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**VILLAGE OF GATES MILLS
COUNCIL AGENDA
AUGUST 19, 2025
5:30 p.m.**

**COMMUNITY HOUSE, 1460 CHAGRIN RIVER ROAD
(Livestream available on YouTube – click on the link on
www.gatesmillsvillage.com to watch)**

1. Roll call.
2. Oath of Office to Patrolman Sam Bellissimo. Mayor.
3. Oath of Office to Firefighters Robert Hansen and Travis Veleba. Mayor.
4. Minutes of Regular Council meeting of July 15, 2025. Clerk.
5. Minutes of Special Council meeting of August 5, 2025. Clerk.
6. Findings and Conclusions of Fact for 640 Chagrin River Road. Mayor.
7. Pay Ordinance # 1300 \$707,139.52. Clerk.
8. Gates Mills Land Conservancy Report – Jamie Carracher, President
9. Mayor’s Report. Mayor.
 - a. Senior Services.
 - b. Sidewalk Project.
 - c. 2025 Road Program.
10. Financial Report. Mayor.
11. Clerk’s Report. Clerk.
12. Treasurer’s Report. Morgan.
13. Police Department Report. Minichello.
14. Service Department Report. Biggert.
15. Fire Department Report. Majeski.
16. Committee Updates.
 - Broadband
 - Tree Canopy
 - Wastewater

17. **Ordinance No. 2025-18 (Revised 7/15/25)** (Third Reading) Siemborski.
An Ordinance Amending Chapter 131, Council, of the Codified Ordinances of the Village of Gates Mills.
18. **Resolution No. 2025-30** (Second Reading) Siemborski.
A Resolution Authorizing the Mayor to Enter into an Agreement with Municipal Collections of America, Inc. for Collection Agency Services. Other Council Matters.
19. **Resolution No. 2025-31** (First Reading) Siemborski.
A Resolution Authorizing Additional Fees to be Paid to the Law Firm of Taft Stettinius & Hollister LLP for Special Legal Services and Declaring an Emergency.
20. **Resolution No. 2025-32** (First Reading) Siemborski.
A Resolution Authorizing the Mayor to Enter into a First Amendment to the Indenture of Lease with Gavi's River, LLC for the Coffee Shop at 1501 Chagrin River Road to Clarify Options to Renew the Term Thereof.
21. **Resolution No. 2025-33** (First Reading) Siemborski.
A Resolution Authorizing the Mayor to Enter into a First Amendment to the Amended and Restated Indenture of Lease with Gavi's River, LLC for the Restaurant at 1501 Chagrin River Road.
22. **Ordinance No. 2025-34** (First Reading) Siemborski.
An Ordinance Authorizing the Disposal by Sale of a Vehicle that is Unneeded for Village Purposes and Declaring an Emergency.
23. **Resolution No. 2025-35** (First Reading) Siemborski.
A Resolution Authorizing the Mayor to Enter Into a Purchase Agreement with Contech Engineered Solutions LLC for a Prefabricated Pedestrian Bridge System and Declaring an Emergency.
24. **Resolution No. 2025-36** (First Reading) Siemborski.
A Resolution Accepting a Bid and Awarding a Contract for the Downtown Sidewalk Improvements; and Declaring an Emergency.
25. **Resolution No. 2025-37** (First Reading) Siemborski.
A Resolution Authorizing the Mayor to Enter into a Contract for Emergency Repair to the Old Mill Road at County Line Road Stone Culvert and Declaring an Emergency.

26. **Resolution No. 2025-38** (First Reading)

Siemborski.

A Resolution Authorizing the Mayor to Enter into a Contract for Emergency Repairs to the Brigham Road at Racebrook Road Storm Sewer and Catch Basin and Declaring an Emergency.

27. **Ordinance No. 2025-39** (First Reading)

Siemborski.

An Ordinance to Amend Section 318.07 of the Traffic Code of the Village of Gates Mills to Increase the Civil Penalty for Exceeding the Speed Limit When Recorded by a Traffic Law Photo-Monitoring Device.

28. **Ordinance No. 2025-40** (First Reading)

Siemborski.

An Ordinance to Amend Section 318.07 of the Traffic Code of the Village of Gates Mills to Increase the Civil Penalty for Exceeding the Speed Limit in a School Zone When Recorded by a Traffic Law Photo-Monitoring Device.

29. Other Council Matters.

30. Business from the Audience.

31. Executive Session.

32. Adjourn.

Proposed Ordinances and Resolutions on the Agenda may be obtained by calling Village Hall,
440-423-4405.

Village of Gates Mills
MINUTES OF A REGULAR MEETING OF COUNCIL
July 15, 2025

A regular meeting of the Council of the Village of Gates Mills, Ohio was held at the Community House on Tuesday, July 15, 2025, at 5:30 p.m. with Mayor Siemborski presiding. The meeting was live-streamed to the internet.

1. Roll Call starts at 2:10

Councilmembers present: Atton, Broome, Deacon (arrived at 6:27 p.m.), Onysko, Press, Steinbrink, Turner.

Other Village officials present were Assistant Treasurer Spear, Clerk DeCapite, Service Director Biggert, Police Chief Minichello, Fire Chief Majeski, Finance Administrator Mulh, Village Engineer Courtney, and Law Director Hunt.

2. Minutes of Regular Council Meeting of June 17, 2025 starts at 2:32

Councilmember Broome moved to approve the June 17, 2025 minutes and Councilmember Turner seconded the motion.

Ayes: Atton, Broome, Onysko, Steinbrink, Turner.

Abstain: Press

Nays: None

Motion carried.

Councilmember Atton noted the YouTube video did not work and he could not check the minutes against the video. Clerk DeCapite indicated technical difficulties were encountered and Town Hall Coordinator Misch continues to work on the problem. Note: Subsequent to the meeting, Town Hall Coordinator Misch clarified the June Council meeting video IS on the Village YouTube channel; however, it is not on the "Live" tab, it can be found on the "Videos" tab.

3. Pay Ordinance # 1299 \$464,579.22 starts at 5:19

Mayor Siemborski advised that going forward the Law Director will notify the Mayor in advance when items requiring a fair amount of research or anything written have been requested of him or his firm by a Councilmember. The Mayor can then be aware and determine if the Village can provide any non-legal information rather than incur cost.

Councilmember Press moved to approve Pay Ordinance #1299. Councilmember Broome seconded the motion.

Ayes: Atton, Broome, Onysko, Press, Steinbrink, Turner.

Nays: None

Motion carried.

4. Mayor's Report starts at 7:37

1. Flooding - Gates Mills Estates residents reported a recent heavy rain overwhelmed ditches and damaged yards. The system in place was built to keep the water off foundations and out of homes and garages. While the damage to yards is inconvenient at a minimum, the system worked the way it's supposed to. Having heard similar calls from a few other locations, the Service Director, Village Engineer, and Mayor met earlier this week to review the locations. All residents who called will be contacted and advised if there are things that can be done.
2. SRO Agreement - signed by Mayfield City School District last month.
3. GM 5K Fox Trot - GM Elementary PTC is sponsoring a 5K run and a 1 mile walk on Sunday morning September 21.
4. Encore - There will be one more event in late September/October. A written report from the Encore Board will be included in Council's August packet.

a. Senior Services starts at 11:38

In July, the task group was joined by a few additional people and met for the second time. The sense of the group is that a combination of services that are provided by the Community Partnership on Aging along with some reenergized efforts from the Village and village organizations - such as the Community Club, Improvement Society, Friends of the Library, and the Garden Club - would provide the needed framework that has process and discipline. The task group desires to determine what services are really needed and at what cost; but the Comprehensive Plan survey contained only one question on senior services, giving little direction to the group. It was agreed the group would all submit survey questions to be compiled and sent out to villagers. Presentation to Council in early fall could either get the program started or assure a place in the budget process for 2026.

Councilmember Atton added that the group's conversation centered around two services in particular - socialization and welfare/safety.

b. Sidewalk Project starts at 15:10

Village Engineer Courtney is finalizing the specs on lighting, signage, and placement. We are still working with the neighboring property owners.

c. Water Fountain starts at 15:28

The Elkay water fountain/bottle filler/dog bowl has been installed behind the new bathrooms by the tennis courts. Most of the \$10,000 was raised by volunteer contributions, and we've sent thank you notes to those individuals.

d. 4th of July Parade & Celebration starts at 16:41

We were fortunate to have a 1927 Ahrens-Fox fire engine brought out of the museum to join the parade. We had a record number in the crowd and participating, two bagpipe bands, the Mayfield High School band, and the Calliope. The Calliope needs a new home that has a 9'2" clearance.

e. Summer Concert - Sunday, July 20, 5:30 p.m. starts at 17:55

The Summer Concert takes place on the Village Green. The Service Dept sets up tables and chairs. Bring a picnic basket.

f. 2025 Priorities starts at 18:18

First, having committed at the last meeting to put together the priorities in the Comprehensive Plan that we chose not to proceed with, a paragraph on each of those four items has been distributed to Council tonight. We will have discussion later tonight.

Second, we are preparing, internally, a midyear update to our residents on our progress with the 2025 priorities.

5. Financial Report attached and on the website starts at 19:43

Assistant Treasurer Spear reported the six-month results show real estate revenue will not meet the budget, income tax revenue will exceed the budget by about the same amount, and the traffic camera revenue is going down and is cause for celebration. Regarding investment returns, in the next 13-14 months, \$1,500,000 with below 1% interest rates will mature and will roll into 5% 10-year agencies. Overall, we're in very good shape.

6. Clerk's Report - None

7. Treasurer's Report - None

8. Police Department Report attached and starts at 24:57

Police Chief Minichello advised the Mayfield Road traffic cameras have to be recalibrated every year. The cameras will be removed tomorrow for about four hours while they are taken to Mayfield Village for the radar calibrations.

The Police Chief has identified a police officer who he hopes to add to the department within the next 30 days. The position has been in the budget since the beginning of the year, and the search process has been a long one as the volume of candidates is slim.

Councilmember Atton asked if the motor vehicle crash with injuries at Mayfield and Chagrin River Roads listed in the Fire Dept report was caused by speed. No, somebody stopped at the red light and was hit from behind.

9. Service Department Report attached and starts at 28:13

Service Director Biggert highlighted John Pata, Assistant Service Manager, reaching his 25th year of service. He's done a wonderful job for us.

Councilmember Press congratulated the P & Z Commission for doing a great job on the Spirk property variance request - it allows Mr. Spirk to go ahead and also preserves the interests of the Village.

Councilmember Press brought up the problem with residents not following the rules regarding permits and cited another instance of extensive tree cutting without a permit on County Line Road this week. He wonders how new residents building a new home would be aware of our ordinances. Councilmember Turner stated we highlight some of the important ordinances in the welcome packet for new villagers, and it might be time to revisit. The Service Director added there is a tendency by potential homeowners to contact him before they buy to talk about their plans and what permits are necessary, but we're not reaching 100% of them. Councilmember Onysko asked if a permit is needed to cut down dead trees, and Service Director Biggert clarified you're allowed to cut anything that's dead, diseased, or dying without a permit. You're allowed to cut down two healthy trees of any size per calendar year without a permit. You're allowed to cut any trees endangering your home without a permit.

Mayor Siemborski advised the county road paving work is substantially complete. Thanks to Chris Courtney and his team, we're intentionally ahead of schedule, so we can apply for and be reimbursed by the County this year. Repairs are done on Hillcreek and Andrews - perhaps by the end of July all the road work will be done. Guardrails are right behind it.

At 35:04 Councilmember Onysko noted a theme of one lot and one dwelling from what he has read. When a lot is really big, how do you address a second dwelling, like a carriage house or guesthouse? Service Director Biggert explained those properties with a carriage house are "grandfathered" and nonconforming until an alteration is desired, and then permission from P & Z to expand or change a nonconforming use is required. You can't have two homes on one parcel. Anyone wanting to build a guesthouse has to get a variance through the P & Z Commission, which in the past has not been successful. Village Engineer Courtney added a 5+ acre lot split request could be successful. Councilmember Steinbrink, P & Z Chair, stated the ordinances were put in place because residents generally don't like the idea of multiple homes on a property that are being rented out. Also, our safety forces need to know who is where.

Councilmember Atton asked for an update on 640 Chagrin River Road, and the Mayor answered a conditional building permit is being prepared right now. The permit runs nine months from the day it is issued.

10. Fire Department Report attached and starts at 40:14

Fire Chief Majeski proudly announced the promotion of nine Firefighters to Firefighter Engineer status at a swearing-in ceremony on July 4. We also have started to upgrade some of our water rescue equipment - updated life vests and throw bags.

11. Committee Reports starts at 42:16

Tree Canopy (Councilmember Turner)

The Committee's recommendation to remove invasives from two village-owned properties - the pump station at the corner of Chagrin River and Mayfield Roads, and a 4.94 acre parcel further east on Mayfield Road - at a cost of \$4,800 is before Council tonight as Resolution No. 2025-29.

These two village-owned properties are adjoined by a parcel owned by the GM Land Conservancy (the “LoConti” property). The Land Conservancy at their last meeting decided to contract with Better Meadows & Woodlands to remove invasives from the “LoConti” property.

Contiguous landowners sharing information and working cooperatively to control invasives provides a better chance of preventing their spread.

The Committee’s original request for the four properties in the pilot program was \$88,200. To date we have spent \$46,645. We certainly have \$4,800 in the budget for the additional two village-owned properties, but because we are spending land conservation funds, the practice that Council has put forth is to approve all those dollars.

Bryan Kuchta, President of Better Meadows, explained the earlier he gets started, the better - the more regrowth after clearing and before herbicide application, the better the success, especially when doing the two village-owned and the one Land Conservancy property at the same time.

Moved to Agenda Item No. 16. **Resolution No. 2025-29 (First Reading)**

“A Resolution Authorizing the Mayor to Enter into an Agreement with Better Meadows & Woodlands, LLP for Additional Services Regarding Invasive Species Control on Village-owned Properties; and Declaring an Emergency”.

Councilmember Broome moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2025-29 be placed on its final passage. Councilmember Steinbrink seconded the motion.

Ayes: Atton, Broome, Onysko, Press, Steinbrink, Turner.

Nays: None

Motion carried.

Councilmember Steinbrink moved to approve Resolution No. 2025-29 and Councilmember Broome seconded the motion.

Ayes: Atton, Broome, Onysko, Press, Steinbrink, Turner.

Nays: None

Motion carried.

Broadband (Councilmember Deacon) - see 2:13:47

12. **Ordinance No. 2025-18 (Revised 7/15/25) (Third Reading)** starts at 53:43

“An Ordinance Amending Chapter 131, Council, of the Codified Ordinances of the Village of Gates Mills” was read by the Mayor.

