The Council of the City of Middleburg Heights, Ohio met in Council Chambers at City Hall on Tuesday, October 27, 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
	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	Econ. Development Director
	Briant Galgas	Fire Chief
	Mike Urban	Recreation Director

ABSENT: Councilman Dan Sage, out of town

MINUTES

Motion by Mr. Ali to approve the minutes of the regular meeting of October 13, 2026. Seconded by Mr. McGregor.

ROLL CALL: YEAS 6, NAYS 0, MINUTES APPROVED

COMMUNICATIONS

None.

Mayor Castelli said at this time, he asked Dr. Neal Postel to come up to the microphone. He read a proclamation in its entirety recognizing and honoring Neal Postel upon his retirement and shared the City's sincere appreciation for his many years of professional dedication, civic leadership and generous service to our community. He said the City of Middleburg Heights would like to extend its heartfelt congratulations and best wishes to him and his family for continued happiness, health and fulfillment in retirement. Mayor Castelli presented the proclamation to Dr. Postel.

Dr. Postel extended his thanks and said he was very appreciative. He also thanked his wife, Leslie for all of her support.

AUDIENCE PARTICIPATION

None.

APPOINTMENTS AND CONFIRMATIONS

MOTION 2026-23

Mayor Castelli said he would like to make a motion to appoint Kathy Oros to the Board of Zoning Appeals filling Andrew Vacca's unexpired term that ends on 12/31/2029.

On behalf of the mayor, Mr. Bortolotto made a motion to appoint Kathy Oros to the Board of Zoning and Building Appeals ending 12/31/2029. Seconded by Mr. Meany.

Mayor Castelli said as you all remember, you approved the appointment of Kathy Oros back in January 2024 to serve as an alternate to the Board of Zoning Appeals. He said with the new vacancy, we are basically moving her to a permanent position filling Andrew Vacca's vacated seat.
ROLL CALL: YEAS 5, NAYS 0, ABSTAIN 1, McGREGOR, MOTION CONFIRMED

ORDINANCES, RESOLUTIONS AND MOTIONS

CITY PARKS, RECREATION & SERVICES COMMITTEE – MR. ALI, CHAIRMAN
No legislation.

FINANCE, TAXATION & ASSESSMENTS COMMITTEE – MR. BORTOLOTTO, CHAIRMAN
Mr. Bortolotto introduced **RESOLUTION NO. 2026-66, 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 AND MOVED TO ADOPT.** Seconded by Mr. Zakel.
Mr. Bortolotto said this was discussed at the finance committee meeting. He said the proposal of Selective Insurance Company, through The Fedeli Group for $303,255 is for the bulk of our coverages. Mr. Bortolotto said that covers property package, boiler and machinery, automotive and comprehensive general liability insurance, public officials, comprehensive law enforcement liability insurance, EMS liability, crime, earth movement and flood coverage, terrorism property coverage, employees legal liability, employment practice liability, inland marine and blanket catastrophic excess liability. He said the proposal of Travelers Insurance Company, through The Fedeli Group for cyber liability coverage is $18,950.
ROLL CALL: YEAS 6, NAYS 0, ORDINANCE NO. 2026-66 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. FERENCE, CHAIRMAN
No legislation.

Mayor Castelli referred to **ORDINANCE NO. 2026-47, 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) AND MOVED TO ADOPT.

On behalf of the mayor, Mr. Bortolotto MOVED TO ADOPT. Seconded by Mr. Ference.

Mayor Castelli said this TIF relates to the Southland Shopping Center and was discussed earlier at our caucus meeting. He said PMAT, the new ownership and the city have been working to focus on ways to redevelop the center, bring in new tenants and revitalize and modernize the facades and really the whole site.

Mr. Bichara said this is just another step in the continued redevelopment and rejuvenation of the Southland Shopping Center District. He said this reflects well over $11,000,000 of improvements that will take place at Southland.

Mayor Castelli said this TIF has no impact on our school system. He said this will help in facilitating significant amounts of improvements.

Mr. Ali said we are very fortunate that all of the stars in the sky are aligning on this. He said with Meijer's going in and all of the redevelopment over there, everything in that entire section is going to be a grand slam for the city. Mr. Ali extended kudos to all of those involved.

ROLL CALL: YEAS 6, NAYS 0, ORDINANCE NO. 2026-47 ADOPTED

Mayor Castelli introduced ORDINANCE **NO. 2026-67, 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.**

On behalf of the mayor, Mr. Bortolotto moved to adopt. Seconded by Mr. Meany.

Mayor Castelli said this was reviewed at the finance committee meeting, and said if city council had any questions, he would be happy to answer those, as well as our Finance Director Jason Stewart.

ROLL CALL: YEAS 6, NAYS 0, RESOLUTION NO. 2026-67 ADOPTED

COUNCIL COMMITTEE REPORTS

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

Mr. Ali wished everyone a Happy Halloween this weekend.

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

Mr. McGregor said they will meet here first for the safety committee meeting next month and will then walk over to the fire station.

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 hitchhiked on Mr. Ali's Happy Halloween. He said this was one of the first years where we did not have a group of kids or parents call to see if we could change the date. Mayor Castelli said trick or treat is from 6:00 p.m. to 8:00 p.m., adding that our police officers and fire department will be out and about. He said in honor of Dr. Postel retiring, please make sure that the kids brush their teeth after eating all of that candy.

LAW DIRECTOR

No report.

FINANCE DIRECTOR

No report.

RECREATION DIRECTOR

Mr. Urban said he is happy to finally report that construction on the new playground piece will commence on Thursday. He said it should take one to two weeks.

ECONOMIC DEVELOPMENT DIRECTOR

Mr. Bichara said as Mr. Urban has reported, that work will begin on the new playground equipment on Thursday. He said we were notified today that we received another grant award for additional ADA compliant playground equipment for 2027. Mr. Bichara said as we received a grant for the work that is being done this year, we also received a grant for this coming year. He said we intend to continue to submit grants to phase in all new safe ADA compliant equipment as we move forward to subsequent years.

Mr. Bortolotto thanked Mr. Bichara for his efforts and said we appreciated the grants.

SERVICE DIRECTOR

No report.

FIRE CHIEF

No report.

Mayor Castelli said he knew that the leaf crews have been through the city at least three times already, and said they are continuing to do so every seven to ten days. He said within the next two weeks, we are going to start to see an enormous amount of leaves fall but the team is ready to go. Mayor Castelli said Mr. Herron is being modest, but he knows our city goes around and picks up leaves more than any other city. He asked Mr. Herron to extend his thanks to the crew.

There being no further business, Mr. Bortolotto made a motion to adjourn. Seconded by Mr. Meany. Mr. Bortolotto adjourned the meeting at 6:20 p.m.

David Bortolotto
President of Council

Mary Ann Meola
Clerk of Council