



Caucus

Meeting Minutes

June 10, 2026, 4:45 PM

Call to Order

Council President Contipelli called the Caucus meeting of the Village of Cuyahoga Heights to order on Wednesday, June 10, 2026 at 5:06 PM.

Roll Call

Present: Council Member Bloam, Council Member Centa, Council President Contipelli, Council Member Schoeffler, Council Member Unger, Council Member Volek

A quorum was established.

Review of Council Meeting Agenda for Questions

Council Member Centa raised a question regarding the cybersecurity program on the upcoming agenda, specifically whether the Village was adopting a program affiliated with Richfield. Mayor Bacci clarified that a reference to "Richfield Village" in the agenda materials was a typographical error and did not reflect the intended program.

Project Updates by Various Members of Administration

4535/4545 Properties — Ed's Equipment

Mayor Bacci and Village Engineer Sciano provided an update on the ongoing development at the north end commercial properties. The operator, Ed Urbanek, has completed a new cold storage building on the south parcel and has begun site preparation for an addition to his existing building. Due to poor soil conditions — consisting of slag, brick, and block material — the geotechnical engineer required a six-foot undercut beneath the building pad, to be backfilled with layered stone and geogrid to distribute load and allow for traditional footings. Village Engineer Sciano noted that the cold storage building will shield outdoor storage from view, improving the overall appearance of the corridor. Mayor Bacci noted that Urbanek's longer-term goal is to consolidate equipment to the rear of the property and improve the building facade. Efforts to acquire the adjacent north building have not been successful to date.

Southern Glazer's / North End Development

Village Engineer Sciano reported that the Southern Glazer's building is nearing completion, with a targeted tenant turnover of late June, though full compliance items and paperwork remain outstanding. A temporary occupancy will be withheld until all requirements are met. A public pavilion is planned for the site, located on Village-owned property, intended to serve employees of surrounding businesses as an outdoor gathering space. Mayor Bacci noted that the Village and the developer will each contribute landscaping to the area.

Klima Gardens Facility

Mayor Bacci reported that construction of the Klima Gardens facility is progressing without significant issues, and that the building's four-season capability has been well-received by residents. The concrete pad was poured on the day of the meeting, with saw-cutting scheduled for that evening.

Regarding rental pricing, Council Member Schoeffler raised resident concerns about perceived cost increases. Mayor Bacci clarified that standard resident rental rates have not changed, remaining at \$400 plus a \$100 refundable deposit. Wedding and multi-day rental pricing is modestly higher to account for extended facility use and staffing costs, but was characterized as reasonable when benchmarked against comparable regional venues. Mayor Bacci emphasized that the facility is not intended as a revenue source

but rather a community amenity, and that pricing structures are designed to ensure equitable resident access and prevent monopolization of the space.

GovPilot Mobile Access

Mayor Bacci reported that GovPilot functions best on a PC or tablet, and that staff is exploring the cost of a mobile optimization patch. In the interim, residents without PC access are encouraged to visit Village Hall for assistance. Council Member Schoeffler noted usability concerns with autofill functionality on the contractor registration form and offered to assist with improvements during the summer.

DDAGW-6199 Court Sewer Property Separation Permit

Village Engineer Sciano reported that the final outstanding permit — a waterline permit requiring both Ohio EPA and Cleveland Water approval — was received on June 5th after approximately nine months in review. Bidding is expected to occur in July, with construction to begin in August pending appropriation approval.

Nicky Boulevard / Railroad Project

Village Engineer Sciano noted that the railroad has provided a list of approximately ten required next steps. Work is proceeding in parallel with the Village's brownfield grant, though railroad related costs are largely ineligible for reimbursement.

East 49th Street to Warner Road — Tunnel Spoil Hauling

Mayor Bacci briefed the Council on ongoing issues related to haul road conditions caused by the Northeast Ohio Regional Sewer District's tunnel project. Excavated material exits the tunnel in a highly liquid state, making containment on haul trucks extremely difficult. Despite pressure washing efforts by contractor McNally and the use of a street sweeper, liquid clay and shale material continues to contaminate roadways from the tunnel exit through the disposal site. Mayor Bacci stated that the sewer district contract requires roads to be maintained to Village standards, and that the administration has maintained continuous communication with the district. The mayor indicated that a letter will be sent to the mayors of Garfield Heights and Cuyahoga Heights' neighboring jurisdictions, as well as to the CEO of the sewer district, pressing

for improved hauling methods. Options under discussion include using off-road dump trucks to stage and dry material on-site before hauling, which would reduce the frequency of wet loads on public roads. At least six additional months of hauling at current material consistency is anticipated.