Law Director Hunt made revisions to the ordinance after the last meeting and sent to Council this weekend. Additional comments were made today and were incorporated into another version before Council tonight with an explanation as to why some comments were not adopted and others were. The Law Director urged Council

to read through the latest revision (document management number -5). There isn't any hurry to pass this. He emphasized the virtual attendance piece only applies to Council meetings (regular, special, and emergency) and Council Committee meetings (regular and emergency). There has to be a quorum present of at least 4 persons at Council meetings. If you're attending virtually, you can vote, but you're not counted as part of the quorum. You can only attend virtually three times in a rolling twelve-month period. If you attend virtually a fourth time within the twelve preceding months, you can not vote. With Council Committee meetings, only the presiding officer needs to be attending in person - the public can attend if they wish, but all other members could attend virtually. Giving notice has been expanded to include more up to date ways to provide notice.

Bottom line: Every meeting of the Village - any public body, committee, commission, board - is in person, but members can attend virtually if it's a Council meeting or Council Committee meeting. Virtual attendance at Board or Commission meetings are not included - it's very difficult due to the size of exhibits and plans.

Ordinance No. 2025-18 remains on third reading.

13. **Resolution No. 2025-24 (Second Reading)** starts at 58:50

"A Resolution to Adopt the Solid Waste Management Plan for the Cuyahoga County Solid Waste District" was read by Mayor Siemborski. The 30 or 40 municipalities within the District are required to review the Plan and decide if they approve.

Law Director Hunt added there is an August 11 deadline to make a decision, and approval by 60% of the political subdivisions is necessary for Plan adoption. The District had not quite met that level as of two weeks ago. There is no increase in the generation fee, which is \$2 per ton of waste produced, one of the lowest rates in the State.

Councilmember Broome moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2025-24 be placed on its final passage. Councilmember Press seconded the motion to suspend the rules.

Ayes: Atton, Broome, Deacon, Onysko, Press, Steinbrink, Turner.

Nays: None

Motion carried.

Councilmember Turner moved to approve Resolution No. 2025-24 and Councilmember Press seconded the motion.

Ayes: Atton, Broome, Deacon, Onysko, Press, Steinbrink, Turner.

Nays: None

Motion carried.

14. **Ordinance No. 2025-27 (Revised 7/15/25) (Second Reading)** starts at 1:01:48

"An Ordinance to Amend Section 933.07 of the Codified Ordinances of the Village of Gates Mills Regarding Rates and Charges for Use of the Village's Wastewater Treatment Facility Services for Existing and New Customers" was read by the Mayor.

This is an update to the rates last approved in 2002. There was no need to change the rates since substantially all the flow was within the Village's own buildings. With the expansion of this to the Hunt Club, it was timely to update the rates. We have chosen to follow the Northeast Ohio Regional Sewer District published rates - they are the largest provider, and we already have residents in the western part of the Village that have access to sewers paying the same rate. As we apply to Ohio EPA for the design and construction loans for the conversion and consolidation of the facility, it's important that we have an updated ordinance demonstrating the rate that will be used to collect the operating and maintenance costs of taking on someone else's facility.

Councilmember Broome moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2025-27 be placed on its final passage. Councilmember Press seconded the motion.

Ayes: Atton, Broome, Deacon, Onysko, Press, Steinbrink, Turner.
Nays: None
Motion carried.

Councilmember Turner moved to approve Resolution No. 2025-27 and Councilmember Press seconded the motion.

Ayes: Atton, Broome, Deacon, Onysko, Press, Steinbrink, Turner.
Nays: None
Motion carried.

15. **Ordinance No. 2025-28 (First Reading)** starts at 1:05:51

"An Ordinance to Approve Current Replacement Pages to the Gates Mills Codified Ordinances" was read by Mayor Siemborski.

Finance Administrator Mulh explained we typically update the codified ordinance book every year. Traffic and general offenses sections are updated to conform with current State law, along with any ordinances Council has passed since the last time we codified. Councilmembers can take a packet if you have a book at home; it is online; and there is at least one master copy at Village Hall.

Councilmember Broome noted these sections have already been updated on the Village website, and most sections are amended because the Ohio Revised Code changed. So, this would essentially make our punishments for these offenses mirror the punishments in the Ohio Code. Law Director Hunt indicated sometimes, and sometimes we can have a greater penalty than the state, but not a lesser. Councilmember Broome suggested one impetus for us is that if someone pleads to the municipal ordinance in court, then the Village gets the fine - but if someone pleads to the state offense, the Village only gets a portion of the fine and the rest goes to the state.

Councilmember Turner moved that the rules requiring ordinances to be read on three different days be suspended and that Ordinance No. 2025-28 be placed on its final passage. Councilmember Steinbrink seconded that motion.

Ayes: Atton, Broome, Deacon, Onysko, Press, Steinbrink, Turner.
Nays: None

Motion carried.

Councilmember Broome moved to approve Ordinance No. 2025-28 and Councilmember Deacon seconded the motion.

Ayes: Atton, Broome, Deacon, Onysko, Press, Steinbrink, Turner.

Nays: None

Motion carried.

16. **Resolution No. 2025-29 (First Reading)** - see 42:16

17. **Resolution No. 2025-30 (First Reading)** starts at 1:15:58

“A Resolution Authorizing the Mayor to Enter into an Agreement with Municipal Collections of America, Inc. for Collection Agency Services” was read by the Mayor.

Three or four collection agencies were interviewed that could assist the Village in the collection of judgements issued by Lyndhurst Municipal Court to individuals that failed to respond to first and second notices and pay their speeding violations. Municipal Collections of America (MCOA) was selected as they specialize in collection of traffic/parking/speeding violations. They are well-informed on what the state of Ohio allows in the pursuit of judgement collections arising from unpaid speeding violations. MCOA’s contract has been reviewed from a business standpoint, and it has been reviewed and approved by the Law Director.

The Mayor prepared an illustration of what the collections would be without a collection agency and what they would be with a collection agency. The collection fee, based on the level of speeding, would be on top of the fine that the speeder already has, so there would be no less income for the Village, Sensys Gatso, or Lyndhurst Muni Court. MCOA believes their collection efforts will produce an additional 20% of the cases turned over to them. Without collection efforts we have been able to collect about 67% of the fines assessed - 55% on first notice and 12% on second notice, leaving 33% able to collect. If MCOA can collect 20% of that remaining 33%, that gets us to a collection effort that is over 70%.

This resolution authorizing the contract with MCOA to be entered into was drafted by our prosecutor, Michael Cicero. The resolution is being reviewed by the Lyndhurst Muni Court Judge to determine if the language is conforming. Discussion:

Turner - Any fees that MCOA retains is on top of the fine?

Siemborski - Yes, the Village will still keep the fine percentage negotiated with Gatso. Some may wonder what MCOA is doing for their money. Primarily they use their extensive databases to chase down bad addresses and pursue collection.

Press - Have you considered adding some discretion to this? Putting a collection agency on somebody is a relatively draconian thing to do. He would be more inclined to do it for repeat offenders than one-time offenders.

Siemborski - MCOA will pursue the files that we send, and will treat all of them the same.

Turner - There was a lot of difficulty coordinating the computer systems between Lyndhurst Muni Court and Sensys Gatso initially causing a delay in getting the program

up and running. What do we know about the potential for these two systems to coordinate?

Siemborski - The system going into place is there will be a judgement issued by the court when the second notice is not responded to. By Ohio law the individual has 30 days to appeal that decision. At the 31st day, if the judgment has not been satisfied or objected to, then we will turn the file over to the collection agency to do its job.

Steinbrink - Part of the technology issue was the court changing their software.

Press - To what extremes does MCOA go to collect? Are they calling people in the middle of the night? Are they calling their employers?

Siemborski - Soft collection efforts. They know what the state of Ohio will permit and not permit. There are things that you cannot do as a collection agency in the state of Ohio that you could do in other locations. MCOA will follow Ohio state law.

Press - What does the state of Ohio allow? It would be interesting to know that before we vote on it.

Onysko - Having used collection agencies, Ohio is one of the more restrictive/soft. If an individual is ticketed for speeding down Mayfield Road, pay the ticket.

Atton - The resolution doesn't explicitly say that this applies to the Mayfield Road traffic camera program. Neither does the contract. Does it apply to anybody who is not paying their bills to the Village?

Siemborski - No, it applies to the file that the Village gives them of traffic enforcement tickets that have not been paid through their second notice just on Mayfield Road.

Atton - It should be explicit.

Siemborski - If you've got a word or two you want to mark up, send them over.

Steinbrink- Expressed concern that Sensys Gatso might be under the impression they are going to get their percentage of the collection fee on top of the fine.

Siemborski - The only other benefit they get is \$1.35 for postage and mailing.

Deacon - When the second notice goes out, does it indicate that the individual could be subject to collection if they don't pay?

Minichello - Yes.

Press - If we decide to put traffic cameras at other locations in the Village, would you propose to use MCOA on that as well?

Siemborski - We would want to see how they do for us. This is an annual contract that we can cancel on an annual basis.

Turner - Has MCOA worked with other Gatso clients?

Minichello - Willoughby Hills. Their experience has been good.

Broome - Has some questions about the contract and will circulate those.

Press - Where do we stand on the issue of looking at traffic cams on other roads?

Siemborski - We have no effort underway within the Village to look at any other location other than the school zone on Mayfield Road outside St. Francis.

Turner - We had a lot of discussion about whether or not we were going to put up a traffic camera on Mayfield and what that meant in terms of our community and surrounding communities. Now you seem to be raising an issue about putting cameras on multiple streets throughout the Village. I am not in favor.

Steinbrink- I agree with that. Mayfield Road was done for a very specific reason because of the difficulty in policing that road safely.

Resolution No. 2025-30 remains on first reading.

18. Other Council Matters starts at 1:36:46

Over a year ago, Council approved the Mayor's recommendation to group the priorities that came out of the Comprehensive Plan into strategic or operational categories. Several priorities were not pursued, and Councilmember Press made a point of making sure that Council has a view on what those were and if they want some work done. As promised last month, the Mayor wrote a paragraph on each of the four items for discussion today.

Item #1 - Negative view on school district. This has been negated by a five-star performance of the District as evaluated by the State of Ohio. Further, the four municipalities that comprise the school district passed a new operating levy demonstrating their support of the school district. GM Elementary School continues to rate as one of the best elementary schools in the state. Gates Mills residents should follow this lead in any comments about the quality of the District. Discussion:

Turner - Agrees with the Mayor's paragraph. The levy in November that was passed by the Village, after many years of not passing the school levy, points to the feelings of villagers. What the Comprehensive Plan revealed was a bifurcated response about the schools - one end said the school was a negative and the other end said the school was a gem that was one of the highlights and positive attractions in the Village. She is convinced we have reviewed this issue many times and to raise it for discussion again is a move in the wrong direction.

Press - Thinks we should reenact the outside perspective subcommittee, have them go back to the same realtors, ask them the same question, and see if the perception has changed. If the perception is negative, it's a problem, whether that's the reality or not, and perhaps there's something positive we can do about it. He thinks Mayfield School has made some headway in the right direction, but they are not back at the level of Orange, Chagrin, and Solon where they were ten years ago. Look at the performance test rating.

Onysko - What would we do?

Press - I don't know. I'm not the one who went out and looked at it in the first place, but I listened to the two issues brought to our attention and we've ignored them both - the schools and the run-down houses.

Deacon - That came from the realtors. If the community feels good about the schools, isn't that the most important thing?

Press - That was not the conclusion of the outside perspectives. We were trying to figure out why people choose to buy here versus there, and that's a pretty good source.

Deacon - At some point, don't we just say how much do we really care if there's a few people who don't understand that?

Atton - The realtors were asked to portray what people's perceptions were of our school district as they considered where to live in Northeast Ohio. It was not the realtor's point of view. The realtor was the conduit.

Press - Our school is a lot better than most of the schools in Cuyahoga County, but the people we're trying to attract are looking at areas like Chagrin, Orange, Solon, Gates Mills, and Hunting Valley. They're not looking at broader Cuyahoga County. We're not looking to attract those people and they're not looking to live here.

Turner - You didn't answer John's question.

Press - What was the question?

Onysko - I don't know what we would do.

Press - I don't know what we would do either. So there's a problem. So we don't know how to solve it. So we'll shove it under the rug and pretend that it doesn't exist.

Siemborski - It's here for discussion. Do you have any specific things that you want to do? Does anybody on Council want to pursue this?

Press - I can't solve the problem without understanding it.

Siemborski - I don't know that there is a problem. If there was a problem, it was three years ago, and it's been resolved. The School District is a five-star district. We should just accept that because it has been published and it's been rated by the state. The elementary school is rated one of the best in the state. We should accept what we hear.

Press - I'm happy to go off the state ratings. Let's look at the performance test rating.

Siemborski - It's not our job. Our job is not to evaluate the school district. Our job is to run the Village. The school district is part of it, but we don't control the school district. And they're doing a good job.

Press - If the perception is incorrect, we may not be able to address that and improve the perception.

Turner - We have had a school liaison committee since 2011. If you've got comments or recommendations, I would suggest that you offer that to them.

Press - I've tried and others have tried, but it doesn't do any good.

Councilmember Steinbrink moved that Council does not need to explore anything further regarding the Mayfield School District given the fact that it has a five-star rating and that the elementary school is one of the top elementary schools in the state. Councilmember Broome seconded the motion.

Ayes: Atton, Broome, Deacon, Onysko, Steinbrink, Turner.

Nays: Press

Motion carried.

Item #2 - Housing Stock as "Projects". starts at 1:46:55 Mayor - There are a few homes in the Village (say 25 of 900) that look sad. There are other homes that are historic/aged that are attractive to people because of that. There was a comment that the community undertake some type of Habitat for Humanity project or that we create a tax incentive to get people that have sad homes to fix them up. There are so few of these structures. A formal program may be redundant and less attractive than the rehab professionals and the financing offered by the Cleveland Restoration Society (CRS). This council supports the CRS and two of our residents participated in the process in 2024 - I don't think either pursued home remodeling or changes through the CRS system. CRS did a seminar in the Village last month. In my view, this is not something that needs to be further considered or reviewed by Council. Discussion:

Steinbrink - We have talked in Planning & Zoning over the last number of years on having some sort of a point-of-sale in-home inspection. It has not been well-favored by the members of P & Z to have Building Inspector Biggert go around home to home as homes are being sold. Longer term it probably starts to address some of these things. But unless Council is going to direct P & Z to take up point-of-sale inspections, I don't know much else that can be done.

Press - How about a tax abatement program where if somebody were to put a six-figure improvement to the exterior of their home, for example, the Village would give them a tax abatement for a few years?

Broome - The market tends to take care of itself. People buy the house at a good price because it shows deferred maintenance and then they splurge to bring it up.

