CITY OF MIDDLEBURG HEIGHTS, OHIO

Council Agenda

October 27, 2026

5:30 P.M. CAUCUS MEETING **PMAT – SOUTHLAND IMPROVEMENTS**

6:00 P.M. REGULAR MEETING

- CALL TO ORDER
- ROLL CALL
- PLEDGE OF ALLEGIANCE

Minutes of the Regular Meeting of October 13, 2026

COMMUNICATIONS

AUDIENCE PARTICIPATION

APPOINTMENTS AND CONFIRMATIONS

ORDINANCES, RESOLUTIONS AND MOTIONS

1. City Parks, Recreation & Services Committee – Mr. Ali, Chairman
2. Finance, Taxation & Assessments Committee – Mr. Bortolotto, Chairman
3. Legislation & Rules Committee – Mr. Zakel, Chairman
4. Public Health, Safety & Relief Committee – Mr. McGregor, Chairman
5. Public Improvements Committee – Mr. Sage, Chairman
6. Streets, Utilities & Railroad Committee – Mr. Meany, Chairman
7. Zoning & Building Code Committee – Mr. Ference, Chairman

MAYOR'S REPORT

1. Law Director
2. Finance Director
3. Recreation Director
4. Economic Development Director
5. Service Director

ADJOURNMENT

2026 PENDING LEGISLATION

ORDINANCE NO. 2026-31 – INTRODUCED BY COUNCILMAN FERENCE
An Ordinance amending various sections of the Middleburg Heights Zoning Code.
First Reading & Referred to Planning Commission – 4/28/2026, Second Reading 5/12/2026 Extension – 10/30/2026, Extension – 12/31/2026

ORDINANCE NO. 2026-46 - INTRODUCED BY MAYOR CASTELLI
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 Section 5709.41; providing for the collection and deposit of service payments; specifying the purposes for which those service payments may be expended; authorizing a Tax Increment Financing Agreement; and declaring an emergency. **(Southland South – TIF Agreement)**
First Reading – 6/23/2026, Second Reading – 10/13/2026

ORDINANCE NO. 2026-47 - INTRODUCED BY MAYOR CASTELLI
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 Section 5709.41; providing for the collection and deposit of service payments; specifying the purposes for which those service payments may be expended; authorizing a Tax Increment Financing Agreement; and declaring an emergency. **(Southland Shopping Plaza – TIF Agreement)**
First Reading – 6/23/2026, Second Reading – 10/13/2026

ORDINANCE NO. 2026-65 – INTRODUCED BY MAYOR CASTELLI
An Ordinance creating the Saint Amelia Tax Increment Financing Incentive District; declaring improvements to the parcels within the incentive district to be a public purpose and exempt from real property taxation; requiring the owners of those parcels to make service payments in lieu of taxes; establishing a municipal public improvement tax increment equivalent fund for the deposit of those service payments; requiring the distribution of a portion of those service payments to the Berea City School District, the Polaris Career Center and Cuyahoga County; specifying the public infrastructure improvements that benefit or serve parcels in the incentive district; and declaring an emergency.
First Reading – 10/13/2026

UN-NUMBERED LEGISLATION

INTRODUCED BY COUNCIL PRESIDENT BORTOLOTTO
A Resolution authorizing the mayor and finance director to enter into a contract with Selective Insurance Company and Travelers Insurance Company and The Fedeli Group for the city's insurance coverages.

INTRODUCED BY MAYOR CASTELLI
An Ordinance to make supplemental appropriations for current expenditures and expenses for the City of Middleburg Heights for the calendar year 2026.

DELIVERED OCT 22 2026

City of Middleburg Heights, Ohio

LiabInsRes2026

Resolution Number 2026-___

Introduced By: Mr. Bortolotto, Mr. Meany and Mr. Ference

A RESOLUTION AUTHORIZING THE MAYOR AND FINANCE DIRECTOR TO ENTER INTO A CONTRACT WITH SELECTIVE INSURANCE COMPANY AND TRAVELERS INSURANCE COMPANY AND THE FEDELI GROUP FOR THE CITY'S INSURANCE COVERAGES,

WHEREAS, proposals were received by the City's insurance broker, The Fedeli Group, for the purchase of various insurance coverages for the City of Middleburg Heights for the period beginning October 30, 2026 through October 30, 2027, and;

WHEREAS, It is the recommendation of the City's insurance broker that it is in the City's best interest to accept the proposal of Selective Insurance Company for all of the existing insurance coverage's, excluding Cyber Liability coverage which shall remain with Travelers Insurance Company, through The Fedeli Group for the period October 30, 2026 through October 30, 2027.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MIDDLEBURG HEIGHTS, CUYAHOGA COUNTY, STATE OF OHIO;

