

Caucus

Meeting Minutes

May 13, 2026, 5:00 PM

1. Council President Contipelli calls Meeting to Order

Council President Contipelli called the Caucus meeting to order at 5:00 PM on Wednesday, May 13, 2026, at Cuyahoga Heights, OH.

a. Roll Call: Bloam, Centa, Contipelli, Schoeffler, Unger, Volek

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

A quorum was established.

2. Review of Council Meeting Agenda for Questions

Council President Contipelli opened the floor for questions and comments regarding the upcoming Council meeting agenda, noting there had been several changes.

3. Project Updates by Various Members of Administration

Klima Gardens Renovation – Contract Extension and Change Orders

The administration presented a series of change orders related to the Klima Gardens renovation project, specifically pertaining to gas line under sizing, water line deficiencies, and interior plumbing corrections. Engineer Sciano explained that the gas line feeding the building was found to be three-quarters of an inch where the design called for a two-inch line, and the interior water line was three-quarters of an inch where a two-and-a-half-inch line was required. These deficiencies necessitated significant remedial work and contributed to project delays.

The contractor had submitted a schedule extension request through the end of August, which the administration placed on the agenda for Council consideration. Council President Contipelli raised the question of whether Council was prepared to approve that extension date. The Village Engineer acknowledged that the August date was the contractor's ask, that several issues remained outstanding, and that the addition of a new grill station—a Village-initiated scope addition—would further delay completion, as steel for that element could not be obtained for approximately eight weeks. The Engineer expressed comfort with approving the August extension as a contract-compliance placeholder while acknowledging that the Labor Day timeframe was a more realistic completion target.

The Mayor clarified that Klima Garden has been taken entirely offline for bookings, with all resident events redirected to Toscana Hall in the interim. He emphasized that no partial-use arrangements would be entertained, and that the facility—once complete—will be available. Large industry events such as the annual Builders Exchange clambake would not be accommodated until the project is fully finished.

The Mayor also noted that the original cost savings achieved by renovating the existing structure rather than demolishing and rebuilding was estimated at \$750,000 to \$1,000,000. He reiterated that unforeseen conditions discovered during construction, including the undersized utility infrastructure caused delays. Despite this, he expressed confidence that the work being done now would eliminate the need for future remediation.

Councilmember Volek inquired about the projected total cost. Engineer Sciano indicated the project is currently running approximately 12 percent over the base bid, with the original contract in the range of \$2.7 million now approaching \$3 million, exclusive of remaining AV, security, and technology integrations still to be completed.

The mayor noted that while the building renovation has experienced delays, parallel projects have been accelerated to take advantage of the timeline. The front parking lot is on track to be completed ahead of the building, the playground—approved at the prior council meeting—will proceed concurrently, and the rear parking lot is anticipated for approval in June with construction planned through the summer months. The intent is for all components of the Klima Gardens campus to be substantially complete at the same time.

Toscana Hall Renovation Update

Engineer Sciano provided an update on the Toscana Hall renovation. Work is progressing and is described as coming together more cleanly than Klima. AV and sound systems, key fob access control, fire and sprinkler systems, and conduit for future technology integration have all been roughed in with the ceiling now painted. The mayor noted that Toscana will be a turnkey handoff.

A gas line deficiency was also discovered at Toscana. The building's existing feed was an inch-and-a-quarter line, further reduced internally to three-quarters of an inch by a prior installer, resulting in critically low gas pressure—described as seven ounces at the burner. The gas company indicated that the building's new demands require a line of three to four inches. The routing of the new gas meter and supply line presented logistical challenges, including conflicts with the newly constructed patio and utility company placement restrictions, before a workable solution was identified.

The Mayor noted that the buzz from both residents and the business community regarding the Toscana renovation has been very positive, with the building's design—offering a nod to the area's industrial heritage—drawing particular appreciation. The administration expressed a desire to hold a soft opening for residents once both Toscana and Klima Gardens are complete.

Softball Dugout Renovation

Council President Contipelli inquired about the status of the ball diamond project. Engineer Sciano indicated the diamond itself is targeted for completion around the Fourth of July, with seeding and irrigation work to follow through the end of August. The grass will establish through the fall and winter, with the field expected to be playable in the spring. No events will be held on the diamond this summer. No lighting or scoreboard is planned at this time; the Mayor noted that no residents have ever requested night games, and that a scoreboard is anticipated as a future addition once current projects are complete.