Press - It came out as a negative when the outside perspectives committee talked to realtors about choosing Gates Mills versus other communities in the Chagrin Valley.

So, are you saying that outside perspectives came to the wrong conclusion? The market is taking care of itself in all these communities and they were wrong? Or is there something different about our community?

Spear - I think they were wrong. We have the benefit now of having gone through the sexennial assessment where the county sent people to every property in the community, and they didn't just do the number - they put a rating on homes. We had less than 20 houses in Gates Mills that were rated fair or poor. So to size this problem, there's really not a lot.

Broome - We have a little bit older housing stock. It doesn't always look like HGTV Frisco, Texas suburban housing. Perhaps some people have an expectation that everything should look like that and every house should be a Chuck Fazio design palace. Not all that way doesn't mean bad houses. Go back to John's comment - what would we do?

Spear - When we did the Comprehensive Plan, and I did 30% of those entries, we were coming off a time when it was pretty hard to sell a house, and now we're at a point where there are very few houses on the market and they're selling at much higher prices than they were then. So, we can think about what the Comprehensive Plan found out, but we can also look at the results of sales, which have been very strong.

Turner - That's a good point. We can all think of homes needing exterior clean up, some of which come under existing ordinances. Maybe those could be better enforced.

Hunt - We have the ordinances and Building Inspector Biggert is good at enforcing them.

Press - I'm talking about something, not clean up, to encourage investment in housing. Owners have to volunteer to make the investment. We can't make it for them, but we can incentivize them to improve their house.

Onysko - If we put something in place to incentivize, I would apply for it, and I don't think that I'm your target audience. That might be biting off more than we can chew.

Press - We would have to have the power to approve whether a house qualifies for a tax abatement.

Hunt - The Village does not have the authority to give tax abatement outside of what's in the state code.

Siemborski - It's not an issue if it affects less than 2% of our property.

Councilmember Broome moved that Council does not need to undertake any type of Habitat for Humanity project or create a tax incentive to encourage owners to fix up their home based on the facts that there are so few properties that would be eligible, that the market will take care of itself, and that we have zoning ordinances to cover issues. Councilmember Turner seconded the motion.

Ayes: Atton, Broome, Deacon, Onysko, Steinbrink, Turner.

Nays: Press

Motion carried.

Item #3 - Downtown Development. starts at 1:56:23 There is some merit to further consider this. In the last two years, post Covid and post Comprehensive Plan, Sara's has been busy, the coffee shop is a hit, the Old Livery Tavern seems to be more occupied with tenants, and there is a buzz in the town center anchored by the library, post office, Marston Park, and pickleball. We would need to very clearly have a discussion on what scope that is, how far it goes geographically, what's included in the study, what report we would want back. Comments?

Onysko - One of the reasons I wanted to be on Council was the revitalization of our downtown area - in particular, the buildings that the police, fire, and service departments occupy. I don't know how to do this, and I am looking for a mentor to guide me through the steps to assemble a committee that would explore either renovation or rebuild to bring us up to par with the downtown areas in surrounding communities, and then present the information gathered to our residents.

Siemborski - Half of the buildings in town center are municipal buildings, and they need work. A lot of it is deferred. Then we have other village-owned buildings that need some work and perhaps some could be expanded in some way. By downtown development I'm talking about from the Community House to the bridge and from the river to behind the Mills Building. We have done a lot to fix and to promote what we currently have, but there is not a comprehensive plan dealing with downtown development, both the municipal buildings and the commercial buildings. We do have a plan for revitalizing downtown that was done 10-15 years ago. There's a lot of good information in there about statistics and demographics and who uses the downtown area and why. That's probably a good study piece to start with and then look at consultants/experts that could update that or give us a new one. If Council wants to do that, we form a committee and appoint a chairperson and move forward.

Onysko - I'd like to do that.

Broome - I think we should keep it on the agenda. We also might expand it to include activities - how we better use the Community House - senior socialization activities.

Steinbrink - I think it merits a larger discussion. I worry what residents are going to think about we're going to start changing downtown, doing things to buildings, and changing some of the historic structures. I think a committee is fine. The devil's in the details. There were people against putting a coffee shop in. Slower is always better.

Deacon - I think some of the spaces - in particular, spaces occupied by our village employees - could use an upgrade. It's worth looking at to ensure they have good working spaces that are safe.

Atton - This was a deficiency in the Comprehensive Plan. There were no ideas about what to do with downtown except for the coffee shop. We should go ahead with this.

Turner - This is a big issue. It is exciting and John is excited. I'd like to see the idea flushed out a bit more among Council. When you talk about a committee without a scope or mission, it feels premature for that. Further discussion and what the scope might be are warranted. Think about other groups - recreation committee, architectural review, historic review - and how we get them involved.

Press - It's more about a blueprint of what kinds of things we would like and wouldn't like. I don't really want to stimulate development of downtown any faster than it would happen on its own. We are living in a town where there are some things we don't control. We don't control what happens to the Hunt Club, to Gates Mills Elementary, and the Livery Tavern. Those things could change, and we ought to give some thought to what we would do.

Onysko - I like a cafeteria style too. Contingency plans would encompass an entire platter of what we have to work with. Coming back full circle, I would address the downtown area in terms of safety of the buildings, usability of the buildings, presentation of the buildings, and interaction with the community.

Turner - A way to start might be a special Council meeting to get some parameters among Council for what the committee is going to work on.

Siemborski - So this is viewed as pretty positive. My sense is Council is asking the Mayor and administration to give further thought to a downtown development effort with a scope and objectives to be determined and shared with Council.

Onysko - Offered to meet with the Mayor and hash out the details.

Item #4 - Reshape the historic district. starts at 2:09:22 Comments were made during the Comprehensive Plan and are often raised when owners are looking to approve plans to build or remodel their house, about the curiosity of the shape and breadth of the historic district designation. Going back many years, there was a huge undertaking supported by research, affidavits, and filings with regulatory authorities to define the historic district. That has served us well for the last 30 years. To my knowledge, there has been no serious interest in looking at this. I don't see the benefit of reevaluating the historic district, and I don't know what issue we would address. Rather, we might want to highlight our historic places. Discussion:

Deacon - That's a great idea to spend time on highlighting. But, to your point, we do get a lot of questions, and I'm not sure we have a really good answer other than that's the way it was drawn. It might be worth going back, taking a look at it, really understanding what the thought process was - because I'm not sure there's anybody still around who does know what that is. That way, if we are going to leave it alone, at least we are able to explain the rationale to people.

Turner - From the Architectural Review Board perspective, being in the historic district comes up as well. It is more expensive if you want to make renovations and your home is in the historic district - the materials and requirements to meet the prior standards are expensive. I would support taking a look at it, understanding it, and if there's changes, recommend making changes.

Siemborski - Having heard no other comments, I'm going to take this as understand and explain the historic district. Our previous law director, Chuck Riehl, and others that were around in the 90's when this was all put together are resources.

19. Business from the Audience - None

11. Committee Updates (continued) starts at 2:13:47

Broadband (Councilmember Deacon)

Meeting tomorrow with CVG engineers and construction folks, John Onysko, the Mayor, and myself to learn exactly how the construction is going to work, as well as talking about beginning to roll out the pricing and the subscriptions to residents.

20. Executive Session starts at 2:15:05

Councilmember Broome moved to go into Executive Session for purposes of seeking legal advice from our Law Director dealing with real estate. Councilmember Steinbrink seconded the motion.

Ayes: Atton, Broome, Deacon, Onysko, Press, Steinbrink, Turner.

Nays: None

Motion carried. Executive Session commenced at 7:44 p.m.

Mayor Siemborski reconvened the meeting at 7:56 p.m.

Councilmember Turner moved that if the Village of Gates Mills is offered property of the deceased resident Dan Kish from his estate, that we accept the property

and authorize the Mayor to enter into a real estate contract with Berkshire Hathaway for the sale of that land. Councilmember Steinbrink seconded the motion.

Ayes: Atton, Broome, Deacon, Onysko, Press, Steinbrink, Turner.

Nays: None

Motion carried.

Councilmember Onysko and Mayor Siemborski mentioned a last-minute email sent by resident Jerry Bohinc to all of Council regarding his views on Section 1160. Once read, Councilmembers may have comment on it.

21. Adjourn

There being no further business, it was moved by Councilmember Broome, seconded by Councilmember Steinbrink, and unanimously carried, that the council meeting be adjourned.

Respectfully submitted,

Beth DeCapite, Clerk

Approved:

Steven L. Siemborski, Mayor

Village of Gates Mills
MINUTES OF A SPECIAL MEETING OF COUNCIL
August 5, 2025

A special meeting of the Council of the Village of Gates Mills, Ohio was held at Village Hall in the Council Chambers on August 5, 2025, at 4:30 p.m. with Mayor Siemborski presiding.

Councilmembers present: Atton, Broome, Deacon, Onysko, Press, Steinbrink (4:34 p.m.), Turner.

Other Village officials present were Law Director Hunt, Assistant Treasurer Spear, and Finance Administrator Mulh.

Mayor Siemborski noted Clerk DeCapite was unable to attend the meeting. Councilmember Deacon moved to have Janet Mulh serve as Clerk Pro Tem. Councilmember Broome seconded the motion.

Ayes: Atton, Broome, Deacon, Onysko, Press, Turner.
Nays: None.
Motion carried.

Mayor Siemborski read Resolution No. 2025-19 (As Amended 08/05/2025), "A Resolution Submitting the Question of the Renewal of an Existing 3.5 Mill Tax Levy for the Purpose of Current Expenses and Declaring an Emergency." He noted the Village was notified by the Cuyahoga County Board of Elections that pursuant to Advisory 2025-03 from the Ohio Secretary of State which was sent to Boards of Elections across Ohio, the Ohio General Assembly's passage of Ohio House Bill 496 in April 2025 requires county auditors and fiscal officers when providing their tax estimates to local taxing authorities, such as the Village, to round the estimated annual revenue the levy will generate to the nearest one dollar, instead of to the nearest one thousand dollars as previously estimated by the auditors and fiscal officers in Ohio; therefore, as a result, local tax levy legislation to proceed to the ballot, including this Council's Amended Resolution No. 2025-19, needs to be amended to express the proper dollar amount and done so in time for the legislation's submission to the Board of Elections by August 6, 2025 for the November 4, 2025 ballot. The Village's estimated revenue changes from \$616,000 to \$616,491.

Councilmember Turner moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2025-19 (As Amended 08/05/2025) be placed on its final passage. Councilmember Deacon seconded the motion to suspend the rules.

Ayes: Atton, Broome, Deacon, Onysko, Press, Steinbrink, Turner.
Nays: None.
Motion carried.

Councilmember Deacon moved to approve Resolution No. 2025-19 (As Amended 08/05/2025) and Councilmember Steinbrink seconded the motion.

Ayes: Atton, Broome, Deacon, Onysko, Press, Steinbrink, Turner.

Nays: None.

Motion carried.

There being no further business, it was moved by Councilmember Broome, seconded by Councilmember Deacon, and unanimously carried, that the council meeting be adjourned.

Respectfully submitted,

Janet M. Mulh, Clerk Pro Tem

Approved:

Steven L. Siemborski, Mayor

For further details, the online recording of the meeting can be found on the Village's youtube page.

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

UAN v2025.2

July 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
63-2025	01/30/2025	02/01/2025	CH	DIVISION OF WATER	\$14.07 *	C
63-2025	07/11/2025	07/11/2025	NEG ADJ	DIVISION OF WATER	-\$14.07	C
	Purpose: reimb by wash house					
138-2025	03/05/2025	03/05/2025	CH	DIVISION OF WATER	\$14.19 *	C
138-2025	07/11/2025	07/11/2025	NEG ADJ	DIVISION OF WATER	-\$14.19	C
	Purpose: reimb by wash house					
192-2025	04/01/2025	04/03/2025	CH	DIVISION OF WATER	\$18.52 *	C
192-2025	07/11/2025	07/11/2025	NEG ADJ	DIVISION OF WATER	-\$18.52	C
	Purpose: reimb by wash house					
358-2025	07/01/2025	07/02/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose: 1471 CRR PARK					
359-2025	07/01/2025	07/02/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose: 1481 CRR PARK					
360-2025	07/01/2025	07/02/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose: OBT					
361-2025	07/01/2025	07/02/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose: BRIDGE 596 CRR					
362-2025	07/01/2025	07/02/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose: WASTEWATER PLANT					
363-2025	07/01/2025	07/02/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose: FLOWER BOXES SOUTH BRDG					
364-2025	07/01/2025	07/02/2025	CH	DIVISION OF WATER	\$14.19	C
	Purpose: WASH HOUSE					
365-2025	07/01/2025	07/02/2025	CH	DIVISION OF WATER	\$18.52	C
	Purpose: POST OFFICE					
366-2025	07/01/2025	07/02/2025	CH	DIVISION OF WATER	\$19.35	C
	Purpose: SERVICE GARAGE					
367-2025	07/01/2025	07/02/2025	CH	DIVISION OF WATER	\$55.37	C
	Purpose: GLENWOOD - VILLAGE HOUSE					
367-2025	07/07/2025	07/08/2025	NEG ADJ	DIVISION OF WATER	-\$55.37	C
	Purpose: reiimbursed by minichello					
368-2025	07/01/2025	07/02/2025	CH	DIVISION OF WATER	\$145.96	C
	Purpose: TOWN HALL					

