



Caucus

Meeting Minutes

April 8, 2026, 5:00 PM
Village Council

1. Council President Contipelli calls meeting to order

Council President Renato Contipelli called the Caucus Meeting to order at 5:00 pm. Roll call was conducted by Mayor Jack Bacci, who confirmed a quorum was present.

Present: Bloam, Centa, Contipelli, Schoeffler, Unger, and Volek

2. Review of Council Meeting Agenda for questions

Council President Contipelli invited questions on the pending legislation. No substantive questions were raised.

3. Project updates by various members of administration

Mayor Bacci invited Village Engineer Todd Sciano to provide a global update on active construction projects, noting that several complications involving undersized utilities had caused delays across multiple sites.

Toscana Pavilion. Engineer Sciano reported that pre-existing utility infrastructure did not match official records. The gas line serving the building was found to be 1¼ inch rather than the expected 2 inch, and the water supply line was reduced to ¾ inch below grade despite Cleveland Water Department strip maps indicating a 2 inch connection. To address these deficiencies, a new 2 inch water line was installed beneath the pavement prior to the concrete pour, and gas line work is currently in progress. Engineer Sciano confirmed that exterior patio and concrete work has been deliberately held until gas line installation is complete. Mayor Bacci confirmed a target completion date of **June 3**, ahead of the first scheduled graduation party. He noted that the covered patio area can accommodate approximately 75 people, and that a village employee will be stationed on-site during events. Interior facilities and concessions will not be available to early event users.

Klima Gardens Facility. Engineer Sciano reported that parking lot and utility upgrade work is scheduled to begin **April 29** and wrap up by the **second week of June**. The project includes all concrete flatwork, infrastructure for cameras, and fiber connectivity. The facility's front face is expected to take shape by mid-June, at which point the Service Department will complete landscaping and site cleanup. Mayor Bacci indicated that the Memorial Day picnic would be held either at the Village Hall backyard with a tent or at Toscana, as Klima will not yet be ready. Mayor Bacci reported that a de-energization required for steel installation at one site was delayed due to storm-related demands on FirstEnergy crews, but confirmed the line was de-energized as of the prior day, allowing steel work to proceed. Mayor Bacci also expressed that we are no longer thinking or planning of an opening date. We are more focused on performing and providing the product we envisioned.

Village-Wide Security Camera Network. Engineer Sciano outlined a phased plan for a village-wide security camera system, anchored by four network hubs: Klima Gardens, Village Hall, Service Department, and Toscana. He noted that conduit installed during the Willowbrook Trail project three years ago was specifically planned to support this future camera infrastructure. The first street-facing security camera will be installed at the Toscana site. Mayor Bacci clarified that the camera system is part of a broader \$4,000,000 village-wide plan, and that footage will not be publicly accessible. Access will be limited to the Mayor, Police Department, IT staff, and relevant department directors for security and investigative purposes.

Hillside / TIF Property. Mayor Bacci provided an update on the former Hillside property, noting that it has been placed under a Tax Increment Financing (TIF) arrangement. Under the agreement, TIF revenues will be shared with the developer for the first 10 years, after which, following a school make-whole provision, the village will recoup its investment over the remaining 20 years of the 30-year TIF term. Income tax revenue from the site was noted as an additional near-term benefit.

4. Executive Session

Mayor Bacci requested an Executive Session. He asked Council Members Unger and Schoeffler to temporarily recuse themselves from the beginning of the session, as the initial portion of the discussion related to them personally.

Motion to enter Executive Session was made at 5:28 pm by Council President Contipelli and seconded by Council Member Volek. Roll call vote: Bloam; Centa; Contipelli; Schoeffler; Unger; Volek. Motion carried.

Came out of Executive Session at 6:07 pm.



Council Meeting

Meeting Minutes

April 8, 2026, 6:00 PM
Village Council

1. Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Bacci.

2. Mayor Bacci Calls the Meeting to Order

Mayor Bacci called the Council Meeting of the Village of Cuyahoga Heights to order on Wednesday, April 8, 2026 at 6:08 pm. Prior to the start of the regular meeting, Mayor Bacci called for a moment of silence in memory of Mrs. Unger, and extended condolences on behalf of the entire Council and village staff to the Unger family and to the Meklemburg family on the loss of Jamie.

3. Mayor Bacci Calls the Roll

Present: Bloam, Centa, Contipelli, Schoeffler, Unger, Volek
A quorum was established.

4. Communications

a. State Route 21 Repair and Resurfacing

The Council acknowledged receipt of a communication regarding State Route 21 repair and resurfacing. The item was placed on file with no motion required.

5. Minutes

a. March 11, 2026 Caucus Minutes

b. March 11, 2026 Council Meeting Minutes

c. March 4, 2026 Finance Committee Meeting Minutes

Motion to accept the March 11, 2026 Caucus Minutes, the March 11, 2026 Council Meeting Minutes, and the March 4, 2026 Finance Committee Meeting Minutes as prepared and place them on file was

made by Council Member Schoeffler and seconded by Council Member Unger. The motion carried 6-0.