Bacci Park Trail — Nature Works Grant

Mayor Bacci announced that the Village received notification of a \$75,000 capital budget appropriation from the Nature Works grant for the Bacci Park Trail project, expected to be formally passed during the week of the meeting. The administration indicated it is also reapplying for a Nature Works grant for fitness equipment.

Village Pool

Mayor Bacci reported the pool is open and operating with strong weekend attendance. Some residents expressed confusion regarding rental and pass pricing, which staff resolved through in-person conversations.

71st Street Hill

Mayor Bacci noted that the administration continues to monitor the stability of 71st Street Hill before committing to a full repair expenditure. A patch grant application has been submitted to address the road hump in the interim. The underlying drainage source continues to be investigated.

Mallos Properties — Zoning

Council Member Volek raised the question of how the Mallos properties are currently zoned, noting the Village's significant investment in acquiring them. Mayor Bacci confirmed the parcels are presently zoned commercial, a legacy of prior ownership. Discussion ensued regarding the merits of rezoning the properties to residential with appropriate use restrictions to protect against undesirable future development. The consensus was that a rezoning effort, potentially in connection with a broader master plan review, would be appropriate and ensure the property's future use aligns with the community's interests.

Executive Session if Applicable

Mayor Bacci advised Council President Contipelli that an executive session was not necessary.

Meeting adjourned at approximately 6:04 PM.

Approved: July 8, 2026



Mayor



Renato Contipelli (Jul 10, 2026 07:24:59 EDT)

Mayor and or Council President



Chief Fiscal Officer and Clerk of Council



Council Meeting

Meeting Minutes

June 10, 2026, 6:00 PM

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Bacci.

Roll Call

Mayor Bacci called the roll.

Present: Council Member Volek, Council Member Bloam, Council Member Centa, Council Member Contipelli, Council Member Schoeffler, Council Member Unger

A quorum was established.

Mayor Bacci Calls the Meeting to Order

Mayor Bacci called the Council Meeting of June 10, 2026 to order at 6:05 pm

Communications

Ohio Division of Liquor Control Notice to Legislative Authority

I-480 Bridge Decking Report to Council

I-77 Project Update

The Clerk of Council was in receipt of the above communications and members of the public and council may review them at their leisure.

Minutes

Motion to accept the minutes as prepared and place them on file.

Motion to accept the April 30, 2026 Finance Committee Meeting minutes, the May 13, 2026 Finance Committee Meeting minutes, the May 13, 2026 Caucus minutes, and the May 13, 2026 Council Meeting minutes as prepared and place them on file was made by Council Member Volek and seconded by Council Member Bloam. The motion carried 6-0.

Financial Reports

Motion to accept the reports as prepared.

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

Legislation

Ordinance No. 2026-54 — TIF for PPN 522-26-010

An ordinance declaring certain real property improvements to be a public purpose, establishing a Tax Increment Financing arrangement, and creating a municipal public improvement tax increment equivalent fund pursuant to ORC §§5709.40, 5709.42, and 5709.43. Council confirmed this ordinance could be advanced to final passage at this meeting.

Motion to waive the three-reading requirement and place Ordinance No. 2026-54 on third and final reading was made by Council Member Centa and seconded by Council Member Contipelli. The motion carried 6-0.

Motion for adoption of Ordinance No. 2026-54 carried 6-0.

Ordinance No. 2026-55 — TIF for PPN 522-26-015

An ordinance declaring the improvements to certain real property within the village to be a public purpose; describing the public improvements to be made to directly benefit such parcels; exempting such improvements from ad valorem real Property taxation; requiring the owner of the improvements to make service payments in lieu of ad valorem real property taxes and establishing a municipal public improvement tax increment equivalent fund for the deposit of the service payments in lieu of ad valorem property taxes, all pursuant to sections 5709.40, 5709.42 and 5709.43 of the revised code.

Motion to waive the three-reading requirement and place Ordinance No. 2026-55 on third and final reading was made by Council Member Contipelli and seconded by Council Member Schoeffler. The motion carried 6-0.

Motion for adoption of Ordinance No. 2026-55 carried 6-0.