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Payment Listing

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July 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
369-2025	07/02/2025	07/02/2025	CH	DIVISION OF WATER	\$344.97	C
	Purpose:	MILLS BLDG				
370-2025	07/02/2025	07/02/2025	CH	FP MAILING SOLUTIONS	\$200.00	C
371-2025	07/03/2025	07/07/2025	CH	THE HARTFORD	\$221.04	C
	Purpose:	LIFE INSURANCE PREMIUM				
372-2025	07/03/2025	07/07/2025	CH	CLEVELAND ILLUMINATING CO.	\$495.02	C
	Purpose:	WASTEWATER PLANT				
373-2025	07/07/2025	07/07/2025	CH	CLEVELAND ILLUMINATING CO.	\$94.45	C
	Purpose:	CHAGRIN RIVER RD BRIDGE				
374-2025	07/07/2025	07/07/2025	CH	CLEVELAND ILLUMINATING CO.	\$123.05	C
	Purpose:	SERVICE GARAGE				
375-2025	07/07/2025	07/07/2025	CH	CLEVELAND ILLUMINATING CO.	\$124.20	C
	Purpose:	BURTON COURT				
376-2025	07/07/2025	07/07/2025	CH	CLEVELAND ILLUMINATING CO.	\$395.14	C
	Purpose:	TRAFFIC LIGHTS				
377-2025	07/07/2025	07/07/2025	CH	CLEVELAND ILLUMINATING CO.	\$458.57	C
	Purpose:	STREET LIGHTS				
378-2025	07/07/2025	07/07/2025	CH	CLEVELAND ILLUMINATING CO.	\$472.77	C
	Purpose:	MILLS BLDG				
379-2025	07/08/2025	07/08/2025	CH	PRIME PAY	\$75,485.31	C
380-2025	07/08/2025	07/08/2025	CH	OHIO POLICE & FIRE PENSION	\$27,431.08	C
	Purpose:	EMPLOYEE/EMPLOYER JUNE 2025				
381-2025	07/08/2025	07/08/2025	CH	OPERS PUBLIC EMPLOYEES	\$23,556.21	C
	Purpose:	EMPLOYEE/EMPLOYER JUNE 2025				
382-2025	07/08/2025	07/08/2025	CH	CLEVELAND ILLUMINATING CO.	\$98.25	C
	Purpose:	FOX HILL & MAYFIELD CAMERA				
383-2025	07/08/2025	07/08/2025	CH	EQUIVEST	\$2,507.00	C
	Purpose:	DEFERRED COMPENSATION				
384-2025	07/08/2025	07/08/2025	CH	OHIO DEFERRED COMP	\$1,270.00	C
	Purpose:	ROTH CONTRIBUTIONS				
385-2025	07/08/2025	07/08/2025	CH	OHIO DEFERRED COMP	\$7,527.30	C
	Purpose:	DEFERRED COMPENSATION				

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Payment Listing

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July 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
386-2025	07/08/2025	07/08/2025	CH	CHARTER COMMUNICATIONS	\$62.18	C
	Purpose:	CABLE				
387-2025	07/09/2025	07/09/2025	CH	CLEVELAND ILLUMINATING CO.	\$33.66	C
	Purpose:	TRAFFIC LIGHT				
388-2025	07/09/2025	07/09/2025	CH	CLEVELAND ILLUMINATING CO.	\$97.08	C
	Purpose:	CARPENTER ROAD				
389-2025	07/09/2025	07/09/2025	CH	CLEVELAND ILLUMINATING CO.	\$100.43	C
	Purpose:	MAYFIELD @ CARPENTER				
390-2025	07/09/2025	07/09/2025	CH	ENBRIDGE GAS OHIO	\$517.74	C
	Purpose:	MILLS BLDG				
391-2025	07/09/2025	07/09/2025	CH	ENBRIDGE GAS OHIO	\$250.33	C
	Purpose:	TOWN HALL				
392-2025	07/09/2025	07/09/2025	CH	CINTAS CORPORATION #259	\$1,505.46	C
	Purpose:	SERVICE - UNIFORMS				
392-2025	07/31/2025	08/01/2025	NEG ADJ	CINTAS CORPORATION #259	-\$285.93	C
	Purpose:	WRONG AMOUNT ENTERED - SHOULD BE 1219.53				
393-2025	07/09/2025	07/09/2025	CH	VERIZON WIRELESS	\$654.23	C
	Purpose:	CELLULAR SERVICES				
394-2025	07/10/2025	07/10/2025	CH	CLEVELAND ILLUMINATING CO.	\$514.09	C
	Purpose:	COMMUNITY HOUSE				
395-2025	07/10/2025	07/10/2025	CH	PRIME PAY	\$540.44	C
	Purpose:	PAYROLL PROCESSING				
396-2025	07/15/2025	07/15/2025	CH	LYNDHURST MUNI COURT	\$35,040.00	C
	Purpose:	JUNE 2025 CASES				
397-2025	07/15/2025	07/15/2025	CH	CUYAHOGA COUNTY TREASURER	\$14,064.45	C
	Purpose:	SECOND HALF 2024 RE TAXES MILLS AND WASH HOUSE				
397-2025	07/29/2025	07/29/2025	NEG ADJ	CUYAHOGA COUNTY TREASURER	-\$2,543.19	C
	Purpose:	REIMBURSEMENT FROM WASH HOUSE				
398-2025	07/15/2025	07/15/2025	CH	MAYFIELD VILLAGE	\$18,941.20	C
	Purpose:	EMS COLLECTIONS				
399-2025	07/15/2025	07/15/2025	CH	ENBRIDGE GAS OHIO	\$107.73	C
	Purpose:	COMMUNITY HOUSE				

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

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July 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
400-2025	07/16/2025	07/16/2025	CH	CLEVELAND ILLUMINATING CO.	\$94.98	C
	Purpose:	OLD MILL RD XMAS				
401-2025	07/16/2025	07/16/2025	CH	CLEVELAND ILLUMINATING CO.	\$95.28	C
	Purpose:	OBT 1413 CHAGRIN RIVER				
402-2025	07/16/2025	07/16/2025	CH	CLEVELAND ILLUMINATING CO.	\$956.42	C
	Purpose:	TOWN HALL				
403-2025	07/16/2025	07/16/2025	CH	HOME DEPOT CRC	\$224.67	C
	Purpose:	FAUCET, SUPPLY LINES, VANITY TOP				
404-2025	07/21/2025	07/21/2025	CH	CLEVELAND ILLUMINATING CO.	\$695.07	C
	Purpose:	TOWN HALL				
405-2025	07/22/2025	07/21/2025	CH	PRIME PAY	\$73,502.98	C
	Purpose:	DIRECT DEPOSIT AND TAXES				
406-2025	07/22/2025	07/21/2025	CH	EQUIVEST	\$2,507.00	C
	Purpose:	DEFERRED COMP				
407-2025	07/22/2025	07/21/2025	CH	OHIO DEFERRED COMP	\$7,527.30	C
	Purpose:	DEFERRED COMP				
408-2025	07/22/2025	07/21/2025	CH	OHIO DEFERRED COMP	\$1,270.00	C
	Purpose:	ROTH CONTRIBUTIONS				
409-2025	07/22/2025	07/22/2025	CH	DIVISION OF WATER	\$69.41	C
	Purpose:	FIRELINE MILLS BLDG				
410-2025	07/22/2025	07/22/2025	CH	CIGNA HEALTHCARE	\$43,019.76	C
	Purpose:	HEALTH, DENTAL, VISION PREMIUM				
411-2025	07/23/2025	07/23/2025	CH	SAM'S CLUB	\$288.53	C
	Purpose:	PAPER TOWELS, TISSUE, BAGS CH & MILLS				
412-2025	07/25/2025	07/25/2025	CH	FIRST COMMUNICATIONS, LLC	\$2,680.98	C
	Purpose:	PHONES & INTERNET				
413-2025	07/29/2025	07/29/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose:	BRIDGE 596 CHAGRIN				
414-2025	07/29/2025	07/29/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose:	FLOWER BOXES - SOUTH BRIDGE OLD MILL				
415-2025	07/29/2025	07/29/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose:	PARK				

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Payment Listing

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July 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
416-2025	07/29/2025	07/29/2025	CH	DIVISION OF WATER	\$14.19	C
	Purpose:	WASTEWATER PLANT				
417-2025	07/29/2025	07/29/2025	CH	DIVISION OF WATER	\$18.52	C
	Purpose:	POST OFFICE				
418-2025	07/29/2025	07/29/2025	CH	DIVISION OF WATER	\$18.52	C
	Purpose:	WASH HOUSE				
419-2025	07/29/2025	07/29/2025	CH	DIVISION OF WATER	\$219.67	C
	Purpose:	TOWN HALL				
420-2025	07/29/2025	07/29/2025	CH	CHASE CARD SERVICE	\$3,833.39	C
	Purpose:	POLICE SUPPLIES, DUES/FIRE SUPPLIES, NOVELTIES/SERV WATERING TANK, SANDSTONE STEP, WATER HEATER/ADMIN CONCERT, PARADE, CONF REG				
421-2025	07/30/2025	07/31/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose:	1471 CHAGRIN - PARK				
422-2025	07/30/2025	07/31/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose:	OBT BUILDING				
423-2025	07/30/2025	07/31/2025	CH	DIVISION OF WATER	\$19.35	C
	Purpose:	SERVICE GARAGE				
424-2025	07/30/2025	07/31/2025	CH	DIVISION OF WATER	\$62.74	C
	Purpose:	VILLAGE HOUSE				
425-2025	07/31/2025	08/01/2025	CH	STATE TREASURER OF OHIO	\$900.00	C
	Purpose:	VIOLATIONS BUREAU				
426-2025	07/31/2025	08/01/2025	CH	REDSS	\$120.00	C
	Purpose:	VIOLATIONS BUREAU				
427-2025	07/31/2025	08/01/2025	CH	LYNDHURST MUNI COURT	\$36.00	C
428-2025	07/31/2025	08/01/2025	CH	ANCORA ADVISORS	\$5,430.18	C
	Purpose:	QUARTERLY INV MGR FEE				
8279	03/14/2025	03/14/2025	AW	CINTAS CORPORATION #259	\$77.46 *	C
8279	07/15/2025	07/15/2025	NEG ADJ	CINTAS CORPORATION #259	-\$77.46	C
	Purpose:	REFUNDED BY CINTAS				
8540	06/17/2025	06/17/2025	AW	CINTAS CORPORATION #259	\$100.79 *	C
	Purpose:	FIRST AID SUPPLIES				
8540	07/15/2025	07/15/2025	NEG ADJ	CINTAS CORPORATION #259	-\$100.79	C
	Purpose:	REFUNDED BY CINTAS				

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

UAN v2025.2

July 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
8564	07/08/2025	07/08/2025	AW	A & A SAFETY, INC.	\$660.00	C
	Purpose:	6' WATERWALL, LINREAR				
8565	07/08/2025	07/08/2025	AW	AKE ENVIRONMENTAL, INC.	\$7,825.70	C
	Purpose:	INSTALL CELL ALARM SYSTEM, INSPECTIONS, ANALYSIS, ROUTINE PLANT MAINT				
8566	07/08/2025	07/08/2025	AW	ARIS COMPANY	\$480.00	C
	Purpose:	PORTABLE RESTROOMS PARADE				
8567	07/08/2025	07/08/2025	AW	AUBURN PIPE & PLUMBERS SUPPLY	\$144.88	C
	Purpose:	RUBBER				
8568	07/08/2025	07/08/2025	AW	BAUER SUPPLY	\$399.75	C
	Purpose:	FOAM SOAP				
8569	07/08/2025	07/08/2025	AW	CHAGRIN VALLEY DISPATCH	\$11,419.30	C
	Purpose:	DISPATCH SERVICE				
8570	07/08/2025	07/08/2025	AW	CHAGRIN VALLEY NURSERIES, INC.	\$325.00	C
	Purpose:	MULCH				
8571	07/08/2025	07/08/2025	AW	WILLIAM H. CHILDS, JR	\$100.00	C
	Purpose:	ARB 7/3/25				
8572	07/08/2025	07/08/2025	AW	MICHAEL E. CICERO	\$1,250.00	C
	Purpose:	RETAINER JULY 2025				
8573	07/08/2025	07/08/2025	AW	THOMAS J COOK	\$600.00	C
	Purpose:	MAY INSPECTIONS				
8574	07/08/2025	07/08/2025	AW	ENGLEBROOK CONSTRUCTION INC.	\$2,660.00	C
	Purpose:	A/C REPAIRS MILLS, SERVICE GARAGE				
8575	07/08/2025	07/08/2025	AW	RICHARD KAWALEK ARCHITECT INC	\$100.00	C
	Purpose:	ARB 7/3/25				
8576	07/08/2025	07/08/2025	AW	KIMBALL MIDWEST	\$530.11	C
	Purpose:	PAINT, DISCS, GLOVES, SUPPLIES				
8577	07/08/2025	07/08/2025	AW	KOLSOM TIRES	\$154.58	C
	Purpose:	(1) TIRE				
8578	07/08/2025	07/08/2025	AW	MARSHALL POWER EQUIPMENT	\$141.57	C
	Purpose:	CHAINS				
8579	07/08/2025	07/08/2025	AW	MIDDLEFIELD MFG	\$71.88	C
	Purpose:	ASSY REARVIEW MIRROR				

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

UAN v2025.2

July 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
8580	07/08/2025	07/08/2025	AW	MT CONTRACTING	\$590.00	C
	Purpose:	BACKFLOW TESTING				
8581	07/08/2025	07/08/2025	AW	PET WASTE ELIMINATOR	\$90.00	C
	Purpose:	TRASH CAN LINERS				
8582	07/08/2025	07/08/2025	AW	POP CULTURE CLE	\$379.50	C
	Purpose:	CONCERT REFRESHMENTS				
8583	07/08/2025	07/08/2025	AW	SHUTTLE'S UNIFORM INC.	\$619.00	C
	Purpose:	POLICE UNIFORM				
8584	07/08/2025	07/08/2025	AW	SITEONE LANDSCAPE SUPPLY	\$82.44	C
	Purpose:	TRIPLESTART HYDROCOVER MULCH				
8585	07/08/2025	07/08/2025	AW	SPORT RACK	\$1,754.50	C
	Purpose:	FIRE DEPT UNIFORMS				
8586	07/08/2025	07/08/2025	AW	STOW MUNICIPAL COURT	\$328.99	C
	Purpose:	GARNISHMENT				
8587	07/08/2025	07/08/2025	AW	TECHSPERT DATA SERVICES LLC	\$4,579.95	C
	Purpose:	ONBOARDING AND TOTAL CARE				
8588	07/08/2025	07/08/2025	AW	THREAD PRESS LLC	\$500.00	C
	Purpose:	20 BASEBALL CAPS				
8589	07/08/2025	07/08/2025	AW	TREAS OF STATE (FUND 83F)	\$750.00	C
	Purpose:	LEADS (3 MONTHS)				
8590	07/08/2025	07/08/2025	AW	TURNEY HOME & AUTO	\$215.09	C
	Purpose:	PRESSURE WASH SOAP, BAGS, NOZZLE				
8591	07/08/2025	07/08/2025	AW	C.W. COURTNEY COMPANY	\$34,604.67	C
	Purpose:	PASSOV HOME, GUARDRAIL PROGRAM, ROAD PROGRAM, SIDEWALK				
8592	07/15/2025	07/15/2025	AW	AKE ENVIRONMENTAL, INC.	\$984.80	C
	Purpose:	REPAIR DOSING PUMP/FAILED CHECK VALVE				
8593	07/15/2025	07/15/2025	AW	THOMAS J COOK	\$450.00	C
	Purpose:	JUNE INSPECTIONS				
8594	07/15/2025	07/15/2025	AW	DUSTBUSTER	\$431.26	C
	Purpose:	CLEANING JUNE				
8595	07/15/2025	07/15/2025	AW	FIRST CALL	\$154.99	C
	Purpose:	BRAKE PADS/ROTORS/RETURN PD				