6. Financial Reports

a. Position of Cash March 2026

b. Income Tax and Net Profit Revenue Reports for March 2026

Motion to accept the Position of Cash for March 2026 and the Income Tax and Net Profit Revenue Reports for March 2026 as prepared was made by Council Member Unger and seconded by Council Member Volek. The motion carried 6-0.

7. Legislation

a. Resolution No. 2026-30 March Payment of Certain Claims and Transfers

A Resolution approving and directing the payment of certain claims in the amount of **\$1,366,722.66**.

Motion to dispense with the three-reading requirement and place Resolution No. 2026-30 on third and final reading was made by Council Member Volek and seconded by Council Member Bloam. The motion carried 6-0. The Resolution was adopted 6-0.

b. Resolution No. 2026-31 Klima Gardens Playground

A Resolution authorizing a contract with Snider Recreation, Inc. for the installation of playground equipment at Klima Gardens, waiving competitive bidding requirements, and declaring an emergency.

Motion to dispense with the three-reading requirement was made by Council Member Bloam and seconded by Council Member Centa. The motion carried 6-0. The Resolution was adopted 6-0.

c. Resolution No. 2026-32 Bacci Park Dugout Change Order

A Resolution authorizing increases to the purchase order for the Bacci Park Softball Field Improvements Project, waiving competitive bidding requirements, and declaring an emergency.

Motion to dispense with the three-reading requirement was made by Council Member Centa and seconded by Council Member Contipelli. The motion carried 6-0. The Resolution was adopted 6-0.

d. Resolution No. 2026-33 MCIP Agreement for Courts Separation

A Resolution authorizing the execution of a Member Community Infrastructure Grant Program Agreement between the Village and the Northeast Ohio Regional Sewer District for the Courts Sewer Separation Project, and declaring an emergency.

Motion to dispense with the three-reading requirement was made by Council Member Contipelli and seconded by Council Member Schoeffler. The motion carried 6-0. The Resolution was adopted 6-0.

e. Resolution No. 2026-34 Salt Contract – 40k 2027

A Resolution authorizing participation in the ODOT road salt contracts awarded in 2026, and declaring an emergency.

Motion to dispense with the three-reading requirement was made by Council Member Schoeffler and seconded by Council Member Unger. The motion carried 6-0. The Resolution was adopted 6-0.

f. Resolution No. 2026-35 Change Order Toscana Interior Improvements – SPG

A Resolution authorizing a change order to the Village's contract for the Toscana Hall Site Improvements Project, and declaring an emergency.

Motion to dispense with the three-reading requirement was made by Council Member Unger and seconded by Council Member Volek. The motion carried 6-0. The Resolution was adopted 6-0.

g. Ordinance No. 2026-36 Updates to Codified Ordinance Book

An Ordinance approving the editing and inclusion of certain ordinances as parts of the various component codes of the Codified Ordinances, approving, adopting, and enacting new matter in the updated and revised Codified Ordinances, repealing ordinances and resolutions in conflict therewith, and declaring an emergency.

Motion to dispense with the three-reading requirement was made by Council Member Volek and seconded by Council Member Bloam. The motion carried 6-0. The Ordinance was adopted 6-0.

h. Resolution No. 2026-37 Change Order for Nicky Blvd Phase 1

A Resolution authorizing a change order to the Nicky Boulevard Storm Sewer Extension & Slope Stabilization Improvements Project — Phase 1.

Motion to dispense with the three-reading requirement was made by Council Member Bloam and seconded by Council Member Centa. The motion carried 6-0. The Resolution was adopted 6-0.

i. Resolution No. 2026-38 Change Order for Klima Gardens Pavilion

A Resolution authorizing a change order to the Klima Gardens Pavilion Project.

Motion to dispense with the three-reading requirement was made by Council Member Centa and seconded by Council Member Contipelli. The motion carried 6-0. The Resolution was adopted 6-0.

j. Resolution No. 2026-39 Acceptance of Bids for the Klima Gardens Pavilion Site and Utility Improvements

A Resolution awarding the Klima Gardens Pavilion and Site Utility Project, Phase 1, to the lowest and best bidder, waiving any non-conformities or deficiencies, and authorizing a contract with NEO

Trenching Service, and declaring an emergency.

Motion to dispense with the three-reading requirement was made by Council Member Contipelli and seconded by Council Member Schoeffler. The motion carried 6-0. The Resolution was adopted 6-0.

k. Resolution No. 2026-40 Acceptance of Bids for the Hillside Redevelopment E71st Storm Sewer Extension

A Resolution awarding the Hillside Redevelopment East 71st Street Storm Sewer Extension Project to the lowest and best bidder, waiving any non-conformities or deficiencies, and authorizing a contract with Fabrizi Trucking & Paving Co., Inc., and declaring an emergency.

