRECTOR TO ENTER INTO A CONTRACT WITH ZAMBELLI FIREWORKS MANUFACTURING COMPANY AND MOVED TO ADOPT.**

Seconded by Mr. Sage.

Mr. Meany said this too was discussed at the finance committee meeting. He said this contract is for the fireworks at the Summer in the City festival on June 13, 2026 at a cost of \$29,400.

ROLL CALL: YEAS 6, NAYS 0, ORDINANCE NO. 2026-19 ADOPTED

On behalf of Mr. Bortolotto, Mr. Meany introduced ORDINANCE NO. 2026-20, **AN ORDINANCE AUTHORIZING ALL ACTIONS NECESSARY TO ACCEPT A NORTHEAST OHIO PUBLIC ENERGY COUNCIL (NOPEC) 2026 ENERGIZED COMMUNITY GRANT AND MOVED TO ADOPT.**

Seconded by Mr. Ference

Mr. Meany said as a member of NOPEC, the city has been awarded a grant in the amount of approximately \$45,650 for potential energy efficiency projects. He said the city is currently reviewing potential projects. Mr. Meany said in the past, this grant has been used for upgrades to our HVAC, windows, lighting, etc.

ROLL CALL: YEAS 6, NAYS 0, ORDINANCE NO. 2026-20 ADOPTED

LEGISLATION & RULES COMMITTEE – MR. ZAKEL, CHAIRMAN

No legislation.

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PUBLIC HEALTH, SAFETY & RELIEF COMMITTEE – MR. MCGREGOR,
CHAIRMAN

1 Mr. McGregor introduced RESOLUTION NO. 2026- 21, A RESOLUTION
2 AUTHORIZING THE MAYOR TO ENTER INTO A COOPERATIVE
3 SERVICE AGREEMENT WITH THE U.S. DEPARTMENT OF
4 AGRICULTURE ANIMAL AND PLANT HEALTH INSPECTION
5 SERVICE (APHIS) WILDLIFE SERVICES (WS) FOR THE WHITE-
6 TAILED DEER MANAGEMENT PLAN AND MOVED TO ADOPT.

7 Seconded by Mr. Ference.

8 Mr. McGregor said this is something that has been in committee for two or three
9 months. He said there were numerous discussions with people expressing their
10 concerns both ways for this. Mr. McGregor said the city brought in the U.S.
11 Department of Agriculture to explain a little bit about what this program would do
12 and how it would help in the city, and the big thing was also safety. He said we
13 have had numerous incidents and accidents where cars have hit deer. Mr.
14 McGregor said the appropriated amount would be \$57,836.16. He asked if Deputy
15 Chief Swanson or the mayor wished to add anything.

16 Mayor Castelli said he appreciated council reviewing this input from residents. He
17 said as you know, many communities throughout Cuyahoga County as well as other
18 counties, have a deer management program. Mayor Castelli said what is important
19 to note is that this is not a program that is going to eliminate deer. He said it
20 provides for a manageable amount of deer as a population in the community.
21 Mayor Castelli said to Mr. McGregor's point, we know that there has been a decent
22 amount of accidents that have happened because of the overpopulation. He said we
23 also know that deer tend to go through starvation and other things when there is
24 overpopulation. Mayor Castelli said we have also been aware of unfortunately
25 people being attacked by deer. He said we even had someone that works for the
26 city who had their wife attacked. Mayor Castelli said the important thing is that we
27 have a proper population of deer in the community, and ultimately make sure that
28 this is handled professionally. He said the meat from the animals will be utilized
29 at local food banks.

30 Mr. McGregor said this program allows for the safe removal. He said a lot of people
31 sometimes misunderstand that anyone can come in. Mr. McGregor said these are
32 hired people by the U.S. Department of Agriculture in controlled areas to do this
33 removal so our residents aren't put in danger. He said he didn't want anyone to be
34 concerned with those types of issues.

35 Mr. Sage referred to section one of the legislation that said the agreement period
36 was from January 1, 2026 through September 30, 2026.

37 Mr. Incorvaia said the agreement said draft through it, and you should have received
38 an updated agreement. He said you could amend section one, but they include
39 language in section one that indicates with the terms or conditions the same or
40 similar to "Exhibit A".