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

UAN v2025.2

July 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
8596	07/15/2025	07/15/2025	AW	MAYFIELD VILLAGE	\$101,537.95	C
	Purpose:	EMS 2ND QTR 2025				
8597	07/15/2025	07/15/2025	AW	NICOLA, GUDBRANSON & COOPER	\$4,305.00	C
	Purpose:	MAY SERVICES				
8598	07/15/2025	07/15/2025	AW	RUMPKE	\$88.82	C
	Purpose:	TRASH REMOVAL				
8599	07/15/2025	07/15/2025	AW	SENSYS GATSO USA, INC.	\$47,348.00	C
	Purpose:	JUNE 2025 CAMERA PROGRAM				
8600	07/15/2025	07/15/2025	AW	NCD CORSILLO PLUMBING, LLC	\$11,075.00	C
	Purpose:	WATER FOUNTAIN AND INSTALL				
8601	07/15/2025	07/15/2025	AW	SPECIALIZED CONCRETE & CONSTRUCTION INC	\$1,100.00	C
	Purpose:	WATER FOUNTAIN CONCRETE PAD				
8602	07/16/2025	07/16/2025	AW	GATES MILLS LAND CONSERVANCY	\$12,000.00	C
	Purpose:	2ND HALF 2024 RE TAX ADVANCE				
8603	07/16/2025	07/16/2025	AW	ROETZEL & ANDRESS	\$4,581.00	C
	Purpose:	RETAINER AND NON LAW DIR SERVICES FOR MAY				
8604	07/25/2025	07/25/2025	AW	ABATE LANDSCAPING FLORIST	\$614.33	C
	Purpose:	ANNUALS, TOP SOIL, STRAW				
8605	07/25/2025	07/25/2025	AW	ATWELL'S POLICE & FIRE EQMT	\$1,328.75	O
	Purpose:	BULLET PROOF VEST POLLUTRO				
8606	07/25/2025	07/25/2025	AW	AUBURN CAREER CENTER	\$4,875.00	O
	Purpose:	R HANSEN FIREFIGHTER 1 & 2				
8607	07/25/2025	07/25/2025	AW	COMDOC, INC.	\$38.17	O
	Purpose:	MONTHLY XEROX CONTRACT				
8608	07/25/2025	07/25/2025	AW	DISTILLATA COMPANY	\$150.85	C
	Purpose:	WATER COOLERS				
8609	07/25/2025	07/25/2025	AW	D.H. ELLISON CO.	\$100.00	O
	Purpose:	HISTORIC BOARD MEETING				
8610	07/25/2025	07/25/2025	AW	ENGLEBROOK CONSTRUCTION INC.	\$7,840.00	O
	Purpose:	A/C REPAIR HALLE'S, CUSTOM SHUTTERS VILLAGE HALL & COMM HOUSE				
8611	07/25/2025	07/25/2025	AW	GENUINE PARTS COMPANY	\$345.23	O
	Purpose:	BATTERIES, FILTERS, ADHESIVE				

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

UAN v2025.2

July 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
8612	07/25/2025	07/25/2025	AW	JOSEPH GIGLIO	\$100.00	O
	Purpose:	HISTORIC BOARD MEETING				
8613	07/25/2025	07/25/2025	AW	I A LEWIN, PE AND ASSOCIATES	\$600.00	C
	Purpose:	WALKING BRIDGE STUDY				
8614	07/25/2025	07/25/2025	AW	MARS ELECTRIC COMPANY	\$35.51	O
	Purpose:	COMM HOUSE MAIN AC UNIT FUSES				
8615	07/25/2025	07/25/2025	AW	NICOLA, GUDBRANSON & COOPER	\$3,237.50	O
8616	07/25/2025	07/25/2025	AW	PAYNE & PAYNE BUILDERS	\$3,090.00	O
	Purpose:	BUILDING BOND REFUND				
8617	07/25/2025	07/25/2025	AW	PET WASTE ELIMINATOR	\$19.99	O
	Purpose:	SHIPPING/HANDLING ON PREVIOUS ORDER				
8618	07/25/2025	07/25/2025	AW	PRESTON FORD	\$545.08	O
	Purpose:	CHIEF'S VEHICLE-EXHAUST REPAIR				
8619	07/25/2025	07/25/2025	AW	SHUTTLE'S UNIFORM INC.	\$658.00	O
	Purpose:	DAY UNIFORM, POLLUTRO UNIFORM, BALLCAPS				
8620	07/25/2025	07/25/2025	AW	STOW MUNICIPAL COURT	\$328.99	O
	Purpose:	GARNISHMENT				
8621	07/25/2025	07/25/2025	AW	TELREPCO	\$4,800.00	O
	Purpose:	5 DOCKING STATIONS, POWER ADAPTER				
8622	07/25/2025	07/25/2025	AW	WITMER PUBLIC SAFETY GROUP	\$68.85	O
	Purpose:	TOURNIQUET				
8623	07/25/2025	07/25/2025	AW	ZOOM CAR WASH	\$160.00	O
	Purpose:	CAR WASHES				
8624	07/25/2025	07/25/2025	AW	BEST TRUCK EQUIPMENT INC	\$68,699.00	C
	Purpose:	DUMP BODY, PLOW, LIGHTING, EQUIP				
Total Payments:					\$707,139.52	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$707,139.52	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

ORDINANCE FOR PAYMENT OF BILLS
VILLAGE OF GATES MILLS, CUYAHOGA COUNTY
Payment Listing
July 2025

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

ORDINANCE NO. 1300

ORDINANCE FOR PAYMENT OF BILLS

PASSED AUGUST 19, 2025

TOTAL \$707,139.52

Clerk

Mayor

CLERK'S CERTIFICATE

I hereby certify that at the time of making the contracts or orders for the expenditures provided for in the foregoing ordinance and at the time of the execution of such certificate a sufficient sum appropriated for the purpose of such contract was in the treasury or in process of collection to the credit of an appropriate fund free from any previous encumbrances.

(This ordinance is not of "a general or permanent nature" and need not be read three times nor published)

Clerk

To: Gates Mills Village Council

From: Jamie Carracher, President

Subject: 2025 Mid-Year Report from Gates Mills Land Conservancy (GMLC)

Date: Aug. 2, 2025

Since our 2024 year-end update to the Village Council, the following activities have transpired at the Gates Mills Land Conservancy:

Stewardship: As we do every year as part of our Land Trust Alliance accreditation requirements, our board is in the process of inspecting properties that are owned preserves, or have conservation easements, or deed restrictions. These inspections require us to visit every property, take photos and document conditions, which we monitor from year-to-year for changes. Similarly, this year we are updating our management plans for all of our owned properties. These management plans do not contemplate any major changes to our existing policies but do require more detailed documentation, as part of our LTA accreditation. Lastly, members of our board led by Dr. Peter Wiest installed a Kestrel nest box in our Sherman Preserve. This tall, impressive structure aims to create a home for North America's smallest falcon, the American Kestrel, and can be seen from the road. We will monitor it for usage in the months and years ahead.

Tree Canopy Subcommittee: Four GMLC directors, with Mitch Bass as its chairperson, continue to support the Village's Tree Canopy Committee. The Conservancy's Merkel Preserve, located north of the Gates Mills Garden Club on Chagrin River Road, has begun the process of invasive removal. In the next few years, we will transition from removal of invasives to planting new native trees, flowers and other plants. Seeing the early success of this program, the Conservancy in July voted to expand the program to our 6.5 acre LoConti Preserve just across the street.

Invasive Species Removal: Funded by a confidential grant administered by PNC, the Conservancy engaged a botanist in early 2024 to perform an audit on its owned preserves for invasive species with a particular focus on eradicating the highly aggressive Tree of Heaven. Tree of Heaven was **found** and treated on five preserves last year and this multi-year eradication effort continues in 2025.

Land Trust Alliance Field Trip: The Conservancy will host more than 50 conservation professionals from across the country as part of the national Land Trust Alliance Rally conference being held this year in Cleveland. This field trip, which we are producing in partnership with Chagrin River Watershed Partners and Western Reserve Land Conservancy, will include visits to the Merkel Preserve to see our work tackling invasives and restoring native habitat, as well as the village center around stream restoration work managed by CRWP.

Community Outreach: GMLC published two online **Newsletters** in March and July that were distributed to more than 725 villagers. They were focused on the upcoming LTA Rally field trip to the

village, introductions to members of our board as well as our conservation partners, and explanations of common conservation work like river seining.

Fund Raising: As of the end of June, \$ 21,216 in membership contributions had been raised from nearly 90 donors compared to a budget of \$40,000 for the year. Earlier this year, we also received a generous unrestricted \$100,000 donation from the family of Mrs. Marguerite (Bonnie) Humphrey, which will support our ongoing land conservation and stewardship work. We are working with the village and the Humphrey family to honor her life-long contributions to the community with a memorial in the village center.

Levy Receipts: In February, we received levy funds totaling \$27,184 and in March we received levy funds totaling \$44,180.

New Website: Since last year, a Task Force within the Conservancy has been at work on a new website. This continues and our goal is to publish the new website this fall. This new site aims to make information about our work easier to find for our members and village residents.

Financials: As of the end of June 2025, GMLC's Statement of Revenues & Expenses and its cash position were as follows:

Statement of Operations	June YTD Actual	Full Year Budget 2025
Revenues	\$ 139,246	\$ 141,500
Expenses	<u>\$ 13,895</u>	<u>\$ 49,400</u>
Net	\$ 125,350	\$ 92,100

Revenue for 2025 is expected to be higher than what is budgeted.

Cash reserves at the end of June were as follows:

Operating Funds	\$ 571,462
Special Gift Fund	\$ 8,165
Levy Funds	\$ 98,636
Stewardship Reserves	<u>\$ 217,961</u>
Subtotal	\$ 842,225

VILLAGE OF GATES MILLS

FINANCIAL REPORT FOR THE MONTH ENDING JULY 31, 2025

MONTHLY RESULTS AND FINANCIAL POSITION

The financial statements were provided to the Mayor, Clerk and Council prior to the August 19, 2025, Regular Council meeting.

GENERAL FUND

Revenue for the month was \$663,404 and \$4,842,640 year-to-date. Real estate tax receipts are higher than received in 2024 by \$22,280. Year-to-date municipal income taxes are equal to this time last year. Receipts from real estate taxes and municipal income taxes are based on collections by Cuyahoga County and RITA. The Village is dependent on the timing of those agencies' billing and collection activities and on the timing of taxpayer remittances.

The traffic camera enforcement program gross receipts in July were \$172,680. Year-to-date receipts are trailing 2024's number by \$68,420. Vehicles are passing through the Village at lower and safer speeds, thereby achieving the primary objective of road safety. Accordingly, citations and receipts are lower in 2025 than in 2024. Expenses for the program are to Lyndhurst Municipal Court and Sensys Gatso, which appear in the Police Department expenditure area of the General Fund. Expenses in July totaled \$82,388 for a net collection of \$90,292 for the month. Net collections year-to-date are \$419,038.

Other sources of revenue, excluding the traffic camera program, were \$58,438 in July. Year-to-date the Village has received \$808,046 compared to \$615,590 in 2024's other sources of revenue. The Mills Building rental income is higher this year due to a tenant paying rent for the year in January. The Village received \$63,212, in February, from the State of Ohio's Emergency Management Agency for the reimbursement of costs associated with the tornadic storm the Village endured in August of 2024. We also received reimbursement from Northeastern Ohio Regional Sewer District for Phase 2 Stormwater Mapping, Storm Sewer work at Mayfield and Chagrin River Road and Chagrin River Watershed Partners dues in the amount of \$42,098 in March. In April, the City of Cleveland Water Department remitted \$20,000 for the emergency repair work done on Old Mill Road in 2024. In May, the Village received \$100,000 from Cuyahoga County for the emergency repairs on Old Mill Road. These amounts are included under Miscellaneous in Other Sources of Revenue.

Expenditures were \$623,920 for July. Year-to-date, excluding transfers from the General Fund, expenses were \$3,873,474 compared to 2024 year-to-date expenses of \$3,574,001. The Village transferred \$1,241,500 to the Capital Improvement, Wastewater, and Police Pension Funds in January. Village expenses are budgeted and controlled by its four departments (Administration, Police, Fire and Service).

The Administration Department incurred expenses of \$54,231 in July. Income Tax Expenses are higher year-to-date due to a refund that was recorded in January. General Insurance includes the Village's professional and liability coverages along with flood insurance policies.

The Police Department recorded expenses of \$223,261 in July. The Department's expenses were \$1,563,123 as of the end of July, which is \$108,333 more than the prior year-to-date amount of \$1,454,790. In April, the department purchased the budgeted 2025 Ford F150 Lightning vehicle.

The Fire Department 2025 costs were \$145,059 in July. Year-to-date expenses of \$500,513 were higher than last year's amount of \$331,136. Wages are higher year-to-date this year by \$27,526 due to the increased hours for station duty, while Ambulance/EMS costs are higher than this time last year by \$36,901.

The Service Department incurred \$201,370 in expenses in July. Year-to-date, the Department has incurred \$1,222,394 which is \$34,933 more than last year's figure of \$1,187,461. Overtime wages of \$41,312 exceeded last year's amount due to the number of snow and ice storms experienced this year. Salt expense was \$73,711 compared to last year's amount of \$44,374. In April, the new Ford F600 was purchased for \$58,874. In May, Specialized Concrete and Construction completed masonry repairs and constructed new stairs at the Community House, Post Office and Mills Building. In July, the dump body, spreader, hydraulics, plow and lighting work was completed on the new Ford for \$68,699.

In summary, for seven months of the year, the Village operated with a General Fund shortfall of \$272,334 due to completing the annual transfers to other funds of \$1,241,500. Excluding transfers, the surplus would be \$969,166. Last year, the Village had a surplus of \$358,960 with \$796,500 transferred to other funds.

The General Fund cash balance on July 31, 2025 was \$7,606,768 compared to the beginning of the year balance of \$7,879,102.

OTHER FUNDS

The Village is required to maintain other special purpose funds by statute or contract. Cash in these funds amounted to \$2,812,092 on July 31, 2025. The increase from the end of 2024 was mainly due to transfers from the General Fund.