Ordinance No. 2026-56 — TIF for PPN 522-26-016

This ordinance declaring the improvements to certain real property within the village to be a public purpose; describing the public improvements to be made to directly benefit

such parcels; exempting such improvements from ad valorem real property taxation; requiring the owner of the improvements to make service payments in lieu of ad valorem real property taxes and establishing a municipal public improvement tax increment equivalent fund for the deposit of the service payments in lieu of ad valorem property taxes, all pursuant to sections 5709.40, 5709.42 and 5709.43 of the revised code; and declaring an emergency.

Motion to waive the three-reading requirement and place Ordinance No. 2026-56 on third and final reading was made by Council Member Schoeffler and seconded by Council Member Unger. The motion carried 6-0.

Motion for adoption of Ordinance No. 2026-56 carried 6-0.

Resolution No. 2026-59 — May Payment of Certain Claims and Transfers

A resolution approving the payment of certain claims and transfers in the amount of **\$4,109,001.43**.

Motion to waive the three-reading requirement and place Resolution No. 2026-59 on third and final reading was made by Council Member Unger and seconded by Council Member Volek. The motion carried 6-0.

Motion for adoption of Resolution No. 2026-59 carried 6-0.

Resolution No. 2026-60 — Cybersecurity Program

A resolution to adopt a cybersecurity program, declaring an emergency.

Motion to waive the three-reading requirement and place Resolution No. 2026-60 on third and final reading was made by Council Member Volek and seconded by Council Member Bloam. The motion carried 6-0.

Motion for adoption of Resolution No. 2026-60 carried 6-0.

Resolution No. 2026-61 — Delta Dental Renewal Rates

A resolution authorizing acceptance of Delta Dental's renewal rates for the period September 1, 2026 through August 31, 2027.

Motion to waive the three-reading requirement and place Resolution No. 2026-61 on third and final reading was made by Council Member Bloam and seconded by Council Member Centa. The motion carried 6-0.

Motion for adoption of Resolution No. 2026-61 carried 6-0.

Resolution No. 2026-62 — Medical Mutual of Ohio Insured Renewal Rate

A resolution authorizing acceptance of Medical Mutual of Ohio's insured renewal rate for the period September 1, 2026 through August 31, 2027.

Motion to waive the three-reading requirement and place Resolution No. 2026-62 on third and final reading was made by Council Member Centa and seconded by Council Member Contipelli. The motion carried 6-0.

Motion for adoption of Resolution No. 2026-62 carried 6-0.

Resolution No. 2026-63 — Principal Life Insurance Contract

A resolution authorizing a contract with Principal Life Insurance for the 2026–2028 term year.

Motion to waive the three-reading requirement and place Resolution No. 2026-63 on third and final reading was made by Council Member Contipelli and seconded by Council Member Schoeffler. The motion carried 6-0.

Motion for adoption of Resolution No. 2026-63 carried 6-0.

Resolution No. 2026-64 — NatureWorks Grant Application

A resolution authorizing the filing of an application for a NatureWorks grant administered by the Ohio Department of Natural Resources and agreeing to obligate the required

funds to complete the proposed project.

Motion to waive the three-reading requirement and place Resolution No. 2026-64 on third and final reading was made by Council Member Schoeffler and seconded by Council Member Unger. The motion carried 6-0.

Motion for adoption of Resolution No. 2026-64 carried 6-0.

Resolution No. 2026-65 — Bacci Park Softball Field Improvements

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 waive the three-reading requirement and place Resolution No. 2026-65 on third and final reading was made by Council Member Unger and seconded by Council Member Volek. The motion carried 6-0.

Motion for adoption of Resolution No. 2026-65 carried 6-0.

Resolution No. 2026-66 — Toscana Hall Site Improvements Change Order

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

Motion to waive the three-reading requirement and place Resolution No. 2026-66 on third and final reading was made by Council Member Volek and seconded by Council Member Bloam. The motion carried 6-0.

Motion for adoption of Resolution No. 2026-66 carried 6-0.

Resolution No. 2026-67 — Toscana Hall Interior Improvements Change Order

A resolution authorizing a change order to the village's contract for the Toscana Hall Interior Improvements Project, declaring an emergency.

Motion to waive the three-reading requirement and place Resolution No. 2026-67 on third and final reading was made by Council Member Bloam and seconded by Council Member Centa. The motion carried 6-0.

Motion for adoption of Resolution No. 2026-67 carried 6-0.