41 Mr. Ali said then that pretty much covers it.

42 Mr. Incorvaia said it does, but if you are more comfortable amending the date so it
43 is consistent to the agreement that could be done. He said he would ask everyone
44 to direct their attention to the updated agreement, which would be acceptable in
45 terms of outlining the accurate dates.

46 Mr. Ali said he thinks everyone knows how he feels about this. He can't vote for
47 this, he is the voice for the animals. Mr. Ali said he feels when the metroparks go
48 out on their hunt, they take out hundreds of deer and a lot of those are from us. He
49 just wanted to find out if we had any kind of alternative to killing the deer. Mr. Ali
50 said he also wanted to put this up to a vote up to the residents to see what they
51 would have to say on this. He understands everyone's view and we have to move
52 on.

53 ROLL CALL: YEAS 5, NAYS 1, ALI, RESOLUTION NO. 2026-21 ADOPTED

54 PUBLIC IMPROVEMENTS COMMITTEE – MR. SAGE, CHAIRMAN
55 No legislation.

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STREETS, UTILITIES & RAILROAD COMMITTEE – MR. MEANY,
CHAIRMAN

1 Mr. Meany introduced RESOLUTION NO. 2026-22, A RESOLUTION
2 AUTHORIZING THE MAYOR TO ENTER INTO A 20' WIDE GAS
3 PIPELINE NON-EXCLUSIVE STRIP EASEMENT WITH COLUMBIA
4 GAS OF OHIO, INC. AND MOVED TO ADOPT. Seconded by Mr. Zakel.

5 Mr. Meany said this was discussed at the streets committee meeting last night. He
6 said this legislation is for a 20' wide gas pipeline easement with Columbia Gas of
7 Ohio. Mr. Meany said this easement runs parallel to Big Creek Parkway across two
8 parcels that will become part of detention basin number two.

9 ROLL CALL: YEAS 6, NAYS 0, RESOLUTION NO. 2026-22 ADOPTED

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12 Mr. Meany introduced RESOLUTION NO. 2026-23, A RESOLUTION
13 AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF
14 UNDERSTANDING AGREEMENT RENEWAL OF PIPE SERVICES
15 (NPDES PHASE II PERMIT, MINIMUM CONTROL MEASURES #1 AND
16 #2) AND MOVED TO ADOPT. Seconded by Mr. McGregor.

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18 Mr. Meany said this was also discussed last night at the streets meeting. He said
19 this authorizes the mayor to enter into a Memorandum of Understanding with
20 Cuyahoga Soil and Water Conservation District and NOPEC for services related to
21 mandated Public Involvement and Public Education, known as the PIPE program
22 under the Ohio EPA Municipal Separate Storm Sewer Systems (MS4 Permit) at a
23 cost not to exceed \$6,600. Mr. Meany said this MOU covers from 2026-2030.

24 ROLL CALL: YEAS 6, NAYS 0, RESOLUTION NO. 2026-23 ADOPTED

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27 MOTION NO. 2026-10

28 MR. MEANY MADE A MOTION FOR THE MANNIK SMITH GROUP TO
29 PREPARE THE PLANS AND SPECIFICATIONS AND FOR THE CLERK
30 OF COUNCIL TO ADVERTISE FOR BIDS FOR THE RESURFACING OF
31 MOHAWK TRAIL AND NAVAJO TRAIL. Seconded by Mr. Sage.

32 ROLL CALL: YEAS 6, NAYS 0, MOTION APPROVED

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35 ZONING & BUILDING CODE COMMITTEE – MR. FERENCE, CHAIRMAN

36 Mr. Ference placed RESOLUTION NO. 2026-15, A RESOLUTION FINDING
37 AND DECLARING THE PROPERTY LOCATED AT 7640 EASTLAND
38 ROAD, MIDDLEBURG HEIGHTS TO BE A NUISANCE AND
39 SPECIFYING DEMOLITION AS NECESSARY TO ABATE SUCH
40 NUISANCE AND DECLARING AN EMERGENCY ON SECOND
41 READING.