Janet M. Mulh, MPA
Finance Administrator

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
JULY 31, 2025

	2025 BUDGET	Current Month	2025 Year to Date	2024 Year to Date
General Fund (GF) Revenues:				
Taxes:				
Real Estate Taxes	2,785,820	231,000	1,642,285	1,620,005
Municipal Income Taxes	2,415,000	201,286	1,541,532	1,541,538
Share of Sales and State Taxes	-	-	4,587	37,718
Total Tax Revenue	5,200,820	432,286	3,188,404	3,199,261
Other Sources:				
Fines and Costs	75,100	5,140	31,589	40,685
Traffic Camera Gross Receipts	1,520,000	172,680	846,190	914,610
Building/Liquor Permits & Licenses	51,040	9,369	33,394	55,821
Interest Income	273,500	15,183	151,479	168,582
Rental Income	222,360	3,747	151,603	164,241
Mills Building Rental Income	142,631	6,020	71,821	62,934
Ambulance Income	50,000	18,941	58,162	52,328
SRO Reimbursement	94,500	-	47,225	47,225
Misc	66,750	38	262,772	23,774
Total Other Sources Revenue	2,495,881	231,118	1,654,236	1,530,200
Assessments:				
School Board/Property Assessment	-	-	-	-
Total General Fund Revenues	7,696,701	663,404	4,842,640	4,729,461
Add Year Beginning General Fund Balance		7,567,284	7,879,102	7,580,424
Less Expenses:				
Administration Costs	(see Page 2)	(54,231)	(587,444)	(502,835)
Administration - Transfers		-	(1,241,500)	(796,500)
Police Department Costs	(see Page 3)	(223,261)	(1,563,123)	(1,454,790)
Fire Department Costs	(see Page 3)	(24,580)	(150,610)	(115,913)
Fire Department Ambulance	(see Page 3)	(120,479)	(349,903)	(313,002)
Service Department Costs	(see Page 4)	(201,370)	(1,222,394)	(1,187,461)
Total General Fund Expenses		(623,920)	(5,114,974)	(4,370,501)
Current General Fund Balance		7,606,768	7,606,768	7,939,384
Plus:				
Other Fund Current Balances		2,812,092	2,812,092	1,776,657
Total Current Balance - All Funds		10,418,860	10,418,860	9,716,041

MISC	\$63,212 OH Emerg Mgmt
	\$42,098 NEORS D REIMB
	\$20,000 Cleveland Water
	\$100,000 County fro Old Mill

**VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
JULY 31, 2025**

	2025 BUDGET	2025 Month Expenses	2025 To Date Expenses	2024 To Date Expenses
ADMINISTRATION:				
Salaries and Wages	169,664	13,762	97,964	94,055
Health Insurance	48,681	3,445	26,056	37,212
Worker's Comp/Medicare	5,500	241	1,980	2,136
Employee Retirement (OPERS)	29,000	2,216	16,541	15,547
PERSONNEL COSTS	252,845	19,665	142,542	148,950
Legal - Law Director	60,000	4,581	42,003	33,290
Legal - Prosecutor	58,750	8,793	32,373	24,588
Legal - Other	2,000	-	1,389	8
Engineering	48,610	2,970	26,503	23,821
Other Professional Services	111,500	11,621	96,948	66,745
LEGAL AND PROFESSIONAL	280,860	27,964	199,215	148,452
General Insurance	130,000	-	123,668	116,741
Income Tax Expense	70,000	6,039	80,920	45,164
County Auditor Expenses	73,000	-	30,466	33,289
Office Expenses	14,500	388	7,053	7,166
Miscellaneous Expenses	5,500	175	3,580	3,073
OTHER ADMINISTRATIVE COSTS	293,000	6,602	245,688	205,433
ADMINISTRATION OPERATING COSTS	826,705	54,231	587,444	502,835
Transfers to Other Funds	1,241,500	-	1,241,500	796,500
TOTAL ADMINISTRATION COSTS	2,068,205	54,231	1,828,944	1,299,335

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
JULY 31, 2025

	2025 BUDGET	2025 Month Expenses	2025 To Date Expenses	2024 To Date Expenses
POLICE DEPARTMENT:				
Salaries and Wages	1,280,250	94,640	700,983	661,470
Overtime	35,000	2,615	33,574	23,302
Health, OPERS, MEDI, Worker Comp	314,819	22,517	156,791	167,043
PERSONNEL COSTS	1,630,069	119,772	891,347	851,815
Gasoline	25,000	-	12,486	7,003
Repairs and Maintenance	17,000	1,015	7,893	7,123
Uniforms	16,000	2,606	5,465	5,171
Training/Conferences	13,000	150	4,349	4,578
Dispatch Operating Fee	140,000	11,419	79,935	98,441
Alarm System Fee	17,000	-	8,365	8,662
Maintenance Agreements/Radio Expenses	28,000	750	15,909	21,733
Traffic Camera Program LMC	336,000	35,040	195,280	173,920
Traffic Camera Program Gatso	405,000	47,348	231,872	255,312
Other Expenses	16,000	361	8,854	5,992
V.E.G.	12,000	-	12,000	11,000
OTHER POLICE DEPART COSTS	1,025,000	98,689	582,407	598,935
Vehicle Purchases	52,000	-	71,870	-
Equipment Purchases	26,000	4,800	17,499	4,040
CAPITAL EXPENDITURES	78,000	4,800	89,369	4,040
TOTAL POLICE DEPARTMENT COSTS	2,733,069	223,261	1,563,123	1,454,790

FIRE DEPARTMENT:				
Salaries and Wages	227,500	15,581	109,328	81,802
PERS, MEDI, SOC SEC, Worker Comp	33,900	1,376	10,864	7,959
PERSONNEL COSTS	261,400	16,957	120,192	89,761
Vehicle Maintenance	10,000	-	185	738
Ambulance/EMS <i>see below</i>	486,900	120,479	349,903	313,002
Training/Conferences	12,500	4,875	5,190	-
Contracts & Annual Fees	26,000	283	12,196	12,922
Other Expenses	15,000	2,465	9,093	4,474
OTHER FIRE DEPARTMENT COSTS	550,400	128,102	376,567	331,136
CAPITAL EXPENDITURES	131,300	-	3,754	8,018
TOTAL FIRE DEPARTMENT COSTS	943,100	145,059	500,513	428,915
<i>Ambulance Income on Cover Page</i>	<i>50,000</i>	<i>18,941</i>	<i>58,162</i>	<i>52,328</i>

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
JULY 31, 2025

	2025 BUDGET	2025 Month Expenses	2025 To Date Expenses	2024 To Date Expenses
SERVICE DEPARTMENT:				
Salaries and Wages	823,725	59,676	480,873	435,858
Overtime	30,975	2,253	41,312	14,424
Health, OPERS, MEDI, Worker Comp	362,200	28,343	203,634	206,694
PERSONNEL COSTS	1,216,900	90,272	725,819	656,976
Salt/Aggregate (snow removal)	60,000	-	73,711	44,374
Building Inspection	18,000	1,050	5,893	5,166
Equipment Maintenance	52,000	559	22,385	38,218
Gasoline Expense	40,000	-	23,379	16,068
Supplies/Uniforms	36,500	2,226	21,847	19,409
OPERATING COSTS	206,500	3,835	147,215	123,235
BUILDING OPERATION & MTC				
Village Hall	166,100	9,829	51,952	52,151
Village Houses	2,300	203	368	2,738
Community Building	20,700	5,542	32,519	56,375
Post Office	2,300	37	3,864	557
OBT Building	1,850	115	767	912
Wash House	4,200	148	255	91
Burton Court	3,200	124	3,310	4,086
Mills Building	75,100	17,167	64,509	50,081
BUILDING OPERATION & MTC	275,750	33,166	157,544	166,991
Street Repair	5,000	-	1,044	888
Ditch, Drain, Sewers	30,500	217	16,447	14,922
Tree Grinding (Contractors)	15,000	-	6,181	15,275
Street Lighting	20,000	1,086	7,978	11,123
Parks	21,000	3,301	12,080	8,555
Guardrails, Signs, Bridges	10,000	794	3,257	1,289
STREETS AND ROADS	101,500	5,398	46,987	52,052
Vehicles	120,000	68,699	128,018	174,689
Other Equipment	18,000	-	16,810	13,518
CAPITAL EXPENDITURES	138,000	68,699	144,828	188,207
TOTAL SERVICE DEPARTMENT COSTS	1,938,650	201,370	1,222,394	1,187,461

**VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
JULY 31, 2025**

	Beginning Year Balance	Year-to-date Actual Receipts	Year-to-date Actual Expenses	Unexpended Balance
Street Const Maint Repair	169,334	119,379	-	288,713
State Highway	27,207	9,697	19,999	16,905
Bond Retirement (KeyBank Loans)	2,730	-	-	2,730
	<u>199,270</u>	<u>129,077</u>	<u>19,999</u>	<u>308,347</u>
Capital Improvement	260,244	1,082,019	146,338	1,195,925
Water	302,465	-	25,782	276,683
Wastewater Plant	11,467	72,270	38,829	44,907
Park Recreation	22,147	26,561	25,290	23,418
Cemetery	72,220	19,000	4,853	86,368
Mayor's Court-Violations Bureau	560	7,410	6,940	1,030
Mayor's Discretionary	505	1,500	240	1,765
Purcell Trust	30,296	-	-	30,296
Land Conservation	326,382	178,948	132,664	372,667
Local Fiscal Recovery Fund (ARPA)	157,531	-	20,776	136,756
Building Bond Deposit	156,162	8,351	6,328	158,185
Underground Storage Tank	11,000			11,000
Safety Fund	50,473	10,500	45,592	15,382
Police Relief & Pension	33,832	220,786	129,848	124,771
Law Enforcement	-	-	-	-
VEST Grant	-	-	-	-
OneOhio Fund (Opiod)	2,348	-	485	1,863
STATE Grants	21,399	9,425	8,093	22,731
TOTAL OTHER FUNDS	<u>1,658,301</u>	<u>1,765,846</u>	<u>612,055</u>	<u>2,812,092</u>
GENERAL FUND	7,879,102	4,842,640	5,114,974	7,606,768
TOTAL ALL FUNDS	<u>9,537,403</u>	<u>6,608,486</u>	<u>5,727,029</u>	<u>10,418,860</u>

STATE OF THE VILLAGE
JULY 31, 2025

	2025	2024
Total Current Balance - All Funds	10,418,860	9,716,045
Cash and Investments:	7/31/2025	7/31/2024
Cash:		
ANCORA	8,814,018	8,596,154
CHASE DDA	151,211	279,478
CHASE SAV - LAND CONS	-	1,498
STAR OHIO -LAND CONS	372,667	290,345
CHASE VIOLATIONS BUREAU	61,524	50,430
Star Ohio	<u>1,047,841</u>	<u>530,457</u>
Total Cash	10,447,261	9,748,362
(OUTSTANDING CHECKS)	<u>(28,401)</u>	<u>(32,317)</u>
Total Cash and Investments	10,418,860	9,716,045

** From Wastewater Fund

GENERAL FUND SUMMARY	BUDGET	JULY	2025 YEAR TO DATE	2024 YEAR TO DATE
Real Estate Taxes	2,785,820	231,000	1,642,285	1,620,005
Municipal Income Tax	2,415,000	201,286	1,541,532	1,541,538
Share of Sales and State Taxes	-	-	4,587	37,718
Other Sources	2,495,881	231,118	1,654,236	1,530,200
Assessments	-	-	-	-
TOTAL OPERATING REVENUES	7,696,701	663,404	4,842,640	4,729,461
 OPERATING EXPENSES				
Administration Department	826,705	54,231	587,444	502,835
Police Department	2,733,069	223,261	1,563,123	1,454,790
Fire Department	943,100	145,059	500,513	428,915
Service Department	1,938,650	201,370	1,222,394	1,187,461
Transfers excluding Inheritance Taxes	1,241,500	-	1,241,500	796,500
TOTAL OPERATING EXPENSES	7,683,024	623,920	5,114,974	4,370,501
 SURPLUS (DEFICIT)	13,677	39,484	(272,334)	358,960

Project	July 31, 2025	BUDGET	JULY	YEAR TO DATE EXPENSES		COURTNEY	OTHER	SCMR/STHWY
	CAPITAL IMPROVEMENT							
	2025 Road Program	850,000	22,334	78,939		78,939		
	Riverview Change Orders			33,880			33,880	
	Sidewalk Project	78,125		-				
	Storm Water Regulations & Issues	20,000		19,876		19,876		
	Salt Bin Engineering	50,000		4,875			4,875	
	Guardrail Replacement	100,000	2,034	8,769		8,769		
	Broadband	500,000		-				
	Contingencies	20,000						
TOTAL	CAPITAL IMPROVEMENT	1,618,125	24,367	146,339		107,584	38,755	-

Village of Gates Mills

*Division of Police
1470 Chagrin River Road
Gates Mills, Ohio 44040-9703
Phone: (440) 423-44505 Fax: (440) 423-2002
www.gatesmillsvillage.com*

August 2025 Council Meeting (July Report)

- 1) Two separate residents were scam victims where large sums of money were lost. Both cases are actively being investigated by the Cleveland FBI and the GMPD in a supporting role.
- 2) Officers responded to an ongoing custody dispute at a Brigham Road residence. This is the fifth time we have responded over the last four months.
- 3) A dump truck lost its brakes while traveling e/b on Mayfield Road. The driver took evasive action driving off the right side of the roadway where the vehicle tipped over onto its side. No injuries were sustained and no other vehicles were involved. The vehicle was removed after approximately three hours.

Monthly Totals:

- 55 Traffic Citations.
- 29 Warnings.
- 11 Incident/Accident reports.
- 7,454 Patrol Miles.
- 1,023 House Checks.