Financial Rating

The Village's Chief Fiscal Officer reported that the Village received an SP-1+ rating—the highest possible rating—through the State of Ohio's OMAP program in connection with the Village's \$7.2 million note. She noted that when the Village was previously rated through

Moody's in 2019, it received a Baa2 rating, which represents a midpoint score. The improved rating reflects the Village's fiscal discipline, investment in community infrastructure, and maintenance of healthy general fund and capital projects fund balances. The rating is expected to favorably impact the interest rate on the note, with the final rate to be determined at the time the note is sold.

The Mayor commended the Chief Fiscal Officer for her work in achieving this outcome and reiterated the administration's commitment to fiscal responsibility in pursuing major capital projects. He noted that lessons learned from the 2008–2011 recession and the COVID-19 pandemic inform the administration's conservative approach to financial management.

Fire Truck

Councilmember Volek inquired about the status of the fire truck procurement. The Chief Fiscal Officer indicated there is no update at this time.

Courts Improvement Project

Councilmember Contipelli noted he has been fielding questions from residents about when work on the Courts Project will start and asked for a status update. The Village's legal counsel explained that the next phase of the process requires the acquisition of temporary easements on properties within the project area—approximately 10 to 15 feet behind the sidewalk—to allow for staging and construction activity.

An appraiser has been engaged to determine the value of those temporary easements in accordance with ODOT requirements. The appraisal work is nearly complete, and letters notifying affected property owners of the Village's good-faith offer are expected to go out the first or second week of June. Following notification, property owners have 30 days to respond.

Legal counsel further explained that Council will be asked to pass legislation at the June meeting declaring the Village's intent to appropriate, which is the first step in initiating eminent domain proceedings under Ohio law if an agreement cannot be reached. Because this is a road improvement project, the Village has the right to a "quick take," meaning construction may proceed immediately upon court authorization rather than waiting for the matter to be fully adjudicated, as was the case with prior non-road projects.

The engineer outlined the anticipated procurement and construction timeline: bond proceeds will be available in June; the project is expected to be bid in June with award on the July agenda; gas company relocation work would begin in July; a pre-construction conference would follow the award; and physical construction is anticipated to begin in September. He noted that paving and temporary water bypass work would not be performed in winter, and that no Village construction activity is expected before Labor Day. The administration confirmed that property owners will receive a comprehensive communication package, and that any disturbance to yards and landscaping will be restored to equal or better condition upon project completion.

4. Executive Session if Applicable

No executive session was held.

Council President Contipelli adjourned the Caucus meeting.

Council Meeting

Meeting Minutes

May 13, 2026, 6:00 PM

Ms. Poppy is in attendance.

Mayor Bacci introduced American Legion Post 627 Miss Poppy, Emma Bahr. Emma gained her eligibility through her Papa/Grandpa, Larry Jones, a Vietnam War Veteran—United States Air Force

Pledge of Allegiance/Turn Off Cell Phones

The meeting was called to order by Mayor Bacci at 6:07p.m. The Pledge of Allegiance was led collectively by those in attendance.

Mayor Bacci Calls the Roll

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

A quorum was established.

Minutes

April 8, 2026 Finance Committee Minutes

April 8, 2026 Caucus Minutes

April 8, 2026 Council Meeting Minutes

Motion to accept the April 8, 2026, Finance Committee Minutes, Caucus Minutes, and Council Meeting Minutes as prepared and place them on file was made by Council Member Unger and seconded by Council Member Volek. The motion carried 6-0.

Financial Reports

Income Tax and Net Profit Revenue Reports for April 2026

Position of Cash April 2026

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

Legislation

Resolution No. 2026-44 a payment of certain claims and transfers for the month of march in the amount of \$1,509,807.93.

A brief clarification was made on the record that the correct month referenced should be April, though the dollar amount remained the same. The motion was amended accordingly.

Motion to dispense with the three-reading requirement and place Resolution No. 2026-44 on third and final reading, as amended to reflect April, was made by Council Member Bloam and seconded by Council Member Centa. The motion carried 6-0. Motion for adoption carried 6-0.

Resolution No. 2026-45 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 and place Resolution No. 2026-45, A Resolution Authorizing Increases to the Purchase Order for the Bacci Park Softball Field Improvements Project, Waiving Competitive Bidding Requirements, and Declaring an Emergency, 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 carried 6-0.