Resolution No. 2026-68 — Klima Gardens Pavilion and Site Utility Project Change Order

A resolution authorizing a change order to the village's contract for the Klima Gardens Pavilion and Site Utility Project, Phase 1, declaring an emergency.

Motion to waive the three-reading requirement and place Resolution No. 2026-68 on third and final reading was made by Council Member Centa and seconded by Council Member Contipelli. The motion carried 6-0.

Motion for adoption of Resolution No. 2026-68 carried 6-0.

Ordinance No. 2026-69 — Life Insurance Increase for Full-Time Employees

An ordinance amending Section 256.08 of Chapter 256 of the Codified Ordinances of the Village of Cuyahoga Heights to increase the amount of life insurance provided to full-time employees, declaring an emergency.

Motion to waive the three-reading requirement and place Ordinance No. 2026-69 on third and final reading was made by Council Member Contipelli and seconded by Council Member Schoeffler. The motion carried 6-0.

Motion for adoption of Ordinance No. 2026-69 carried 6-0.

Resolution No. 2026-70 — Intent to Appropriate Property for Courts Utility and Road Improvements

A resolution declaring the intent to appropriate real property interests in certain private property for the Courts Utility and Road Improvements Project, authorizing the filing of all necessary petitions, and declaring an emergency.

Motion to waive the three-reading requirement and place Resolution No. 2026-70 on third and final reading was made by Council Member Schoeffler and seconded by Council Member Unger. The motion carried 6-0.

Motion for adoption of Resolution No. 2026-70 carried 6-0.

Other Business

Motion 26-04 — Change Order to Purchase Order 202600015, C&K Industrial

A change order to Purchase Order 202600015 issued to C&K Industrial for the Courts Utility Hydrovac Excavation in an amount not to exceed **\$85,929**.

Motion to approve Motion 26-04 was made by Council Member Unger and seconded by Council Member Volek. The motion carried 6-0.

Mayor's Report

Mayor Bacci offered the following announcements:

- **Memorial Day:** Mayor Bacci expressed gratitude to Police Chief Sturgill, Fire Chief Suhy, Service Director Sammons, and Parks & Recreation Director Wheaton for their coordination of the Memorial Day observance, including the 21-gun salute and a temporary pavilion setup. He noted strong attendance despite inclement weather.

- **Village-Wide Garage Sale:** Scheduled for Saturday, June 27, 2026, from 8:00 AM to 3:00 PM. Residents were encouraged to register.
- **Shred Day:** Scheduled for Saturday, July 11, 2026, from 9:00 AM to 11:00 AM at Gateway Recycling, 4233 East 49th Street. The event is free to residents and will be staffed by Service Department employees.
- **Father's Day:** Mayor Bacci extended well wishes to all fathers ahead of Sunday, June 21, 2026.
- **June Birthdays:** Mayor Bacci recognized several village employees and officials with June birthdays, Bryan Rini on the 1st, Jason Martin on the 2nd, Michael Cuthbertson on the 3rd, Anthony Kotar on the 6th, Mackenzy Vokac on the 10th, Patrick Goldsworth on the 15th, Councilman Matthew Schoeffler on the 17th, Mark Chase and Trevor Dietrich on the 20th, Bob Krajewski on the 23rd, Charlie Pelfrey on the 25th, Noah Knestrack on the 28th and Tyler Manthey on the 29th.

Council Report

Council Member Volek

Council Member Volek extended Happy Father's Day and Happy Fourth of July wishes to all.

Council Member Bloam

No report.

Council Member Centa

Council Member Centa extended Happy Father's Day wishes.

Council Member Contipelli

No report.

Council Member Schoeffler

No report.

Council Member Unger

No report.

Department Report

Police Chief Sturgill

No report.

Parks & Recreation Director Wheaton

No report.

Service Director Sammons

No report.

Fire Chief Suhy

No report.

Law Director Chojnacki

No report.

Chief Fiscal Officer Meriwether

Chief Fiscal Officer Meriwether extended Happy Father's Day wishes to all fathers present.

Assistant Building Commissioner LaBella

No report.

Engineer Sciano

No report.

Comments from the Audience

No comments from the audience were recorded.

Motion for Adjournment

Motion to adjourn was made by Council Member Volek and seconded by Council Member Schoeffler. The motion carried unanimously. The meeting was adjourned at 6:25 pm.

Approved: July 8, 2026



Mayor



Renato Contipelli (Jul 10, 2026 07:24:59 EDT)

Mayor and or Council President



Chief Fiscal Officer and Clerk of Council