Section 1. That the proposal of Selective Insurance Company, through The Fedeli Group for the period October 30, 2026 through October 30, 2027 for the following coverages in the amount of $303,255 is hereby accepted:

> Property package, Boiler and Machinery, Automotive and Comprehensive General Liability Insurance, Public Officials, Comprehensive Law Enforcement Liability Insurance, EMS Liability, Crime, Earth Movement & Flood Coverage, Terrorism Property Coverage, Employees Legal Liability, Employment Practice Liability, Inland Marine, and Blanket, Catastrophic Excess Liability

Section 2. That the proposal of Travelers Insurance Company, through The Fedeli Group for the period October 30, 2026 through October 30, 2027 for Cyber Liability coverage in the amount of $18,950 is hereby accepted:

Section 3. It is found and determined that all formal actions of this council concerning and relating to the passage of this ordinance were adopted in an open meeting of this council and that all deliberations of this council and any of its committees that resulted in

such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of Ohio Revised Code.

PASSED_____ _____
PRESIDENT OF COUNCIL

ATTEST_____

PRESENTED TO MAYOR_____ APPROVED ON_____

	YEAS	NAYS
BORTOLOTTO	_____	_____
ALI	_____	_____
SAGE	_____	_____
MEANY	_____	_____
MCGREGOR	_____	_____
FERENCE	_____	_____
ZAKEL	_____	_____

_____
MAYOR

DELIVERED OCT 22 2026

City of Middleburg Heights, Ohio

Ordinance No. 2026-_____

Introduced by: Mayor Castelli

**AN ORDINANCE
TO MAKE SUPPLEMENTAL APPROPRIATIONS
FOR CURRENT EXPENDITURES AND EXPENSES
FOR THE CITY OF MIDDLEBURG
HEIGHTS FOR THE CALENDAR YEAR 2026**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDDLEBURG HEIGHTS, CUYAHOGA COUNTY, STATE OF OHIO:

Section 1. That in order to provide for current expenditures and expenses for the City of Middleburg Heights for the calendar year 2026, the following sums be appropriated from the General Fund:

Description	Increase (Decrease)
Gen. Gov't - Other - Misc. Contr. Services - Nuisance Abatement 7640 Eastland	$ 15,000.00
Transfers - Transfer to Capital Imp. Fund (see below)	$ 50,000.00
Advances - Advance to Streets Infra. Capital Imp. Fund (see below)	$ 500,000.00
Total Increase to the General Fund	$ 565,000.00

Section 2. That in order to provide for current expenditures and expenses for the City of Middleburg Heights for the calendar year 2026, the following sums be appropriated from the State Highway Fund:

Description	Increase (Decrease)
Streets - Other - Street Repairs	$ 100,000.00
Total Increase to the State Highway Fund	$ 100,000.00

Section 3. That in order to provide for current expenditures and expenses for the City of Middleburg Heights for the calendar year 2026, the following sums be appropriated from the Capital Improvements Fund:

Description	Increase (Decrease)
Fac. Maint. - Capital - Service Garage Trench Drain (3x concrete depth)	$ 50,000.00
Gen. Govt. - Capital - Central Park Phase 1 (Addtl. Const. Adm.)	$ 10,000.00
Total Increase to the Capital Improvements Fund	$ 60,000.00

Section 4. That in order to provide for current expenditures and expenses for the City of Middleburg Heights for the calendar year 2026, the following sums be appropriated from the Streets/Infrastructure Improvements Fund:

Description	Increase (Decrease)
Streets - Capital - Indian Creek Sanitary Relief Sewer - Addtl. Concrete Lane - Saratoga to Baldwin Creek	$ 275,000.00
Streets - Capital - Street Program (Mohawk - Apron work)	$ 125,000.00
Streets - Capital - Big Creek Detention Basins	$ 100,000.00
Total Increase to the Streets/Infrastructure Improvements Fund	$ 500,000.00

Section 5. That it is hereby found and determined that all formal actions of this council concerning and relating to the passage of this ordinance were adopted in an open meeting of this council, and that all deliberations of this council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements including chapter 107 of the Codified Ordinances and section 121.22 of Ohio Revised Code.

PASSED_____ _____
PRESIDENT OF COUNCIL

ATTEST:

_____
CLERK OF COUNCIL

PRESENTED TO MAYOR_____ APPROVED ON:_____

	YEAS	NAYS
BORTOLOTTO	____	____
ALI	____	____
SAGE	____	____
MEANY	____	____
MCGREGOR	____	____
FERENCE	____	____
ZAKEL	____	____

_____
MAYOR