Sincerely,



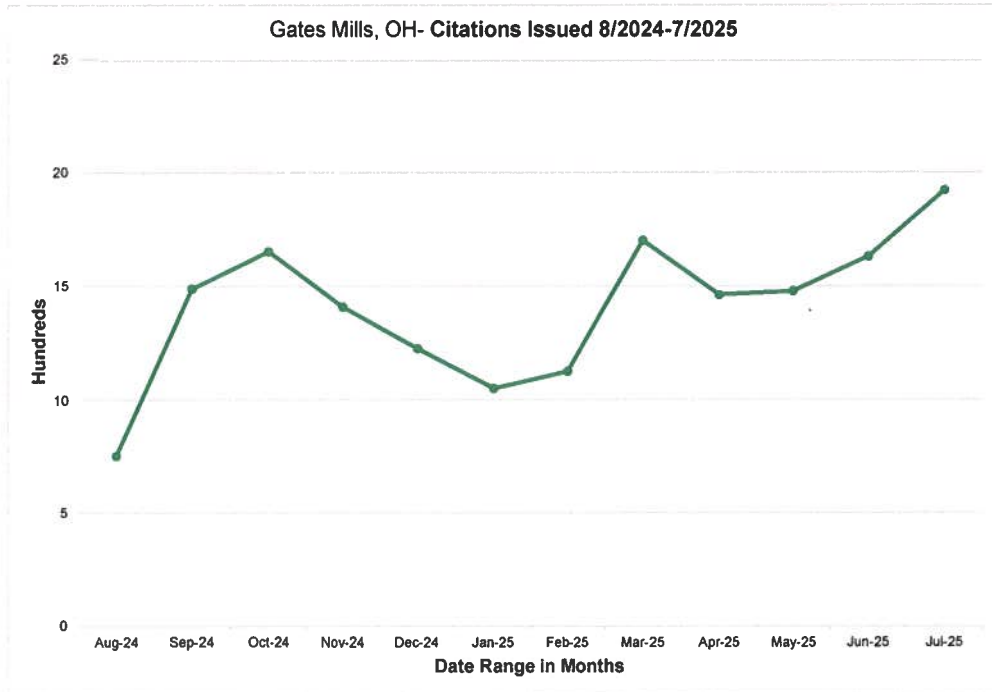
Gregg Minichello
Chief of Police
Gates Mills Police Department
gminichello@gatesmillsvillage.com
440.423.4405 x 112

SGG USA						
Gates Mills, OH - Summary by time periods						
Date Range	Total Passes	Passes @ 58 MPH	Passes @ 59 MPH	Passes @ 60 Plus	Avg Speed	Cites Issued
August 2024 (08/01/2024 - 08/31/2024)	323,991	617	448	1,042	44.98	750
September 2024 (09/01/2024 - 09/30/2024)	315,742	639	462	1,104	45.41	1488
October 2024 (10/01/2024 - 10/31/2024)	333,365	716	514	1,229	45.34	1652
November 2024 (11/01/2024 - 11/30/2024)	280,084	641	431	1,132	45.36	1409
December 2024 (12/01/2024 - 12/31/2024)	285,202	495	390	911	44.96	1225
January 2025 (01/01/2025 - 01/31/2025)	335,446	453	285	719	44.59	1049
February 2025 (02/01/2025 - 02/28/2025)	355,195	463	306	705	44.75	1124
March 2025 (03/01/2025 - 03/31/2025)	393,904	644	437	1,081	45.37	1702
April 2025 (04/01/2025 - 04/30/2025)	433,380	559	416	960	45.17	1462
May 2025 (05/01/2025 - 05/31/2025)	409,057	542	362	929	45.10	1478
June 2025 (06/01/2025 - 06/30/2025)	458,990	611	418	1,010	45.06	1630
July 2025 (07/01/2025- 07/31/2025)	463,812	637	434	1200	45.15	1922

Two vehicles were cited at 83 MPH.

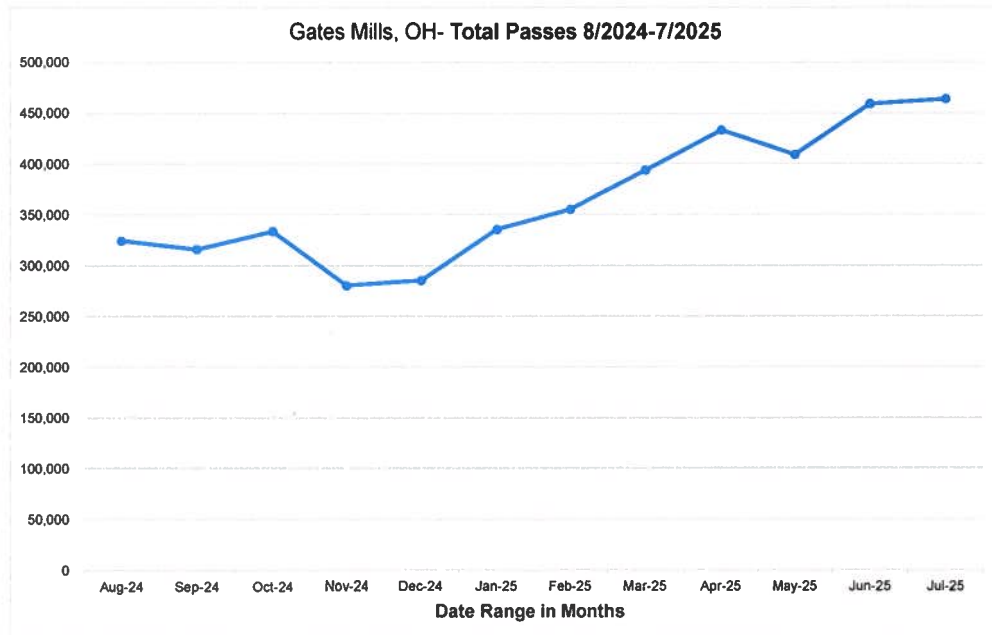
Months Cites Issued

Aug-24	750
Sep-24	1488
Oct-24	1652
Nov-24	1409
Dec-24	1225
Jan-25	1049
Feb-25	1124
Mar-25	1702
Apr-25	1462
May-25	1478
Jun-25	1630
Jul-25	1922



Months Total Passes

Aug-24	323,991
Sep-24	315,742
Oct-24	333,365
Nov-24	280,084
Dec-24	285,202
Jan-25	335,446
Feb-25	355,195
Mar-25	393,904
Apr-25	433,380
May-25	409,057
Jun-25	458,990
Jul-25	463,812



Gates Mills Service Department

"Yours in service since 1920"

TO: Mayor
and Council Members

FROM: Dave Biggert, Service Director

RE: SERVICE DEPARTMENT REPORT – JULY 2025

1. In July, 8 building permits were issued for a total construction value of \$1,129,367. This includes the permit for the work to be performed at 640 Chagrin River Road.
2. In July 2024, 6 building permits had been issued for a total construction value of \$437,424.
3. Last month, we received a copy of the 2024 Annual Residential Recycling Report from the *Cuyahoga County Solid Waste District*. In 2024, the Village deposited 1,042.63 tons of solid waste in the landfill, recycled 128.85 tons of household recyclables and organics for a recycling rate of approximately 11%.

The Villages recycling rate total for 2023 was 10.81%.

4. The July Planning and Zoning meeting minutes are attached for review.

I hope this information is helpful. If you have any questions or need any additional information, please feel free to contact me at (440) 423-1581.

Respectfully Submitted,



David L. Biggert, RBO, RBI, PI, MI, EMT-B
Service Director/Building Official

PLANNING AND ZONING COMMISSION
MINUTES OF **TUESDAY, JULY 01, 2025**

Pursuant to notice duly given, the regular meeting of the Planning and Zoning Commission, also sitting as the Board of Zoning Appeals, was called and held on **Tuesday, July 01, 2025.**

Members present: Craig Steinbrink; Chair, Scott Broome, Jim Deacon, Christine Riley, and Jeannine Voinovich.

Members absent: Chip AuWerter, Emily Hamilton.

Also present: Chris Courtney, Village Engineer
Todd Hunt, Village Law Director

1. Roll call.
2. The minutes of **Tuesday, May 06, 2025** regular meeting of the Planning and Zoning Commission were submitted for approval.

Mr. Deacon noted a few spelling errors.

A motion to approve as amended was made.

Motion by: S. Broome 2nd: J. Deacon

Roll Call: Ayes: All others.
 Nays: None.

Motion Approved

3. A variance request to locate a detached accessory structure in the front yard for the **BARBATO** residence at **7155 Settlers Ridge Road** was heard. Notice has been provided to adjoining property owners.
David Ellison, Architect and Virginia Burt, Landscape Architect were present.

Mr. Steinbrink asked if the neighbors had been notified and if the Village had received any responses.

Mr. Biggert stated the neighbors had been notified by certified mail and no responses or objections had been received.

Mr. Ellison reviewed the variance request for the Board. He stated the request is to locate a detached greenhouse with a small potting shed in the front yard.

He indicated most of the building will be located below grade with only approximately 10' above the finished final grade. He also indicated because of the heavily wooded front yard and the grade sloping up from the street, very little if any of the proposed building will be seen from the street.

Ms. Burt showed a picture of the existing front yard view from the street.

Mr. Ellison showed a picture towards the neighbor's property to the west and stated there is an existing tennis court located in the front yard area closer to the street than what the proposed shed/greenhouse building will be.

Mr. Deacon asked if any trees will need to be removed.

Ms. Burt stated some existing trees will need to be pruned, not removed. She also stated that is the reason for locating the building in the front yard, any spot in the rear yard area would require trees to be removed. Also stated approximately 20 to 30 trees have already been planted. She also showed a hand drawn sketch of what the building might look like.

Mrs. Voinovich asked if landscape/screening is being installed or could be installed to screen the new greenhouse from the street.

Mr. Ellison replied there are and will be intermediate views of the new greenhouse from the street because of the existing trees that are to remain along with the additional low and medium height plantings that are going to be installed. He continued by stating the new building should be hard to see from the street once all the planting has been completed.

Mr. Broome asked why the building could not be located in the rear yard.

Ms. Burt stated it cannot be located in the rear yard because of the existing septic system location, the existing slope of the rear yard, and some existing stormwater drainage issues that need to be addressed.

Mr. Courtney agreed with the rear yard issues as stated by Ms. Burt. Stated it would be more difficult to put the proposed structure in the rear yard.

Mr. Deacon stated he did not see any other feasible location on the property except for where it is being proposed.

At 1733, a motion was made to enter into executive session in order to seek legal consultation from the Village Law Director.

Motion by: S. Broome 2nd: C. Riley

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

At 1747 the Board came out of executive session.

Mr. Broome reviewed the *Variance Worksheet* for the Board.

After further discussion, a motion was made to approve the request to locate a detached accessory structure within the front yard as submitted because there is practical difficulty to construct in any other location; subject to a landscape/screening plan be submitted to the Chief Building Official and Village Engineer for review and approval.

Motion by: S. Broome 2nd: J. Deacon

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

Refer to audio recording for additional detail.

There being no further business the meeting was adjourned at **5:59 P.M.**

Craig Steinbrink, Chair



David Biggert, Secretary

Gates Mills Fire Department

July 2025 Council Report

DATE	NFIRS NUMBER	Address/Location	Description of Incident
07-02-25	2025-86	1970 Berkshire Road	Power Lines Down.
07-02-25	2025-87	1865 Berkshire Road	Power Lines Down-Close Roadway.
07-02-25	2025-88	7130 Wilson Mills Road	Fire Alarm.
07-04-25	2025-89	7620 Sherman Road	Fire Alarm.
07-04-25	2025-90	7857 Sherman Road	Fire Alarm.
07-07-25	2025-91	1735 SOM Center Road	Fuel Spill.
07-07-25	2025-92	1960 Woodstock Road	Fire Alarm.
07-08-25	2025-93	431 Chagrin River Road	Power Line Down.
07-09-25	2025-94	7601 Old Mill Road	Electrical Problem.
07-11-25	2025-95	7620 Old Mill Road	Fire Alarm.
07-13-25	2025-96	1690 Berkshire Road	Power Line Down.
07-13-25	2025-97	860 West Hill Drive	Public Service--Water Leak.
07-17-25	2025-98	7620 Old Mill Road	Fire Alarm.
07-18-25	2025-99	973 Chagrin River Road	MVC-With Injuries.
07-20-25	2025-100	7583 Brigham Road	Animal Problem.
07-20-25	2025-101	1470 Chagrin River Road	Hazardous Condition.
07-22-25	2025-102	34001 Cedar Road	Fire Alarm-Holy Cross House.
07-22-25	2025-103	1030 West Hill Drive	Fire Alarm.
07-23-25	2025-104	1015 West Hill Drive	Power Line Down.
07-24-25	2025-105	Mayfield Rd. Eastbound	MVC- With Injuries.
07-24-25	2025-106	7799 Sugarbush Lane	Electric Equipment Problem.
07-25-25	2025-107	6999 Wilson Mills	Mutual Aid-Mayfield Village-Power Line Down w/ Entrapment
07-26-25	2025-108	7620 Old Mill Road	Fire Alarm.
07-29-25	2025-109	501 Chagrin River Road	Power Lines on Fire.
07-29-25	2025-110	7816 Brigham Road	Power Lines Down.
07-30-25	2025-111	34001 Cedar Road	Commons-Fire Alarm.
07-30-25	2025-112	7620 Old Mill Road	Haz Mat-Chlorine leak.
07-30-25	2025-113	7857 Sherman Road	Fire Alarm.
07-31-25	2025-114	7857 Sherman Road	Fire Alarm.

CURRENT MONTH TOTAL	2025 YEAR TO DATE	2024 YEAR TO DATE
G.M. FIRE 25	114	147
M.V. EMS 24	136	121
Cancelled & Releases 2	10	4

The July training topics were:

- | | |
|---------------|--|
| July 4, 2025. | Parade Duty and Engineer promotions. |
| July 8, 2025. | Master Stream and LDH test on E1412. Advance 3-inch attack line into building, hose test on E1411 and E1413 (3" attack lines). |
| July 24, 2025 | Walk-through and Preplan of Gilmour Academy Dorms and Gilmour Lower School. Fire Alarm panels and tactics with the use of a preplan. |

July employee anniversaries:

Lieutenant Dan Dickson – 23 years.

Lieutenant Mike Feig – 19 years.

Engineer Lee Klein – 19 years.

Fire Fighter Jacob Conte – 4 years.

Thomas Majeski

August 1, 2025

ORDINANCE NO. 2025-18 (As revised 07/15/2025)

BY: MAYOR SIEMBORSKI

AN ORDINANCE AMENDING CHAPTER 131, COUNCIL, OF THE
CODIFIED ORDINANCES OF THE VILLAGE OF GATES MILLS.

WHEREAS, this Council desires to provide for remote attendance at public meetings of the Village Council and Council committees for the purpose of accommodating Council and its committee members who occasionally may be unable to attend such meetings in person due to personal reasons related to other employment matters, health or other legitimate reasons;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Gates Mills, Ohio, that:

Section 1: Chapter 131, Council, is hereby amended to hereinafter provide as follows:

“131.01 DEFINITIONS.

As used in this chapter, certain terms are defined as follows:

(a) "Meeting" means any prearranged discussion of the public business of a Village public body by a majority of its members, at a set time and place, whether the discussion is held in-person or virtually, or both, where formal action is or may be taken.

(b) "Formal action" means:

(1) A vote resulting in the enactment, defeat or other disposition of legislation proposed and pending before the Village Council or other action to be taken by motion;

(2) The adoption of a rule or recommendation as to matters submitted to or considered by the Council or Council committee as part of its normal or designated functions; or

(3) The approval of appointments by the Council where such approval is required.

(c) "Remote attendance" and “attends remotely” mean the situation when a member of the Council or Council committee attends a meeting virtually by video conference or other similar electronic technology.

131.02 PUBLIC MEETINGS.

(a) All meetings of Village public bodies shall be open to the public except for executive sessions from which the public is excluded. Nothing herein contained shall mandate that any public body permit participation by members of the public in its meetings.

(b) Subject to rules established in this section, meetings and hearings of the Village’s public bodies shall be held in person.