Resolution No. 2026-46 authorizing a change order and a change of scope to the Klima gardens pavilion project to include an accessory structure dedicated to grilling and declaring an emergency.

Motion to dispense with the three-reading requirement and place Resolution No. 2026-46, A Resolution Authorizing a Change Order and a Change of Scope to the Klima Gardens Pavilion Project to Include an Accessory Structure Dedicated to Grilling, and Declaring an Emergency, 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 carried 6-0.

Resolution No. 2026-47 authorizing a change order to the village's contract for the Klima gardens pavilion and site utility project, phase 1, and declaring an emergency.

Motion to dispense with the three-reading requirement and place Resolution No. 2026-47, A Resolution Authorizing a Change Order to the Village's Contract for the Klima Gardens Pavilion and Site Utility Project, Phase 1, and Declaring an Emergency, 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 carried 6-0.

Resolution No. 2026-48 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 and place Resolution No. 2026-48, A Resolution Authorizing a Change Order to the Village's Contract for the Toscana Hall Site Improvements Project, and Declaring an Emergency, 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 carried 6-0.

Resolution No. 2026-49 a resolution authorizing a change order to the village's contract for the Harvard Avenue signal project and declaring an emergency.

Motion to dispense with the three-reading requirement and place Resolution No. 2026-49, A Resolution Authorizing a Change Order to the Village's Contract for the Harvard Avenue Signal Project, and Declaring an Emergency, 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 carried 6-0.

Resolution No. 2026-50 authorizing the village to execute all documents necessary to sell the real property located at 7137 marcelline court and declaring an emergency.

Motion to dispense with the three-reading requirement and place Resolution No. 2026-50, A Resolution Authorizing the Village to Execute All Documents Necessary to Sell the Real Property Located at 7137 Marcelline Court, and Declaring an Emergency, 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 carried 6-0.

Resolution No. 2026-51 authorizing the village to expend funds and execute all documents necessary to obtain title ownership of 5015 east 71st street and declaring an emergency.

Motion to dispense with the three-reading requirement and place Resolution No. 2026-51, A Resolution Authorizing the Village to Expend Funds and Execute All Documents Necessary to Obtain Title Ownership of 5015 East 71st Street, and Declaring an Emergency, 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 carried 6-0.

Resolution No. 2026-52 authorizing the village to execute all documents necessary to obtain title ownership of 4579 east 71st street to the village and declaring an emergency.

Motion to dispense with the three-reading requirement and place Resolution No. 2026-52, A Resolution Authorizing the Village to Execute All Documents Necessary to Obtain Title Ownership of 4579 East 71st Street, and Declaring an Emergency, 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 carried 6-0.

Resolution No. 2026-53 an ordinance declaring the improvements to certain real property within the village to be a public purpose; 522-26-010a resolution authorizing the village to execute all documents necessary to obtain title ownership of 4972 east 71st street to the village and declaring an emergency.

Motion to dispense with the three-reading requirement and place Resolution No. 2026-53, A Resolution Authorizing the Village to Execute All Documents Necessary to Obtain Title Ownership of 4972 East 71st Street, and Declaring an Emergency, 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 carried 6-0.

ORDINANCE NO. 2026-54 AN ORDINANCE DECLARING THE IMPROVEMENTS TO CERTAIN REAL PROPERTY WITHIN THE VILLAGE TO BE A PUBLIC PURPOSE FOR PARCEL NO. 522-26-010, WAS INTRODUCED FOR FIRST READING ONLY.

ORDINANCE NO. 2026-55 AN ORDINANCE DECLARING THE IMPROVEMENTS TO CERTAIN REAL PROPERTY WITHIN THE VILLAGE TO BE A PUBLIC PURPOSE FOR PARCEL NO. 522-26-015, WAS INTRODUCED FOR FIRST READING ONLY.

ORDINANCE NO. 2026-56 AN ORDINANCE DECLARING THE IMPROVEMENTS TO CERTAIN REAL PROPERTY WITHIN THE VILLAGE TO BE A PUBLIC PURPOSE FOR PARCEL NO. 522-26-016, WAS INTRODUCED FOR FIRST READING ONLY.