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45 Mayor Castelli introduced RESOLUTION NO. 2026-24, A RESOLUTION
46 AUTHORIZING ENGAGEMENT OF MANSOUR GAVIN LPA TO
47 PROVIDE LEGAL SERVICES IN REGARD TO LABOR, EMPLOYMENT
48 AND RELATED SERVICES AND MOVED TO ADOPT. On behalf of the
49 mayor, Mr. Ali MOVED TO ADOPT. Seconded by Mr. Ference.

50 Mayor Castelli said as you know, we have contracts with different legal teams for
51 different purposes that we use throughout the city. He said we have been doing
52 work with Mansour Gavin, and Mr. Incorvaia and Deputy Chief Swanson have
53 been working with their team as well.

54 Mr. Incorvaia said we use outside counsel for their special expertise. He said
55 sometimes based on their expertise, the quality of service and demand for their
56 services is very high. Mr. Incorvaia said this gives us the opportunity to use more
57 than one law firm for certain specific instances where we need special counsel. He
58 said there is no additional cost if one is not available we have the option to use
59 another.

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62 ROLL CALL: YEAS 6, NAYS 0, RESOLUTION NO. 2026-24 ADOPTED

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1 Mayor Castelli placed ORDINANCE NO. 2025-67, AN ORDINANCE
2 VACATING A PORTION OF MORNINGSIDE AVENUE ON THIRD
3 READING AND MOVED TO ADOPT. On behalf of the mayor, Mr. Ali
4 MOVED TO ADOPT. Seconded by Mr. Sage.

5 Mayor Castelli said there has been multiple discussions in Mr. Ference's committee
6 on this particular ordinance. He said this paper street was developed back in 1919,
7 so as you can obviously tell the city has changed since that time. Mayor Castelli
8 said we are not planning on putting a street through that area. He said currently it
9 intersects two parcels owned by one individual. Mayor Castelli said he knows they
10 have had some challenges with utilities over the years. He said this will clean-up
11 that property and it will ultimately fall under the ownership of the property owners,
12 Eric and Jessica Lewandowski.

13 ROLL CALL: YEAS 5, NAYS 0, ABSTAIN 1, ALL. ORDINANCE NO. 2025-67
14 ADOPTED

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17 COUNCIL COMMITTEE REPORTS

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

19 No report.

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

22 No report.

24 Legislation & Rules Committee – Mr. Zakel, Chairman

26 No report.

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

29 No report.

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32 Public Improvements Committee – Mr. Sage, Chairman

33 No report.

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

36 Mr. Meany said the committee met last night and minutes were emailed to
37 everyone.

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40 Zoning & Building Code Committee – Mr. Ference, Chairman

41 No report.

43 MAYOR'S REPORT

44 No report.

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47 LAW DIRECTOR

48 No report.

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50 FINANCE DIRECTOR

51 No report.

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54 RECREATION DIRECTOR

55 Mr. Elliott said the indoor pool closed yesterday and will remain closed until March
56 22nd for annual maintenance. He reported on some upcoming events at the
57 community center. Mr. Elliott said looking ahead, the Easter egg hunt will be held
58 on Saturday, April 4th, which is co-sponsored with the Kiwanis Club.

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61 ECONOMIC DEVELOPMENT DIRECTOR

62 No report.

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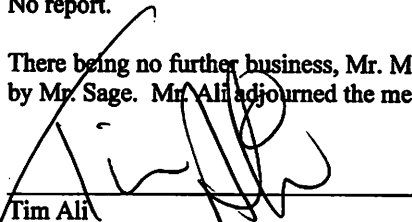
1 SERVICE DIRECTOR

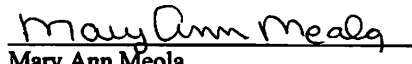
2 No report.

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4 DEPUTY POLICE CHIEF

5 No report.

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8 There being no further business, Mr. Meany made a motion to adjourn. Seconded
9 by Mr. Sage. Mr. Ali adjourned the meeting at 6:22 p.m.

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14 Tim Ali
15 President of Council Pro Tem

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20 Mary Ann Meola
21 Clerk of Council

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