Motion to dispense with the three-reading requirement was made by Council Member Schoeffler and seconded by Council Member Unger. The motion carried 6-0. The Resolution was adopted 6-0.

l. Resolution No. 2026-41 Change Order Toscana Site Improvements

A Resolution authorizing a change order to the Village's contract for the Toscana Hall Site Improvements Project, and declaring an emergency.

Motion to dispense with the three-reading requirement was made by Council Member Unger and seconded by Council Member Volek. The motion carried 6-0. The Resolution was adopted 6-0.

m. Ordinance No. 2026-42 Note for Financing of Courts Sewer Improvement Project

An Ordinance authorizing the issuance of notes in an amount not to exceed **\$5,830,000** in anticipation of the issuance of bonds for the purpose of designing, engineering, constructing, and installing sewer improvements for the Courts Project, including installation of utility lines, with related site improvements and appurtenances thereto, and declaring an emergency.

Motion to dispense with the three-reading requirement was made by Council Member Volek and seconded by Council Member Bloam. The motion carried 6-0. The Ordinance was adopted 6-0.

n. Ordinance No. 2026-43 Note for Financing of Klima Gardens Site Improvement Project

An Ordinance authorizing the issuance of notes in an amount not to exceed **\$1,440,000** in anticipation of the issuance of bonds for the purpose of designing, constructing, and improving the Klima Gardens Pavilion Site, including installation of utility lines, with related site improvements and appurtenances thereto, and declaring an emergency.

Motion to dispense with the three-reading requirement was made by Council Member Bloam and seconded by Council Member Centa. The motion carried 6-0. The Ordinance was adopted 6-0.

8. Other Business

a. 2026-01 Motion Authorizing CFO to Approve Change Order – VanCuren Tree Removal

A Motion authorizing the Chief Fiscal Officer to approve a change order to PO 2026000117 with VanCuren for tree removal prior to the Courts Sewer Project, in an amount not to exceed **\$76,000**. Mayor Bacci noted that the original purchase order was exceeded by only \$400.

Motion was made by Council Member Centa and seconded by Council Member Contipelli. The motion carried 6-0.

b. 2026-02 Motion Authorizing CFO to Approve Change Order – Paladin Toscana Hall Security Project

A Motion authorizing the Chief Fiscal Officer to approve a change order to PO 2026000009 with Paladin for the Toscana Hall Security Project, in an amount not to exceed **\$87,000**.

Motion was made by Council Member Contipelli and seconded by Council Member Schoeffler. The motion carried 6-0.

9. Mayor's Report

Mayor Bacci offered additional condolences to the Unger and Meklemburg families. He announced upcoming athletic events at the village: the George Gross Invitational on Tuesday, April 14 from 4:30–8:00 PM, and the Relays on Saturday, May 2 from 10:30 AM–3:00 PM. The Mayor recognized the following April birthdays among village staff: Deputy Chief Ken Schoeffler on April 1, Joanne Socausky on April 13, and Assistant Fire Chief Bryon Borowy on April 30. A special milestone birthday was noted for Mr. Rich Grabowski, who turns 80 on April 24.

10. Council Report

a. Council Member Schoeffler

Council Member Schoeffler extended condolences to the Unger family, sharing a personal memory of Mrs. Unger.

b. Council Member Unger

Council Member Unger expressed gratitude for the condolences received and shared that his mother, age 92, passed away peacefully.

c. Council Member Volek

No report.

d. Council Member Bloam

No report.

e. Council Member Centa

Council Member Centa offered condolences to the Unger family.

f. Council Member Contipelli

Council Member Contipelli offered condolences to the Unger family and acknowledged Mrs. Unger's service to the village and her role as a mother.

11. Department Report

a. Police Chief Sturgill

No report.

b. Parks & Recreation Director Wheaton

No report.

c. Service Director Sammons

No report. Council Member Volek requested that Service Director Sammons note a request from the Good Knights organization to provide electrical power to the ball field area at the corn roast in the fall, in lieu of a generator.

d. Fire Chief Suhy

No report.

e. Law Director Chojnacki

No report.

f. Chief Fiscal Officer Meriwether

No report.

g. Administrative Assistant Schoeffler

No report.

h. Assistant Building Commissioner LaBella

No report.

i. Engineer Sciano

No report.

12. Comments from the Audience

No comments from the audience were recorded.

13. Motion for Adjournment

Motion to adjourn was made at 6:27 pm by Council Member Schoeffler and seconded by Council Member Contipelli. The motion carried, and the meeting was adjourned.

Approved:



Mayor


Renato Contipelli (May 20, 2026 09:17:06 EDT)

Council President

On: May 13, 2026



Chief Fiscal Officer