Resolution No. 2026-57 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 and place Resolution No. 2026-57, A Resolution Authorizing a Change Order to the Village's Contract for the Toscana Hall Site Improvements Project, and Declaring an Emergency, on third and final reading was made by Council Member Unger and seconded by Council Member Volek. The motion carried 6-0.

Resolution No. 2026-58 authorizing the chief fiscal officer to create a purchase order to be utilized for the installation of a new security system servicing bacci park and the service department building and declaring an emergency

Motion to dispense with the three-reading requirement and place Resolution No. 2026-58, A Resolution Authorizing the Chief Fiscal Officer to Create a Purchase Order for the Installation of a New Security System Servicing Bacci Park and the Service Department Building, and Declaring an Emergency, 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 carried 6-0.

Other Business

There was no other business presented.

Mayor's Report

Mayor Bacci expressed gratitude to Council for their support in authorizing the acquisition of 5015 East 71st Street, noting that residents adjacent to the property, as well as others throughout the Village, had expressed serious concern about the site. Mayor Bacci characterized these neighbors as peaceful, long-standing residents who feared the property could become a detriment to the surrounding area based on experiences in neighboring

communities. He indicated that news of Council's action would be well received by those residents.

Mayor Bacci acknowledged that the week of the meeting coincided with National Police Memorial Week. He offered condolences in connection with the anniversary of Officer Jacob Derbin's passing, extending thoughts and prayers to the Vince Trusso and Derbin families. Mayor Bacci offered broader remarks on the importance of respecting law enforcement and honoring those who have made the ultimate sacrifice in service.

The following community announcements were also provided:

- Cuyahoga Heights Schools Track Events: The district will host district semifinals on Thursday, May 21 at 4:00 PM and Saturday, May 23 at 10:00 AM. Regional semifinals will follow on Thursday, May 28 at 4:30 PM and Saturday, May 30 at 11:00 AM. Residents were advised to anticipate increased traffic on East 71st Street during these events.
- Graduation: Cuyahoga Heights High School Class of 2026 will graduate on Sunday, May 25, with ceremonies beginning at noon.
- Memorial Day: Due to ongoing construction at Klima Gardens, the traditional parade will not be held this year. A memorial service will take place at 10:00 AM on Monday, May 26 at the war memorial in front of Village Hall, followed by a picnic under a tent at the rear of the building.
- End of School Year / Pool Opening: The last day of school is Friday, June 5. The Village swimming pool is scheduled to open on Saturday, June 6.
- May Birthday Recognitions: Mayor Bacci recognized the following Village employees celebrating birthdays in May: Service Director David Sammons (May 7), Brad Beaulieu (May 12), Greg Gentile (May 23), Parks & Recreation Director Becca Wheaton (May 24), Kevin Stack (May 26), and Cory Pucci (May 28).

Council Report

Council Member Unger

Council Member Unger had nothing to report.

Council Member Volek

Council Member Volek had nothing to report.

Council Member Bloam

Council Member Bloam had nothing to report.

Council Member Centa

Council Member Centa reported on the Village's Senior Club participation in the Senior Mind Challenge, a regional trivia competition involving more than 100 teams across Northern Ohio. He noted that the team has competed for four years and most recently defeated Independence — the prior year's overall champion — in their qualifying round, winning 320 points to 316 after trailing by seven points heading into the final question, which was worth 40 points. The team will advance to the semifinals against Brooklyn Heights. Team members include Robyn Nobili, Diane Leciejewski, Barb Bartczak, Norman

Merhaut, Council Member Renato Contipelli, Council Member Rick Centa, Noel Centa, and Dolores Len.

Council Member Contipelli

Council Member Contipelli thanked Council Member Centa for organizing the Senior Mind Challenge for four years and expressed genuine enthusiasm for the team's participation. He also reported on a successful River Sweep event held at Bacci Park, noting that over 60 volunteers participated despite poor weather. Council Member Contipelli thanked Council Member Centa, Council Member Volek, Parks & Recreation Director Becca Wheaton and her team, and Service Director Sammons and the service department for their support. Participants included a Boy Scout group and a Cub Scout group.

Council Member Contipelli wished Anatheia Brynak well in the upcoming Cleveland Marathon, where she is competing in the full 26.2-mile race.

Council Member Contipelli extended condolences to Tom and Kathy Grattino on the loss of Tom's father.

Finally, Council Member Contipelli raised the matter of the Village's Master Plan, noting that it has not been revisited in some time. With the Village now actively acquiring properties and developing new plans, he suggested that Council consider undertaking a master plan review within the coming year to incorporate these evolving priorities. Mayor Bacci acknowledged the suggestion.

Council Member Schoeffler

Council Member Schoeffler had nothing to report.

Department Report

Police Chief Sturgill

Police Chief Sturgill had nothing to report.

Parks & Recreation Director Wheaton

Parks & Recreation Director Wheaton announced that Recreation passes are now on sale in presale through May 26, after which full sales will begin on June 1. Senior passes (for residents 60 and over) are priced at \$0. Director Wheaton confirmed that staff are available to assist seniors with the online registration process. Mayor Bacci noted that residents from Brooklyn Heights have also been assisted by staff with the process.

Service Director Sammons

Service Director Sammons had nothing to report.

Fire Chief Suhy

Fire Chief Suhy had nothing to report.

Law Director Chojnacki

Law Director Chojnacki had nothing to report.

Chief Fiscal Officer Meriwether

Chief Fiscal Officer Meriwether had nothing to report.

Administrative Assistant Schoeffler

Administrative Assistant Schoeffler had nothing to report.

Assistant Building Commissioner LaBella

Assistant Building Commissioner LaBella reported that the building department is currently conducting property maintenance inspections on foot throughout the Village. He noted that inspectors are operating within the public right-of-way and are identifiable as such. Inspection reports are expected to be issued within the next couple of weeks.

Engineer Sciano

Engineer Sciano had nothing to report.

Comments from the Audience

Mr. Joe Menkhaus, a Village resident and neighbor to the recently acquired property at 5015 East 71st Street, addressed the Council. He expressed appreciation for the Village's action in acquiring the adjacent property, noting that his family has lived in the community since 2012 and has raised their children here. Mr. Menkhaus indicated that his property borders the acquired parcel and extends in width behind it and suggested that his land may be relevant to future development discussions, particularly given the proximity to the trail and park on the other side. He expressed interest in being included in conversations about the development plans for the area.

Mr. Menkhaus also noted that the grass on the acquired property is currently approximately one foot high, expressing concern about mosquitoes and the general condition of the site. Mayor Bacci acknowledged the concern, indicating that once title is obtained, the Village will maintain the property to an appropriate standard, and encouraged Mr. Menkhaus and his family to contact the Village directly with any questions or concerns.

On a personal note, Mr. Menkhaus shared that his son, Father Joseph D. Menkhaus, a Cuyahoga Heights alumnus, was recently named Administrator of St. Bernadette's Parish in Westlake — a role that, after one year, typically transitions to a permanent pastoral appointment. The parish serves over 2,000 households. Council and the Mayor offered congratulations.

Motion for Adjournment

Motion to adjourn at 6:29 p.m. was made by Council Member Contipelli and seconded by Council Member Schoeffler. The motion carried unanimously.

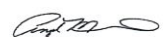
Approved: 

Mayor


Renato Contipelli (Jul 3, 2026 08:09:34 EDT)

Mayor and or Council President

On: June 10, 2026



Chief Fiscal Officer

Finance Committee Meeting

Meeting Minutes

May 13, 2026 at 4:50 PM

1. Chief Fiscal Officer Meriwether calls the Meeting to Order at 4:50pm
2. Chief Fiscal Officer Meriwether Calls the Roll
3. Finance Committee Approvals Request
 1. Requisition 26-ENG-39-A BLANKET (MULTIVENDOR); 05/13/2026 Village Security - Phase 1_Toscana Hall & E.71st St. Camera not to exceed \$60,000.00
Paladin will be doing the technology piece and infrastructure will be done by other contractors.
Motion for approval: Robert Unger made the motion and seconded by Todd Bloam.
 2. Chief Fiscal Officer Meriwether asked for a motion to approval all finance approvals
4. Surplus Disposal Request
5. Motion or Adjournment by Rick Centa and seconded by Robert Unger. 4:52pm

Todd Bloam

Todd Bloam (Jul 1, 2026 15:39:07 EDT)

Todd Bloam

Rick Centa

Rick Centa (Jul 1, 2026 15:06:38 EDT)

Rick Centa

Robert Unger

Robert Unger (Jul 1, 2026 16:15:58 EDT)

Robert Unger