(c) For Village Council meetings, except for Council committee meetings, a quorum of members shall attend in person in order for the meeting to be considered to officially be held. A Council member who is not present in person at the meeting but attends remotely may

participate and vote in the meeting but shall not be counted toward a quorum but subject to the following provisions. Notwithstanding the foregoing, a Council member who has attended a meeting remotely more than three (3) times in the twelve (12) months preceding the date of a meeting shall not be permitted to vote.

(d) For Council committee meetings, at least the presiding officer, or that officer's substitute, shall be present in person at the meeting for the meeting to officially be held. A committee member who is not present in person at the meeting but attends remotely may be counted to establish a quorum present at the meeting, may participate in the meeting, and may vote.

(e) Council may establish rules of conduct for its meetings and hearings, as long as such rules are in compliance with this chapter.

(f) Public access must be provided to all meetings and hearings of the Village's public bodies. For a meeting held only in-person, the Village is not required to provide a virtual or electronic option for attendance. If no in-person access to the public for a particular meeting or hearing is feasible due to serious health or safety circumstances or if any member of a public body is permitted to attend remotely, participate and vote at a meeting or hearing by electronic technology, then access shall be provided to the public by electronic technology during such meeting or hearing.

(g) The Council may determine the method of attendance and participation by the public, if permitted, through electronic technology, and such method need not be the same as the method of electronic technology used by a member of the Council or Council committee to attend, participate, and vote at such a meeting. The methods of electronic technology allowing attendance and/or participation by the public may include, but are not limited to, live-streaming by means of the internet, local television, cable television, or public access channels, or by means of any other similar electronic technology. When the public is allowed to attend and/or participate electronically, the Council or Council committee shall ensure that the public can observe and/or hear the discussions and deliberations of all the members of the Council or Council committee, whether the member is participating in person or electronically.

(h) Virtual Meetings.

(1) Any resolution, ordinance, rule, decision or other formal action of any kind made or taken during any meeting or hearing conducted in-part with members attending, participating, and voting by electronic technology shall have the same legal effect as if it had occurred during an in-person meeting or hearing of the Council or Council committee.

(2) Notice of any meeting or hearing conducted entirely or in-part with members attending, participating, and voting by electronic technology, shall be provided as required by Sections 131.05 and 131.06 of this chapter.

~~131.01~~ **131.03 MEETINGS OF COUNCIL.**

- (a) Council shall ~~meet~~ **have a regular meeting** at the **Village Town Hall, Village Community House Building, or other place of public assembly in the Village, as may be designated by the Council,** on the ~~second~~ **third** Tuesday of each month at 5:30 p.m. Whenever such meeting date falls on a legal holiday, the meeting shall be held on the following date.
- (b) By a majority vote of the members of Council, the date and time of the regular Council meeting set forth in subdivision (a) above, may be changed for a specific future meeting, as deemed necessary by Council.

~~131.02~~ **131.04 MEETINGS TO BE OPEN TO THE PUBLIC.**

Unless otherwise provided in these Codified Ordinances, all meetings of Council, Council committees, commissions, boards, citizen advisory committees to Council and other similar public bodies of the Village, shall be held at the Town Hall or any other place that may be designated in the published agenda.

All meetings of the described public bodies in this section shall be open to the public, unless an executive session is expressly authorized under the applicable provisions of State law. Nothing herein contained shall mandate that any public body permit public participation in such open meetings, unless specifically required by the provisions of the Charter or these Codified Ordinances.

~~131.03~~ **131.05 PUBLIC NOTIFICATION.**

(a) Regular Meetings. The time and place of all regular meetings of Council, Council committees, commissions, boards, citizen advisory committees to Council and other similar public bodies of the Village, shall be noted in a calendar of monthly meetings. This calendar shall be posted **publicly in any manner that provides the public with easy and wide access, as determined by the Village Clerk, which may include, but is not limited to, on the internet and social media, and in paper form** at the places specified in ~~Section 133.01~~ **Village Town Hall.**

(b) Special Meetings. Notification of any special meeting of Council, Council committees, commissions, boards, citizen advisory committees to Council and other similar public bodies of the Village, shall be made to any news media or others requesting such notification **at least** twenty-four hours prior to the time of such meetings. This notification shall include the time, place and purpose of the special meeting, and such notification ~~may be made by telephone~~ **shall be by electronic mail, or in any other manner that is intended to provide prompt personal notice, including by oral notice delivered directly or by telephone to the person to be notified.**

(c) Emergency Meetings. In the event of an emergency meeting, notice of such emergency meeting shall be communicated to the news media **and others** that have requested notification of the time, place and purpose of the emergency meeting, **which notice shall be by electronic mail,**

or in any other manner that is intended to provide prompt personal notice, including by oral notice delivered directly or by telephone to the person to be notified.

131.04 131.06 PERSONAL NOTIFICATION.

(a) Any person, organization or group of persons is entitled to mail notice of the calendar of monthly meetings. **Notification shall be by electronic mail, unless notice by regular mail is requested.** To obtain this notice, such persons are required to fill out a form provided by the Clerk of Council for such purpose and provide self-addressed, stamped envelopes for the number of calendars requested in addition to the regular fee of twenty cents (\$0.20) duplicating cost for the reproduction of documents. **It is the responsibility of the person or entity requesting such notice to maintain a valid electronic mail and/or regular mailing address.**

(b) Any requesting person, organization or group of persons shall receive advance notice of all meetings at which any specific type of public business will be discussed and/or acted upon. **Notification shall be by electronic mail, unless notice by regular mail is requested.** To obtain this notice, such persons are required to fill out a form provided by the Clerk of Council for such purposes, and provide self-addressed, stamped envelopes for the number of notifications requested in addition to the regular fee of twenty cents (\$0.20) duplication cost for the reproduction of documents. **It is the responsibility of the person or entity requesting such notice to maintain a valid electronic mail and/or regular mailing address.**

131.05 131.07 MINUTES OF MEETINGS.

(a) Minutes. Minutes of all regular and special meetings of Council, Council committees, commissions, boards, citizen advisory committees, etc., shall promptly be recorded in writing, **on paper or electronically,** and open to the public for inspection **upon approval of the minutes by that body.** Minutes of executive sessions of public bodies need only reflect the general subject matter of discussion in such executive sessions.

(b) Location of Minute Books. The Clerk of Council shall keep a minute book for each public body. The minute books shall contain the minutes of all meetings of each public body. The public may inspect the minute books at all reasonable times.”

Section 2: Chapter 131 of the Codified Ordinances of the Village of Gates Mills as it existed prior to the effective date of this Ordinance is hereby repealed.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this _____ day of _____, 2025.

President of Council

ATTEST:

APPROVED:

Clerk

Mayor

First Reading
7/15/25

RESOLUTION NO.: 2025-30

BY Mayor Siemborski

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MUNICIPAL COLLECTIONS OF AMERICA, INC. FOR COLLECTION AGENCY SERVICES.

WHEREAS, the Village of Gates Mills desires to engage Municipal Collections of America, Inc. for collection agency services to collect civil penalties, debts and fines due to the Village;

WHEREAS, Municipal Collections of America, Inc. has proposed to provide such services to the Village for a collection fee based on the amount collected for a period of twelve (12) months, which will be renewed for additional one-year periods until termination by either party;

WHEREAS, this Council has determined that it is in the best interests of the Village to engage Municipal Collections of America, Inc. to provide said collection agency services to the Village.

NOW, THEREFORE, Be It Resolved by the Council of the Village of Gates Mills, State of Ohio, that:

Section 1: The Council of the Village of Gates Mills authorizes the Mayor to enter into a collections services agreement with Municipal Collections of America, Inc. to provide collection agency services for a collection fee based on the amount collected for a period of twelve (12) months, which will be renewed for additional one-year periods until termination by either party, subject to approval by Council, and which agreement shall be approved as to form by the Village Law Director.

Section 2: It is found and determined that all formal actions of this Council concerning and related to the adoption of this Resolution 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 action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: This Resolution shall take effect and by in full force at the earliest period allowed by law.

Passed the _____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

**COLLECTION SERVICES AGREEMENT
MUNICIPAL COLLECTIONS OF AMERICA, INC.**

This COLLECTION SERVICES AGREEMENT is hereby entered into this ____ day of _____, 2025 by and between Municipal Collections of America, Inc., (MCOA) and the Village of Gates Mills, Ohio (hereinafter referred to as THE CLIENT).

WHEREAS, MCOA is a duly licensed collection agency in the State of Illinois and authorized to operate in the State of Ohio; and

WHEREAS, MCOA possesses the personnel, experience, expertise, and equipment to effectively aid THE CLIENT in collecting fines through an effective collection process; and

WHEREAS, THE CLIENT may wish to list certain debts with MCOA for collection from time to time and MCOA may wish to accept such claims for collection.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the sufficiency of which is hereby mutually acknowledged, the parties hereto hereby agree as follows:

ARTICLE I

Any debts and/or fines listed for collection with MCOA will be collected and administered pursuant to all the terms and conditions in this Agreement.

All debts and fines submitted to MCOA for collection shall be submitted using the forms and procedures designated by MCOA and pursuant to this Agreement.

Upon request of MCOA, THE CLIENT, or its Agents, will provide any relevant documentation deemed necessary for use by MCOA in its collection efforts in a timely manner.

MCOA will acknowledge receipt of any debts listed for collection within five days thereof.

MCOA retains the right to reject any debt submitted for collection. MCOA shall provide THE CLIENT with an explanation for any such rejection.

ARTICLE II

MCOA shall use its best efforts and any lawful means which in its judgment and discretion it believes will result in the collection of the debt/fines which are listed for collections.

ARTICLE III

No fees shall be payable to MCOA unless money is collected, at which time MCOA shall be paid as follows:

If THE CLIENT adds a 35% Collection Fee to a debt upon delinquency:

Upon payment, MCOA shall receive 25.92% of the balance paid on each debt after THE CLIENT has added a 35% late fee to the balance at delinquency.

If THE CLIENT does NOT add a 35% Collection Fee to a debt upon delinquency:

Any debts that are not eligible for adding on the cost of collection by THE CLIENT shall be recovered with MCOA receiving 25% of the proceeds.

ARTICLE IV

Upon THE CLIENT'S listing of a debt for collection, MCOA shall have the exclusive right to collect the amounts owed thereunder until such time as it determines the debt is uncollectable or THE CLIENT requests return of the debt to THE CLIENT. Any inquiries concerning any debt listed for collections, including attempts to make payment, shall be referred at the earliest possible time to MCOA.

MCOA will deposit any money collected in THE CLIENT'S separate bank trust account established for that purpose.

After deduction of the fees allowable by this Agreement, MCOA will forward to THE CLIENT THE CLIENT'S share of any amounts collected. Remittance to THE CLIENT will be made by the 5th of the month for any amounts collected by the last day of the preceding month.

In the event that any funds are paid to THE CLIENT for debts which have been listed for collection, THE CLIENT will report such collections to MCOA daily for accounting pursuant to this Agreement.

ARTICLE V

THE CLIENT hereby authorizes MCOA to accept a negotiated settlement on any debt listed for collection; provided, however, that unless otherwise authorized by THE CLIENT, any such settlement shall be no less than 100% of the original debt balance submitted for collection.

Should THE CLIENT make any settlement or otherwise takes any action in derogation of MCOA's exclusive right to collect on any debt listed for collection, then MCOA shall be entitled to payment in full, as delineated in Article III hereof, based on the full amount of the violation, as listed. Any such payments which may become due may be deducted from the CLIENT'S next monthly payment from MCOA

ARTICLE VI

MCOA shall indemnify, defend, and hold THE CLIENT harmless from any claim or action arising out of MCOA'S performance or non-performance of its obligations under this agreement, including but not limited to any debt of the Fair Debt Collection Practices Act (15 U.S.C. 1601, et seq.), any law dealing with the credit rating of any individual, and other applicable laws arising out of the acts or omissions of MCOA or its agents or employees.

Further, THE CLIENT warrants and represents to MCOA that any debt listed for collection will be a legal and valid debt owed to THE CLIENT.

ARTICLE VII

This Agreement is for a period of 12-months from the date first above written, however, it shall continue under the same terms and conditions for additional one-year periods until termination by either party, by notice given in writing to the other party, at least sixty days prior to termination.

In the event of termination of the Agreement by either party, THE CLIENT shall have the option of requesting that MCOA continue to process any active payment plans under the same terms and conditions of this Agreement until completion.

ARTICLE VIII

At least once per year, MCOA will return to THE CLIENT such debts, which MCOA determines, in its sole judgment and discretion, to be uncollectible.

ARTICLE IX

Any notice to be given pursuant to this Agreement shall be deemed as served when placed in the United States Mail, with postage prepaid, sent by certified mail, return receipt requested; to the address designated, in writing, by either party. Until such time as a different address is designated notices shall be sent as follows:

If to MCOA,

Municipal Collections of America, Inc.
3348 Ridge Road
Lansing, Illinois 60438

If to THE CLIENT,

Village of Gates Mills
1470 Chagrin River Road
Gates Mills, Ohio 44040

ARTICLE X

This Agreement contains the entire agreement between the parties hereto and supersedes any prior agreements or understandings between the parties, except to the extent specifically provided for herein. This Agreement may only be altered, amended or modified by written instrument signed by both parties hereto.

The terms of this Agreement shall be severable. In the event any of the terms or provisions of this Agreement are deemed to be void or otherwise unenforceable for any reason, the remainder of this Agreement shall remain in full force and effect.

This Agreement shall not be construed so as to create a joint venture, partnership, employment or other agency relationship between the parties hereto except to the extent specifically provided for herein.

Notwithstanding any other provision of this Agreement, it is expressly agreed and understood that, in connection with the performance of this Agreement, MCOA shall comply with all applicable federal, state, CLIENT and other requirements of law, including, but not limited to, any applicable requirements regarding prevailing wages, minimum wage, workplace safety and legal status of employees. Without limiting the foregoing, MCOA hereby certifies, represents and warrants to THE CLIENT that all MCOA'S employees and/or agents who will be providing products and/or services with respect to this Agreement shall be legally authorized to work in the United States. MCOA shall also, at its expense, secure all permits and licenses, pay all charges and fees and give all notices necessary and incident to the due and lawful prosecution of the work, and/or the products and/or services to be provided for in this Agreement.

ARTICLE XI

This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute one and the same Agreement. For the purposes of executing this Agreement, any signed copy of this Agreement transmitted by fax machine or e-mail shall be treated in all manners and respects as an original document. The signature of any party on a copy of this Agreement transmitted by fax machine or e-mail shall be considered for these purposes as an original signature and shall have the same legal effect as an original signature. Any such faxed or e-mailed copy of this Agreement shall be considered to have the same binding legal effect as an original document. At the request of either party any fax or e-mail copy of this Agreement shall be re-executed by the parties in an original form. No party to this Agreement shall raise the use of fax machine or e-mail as a defense to this Agreement and shall forever waive such defense

IN WITNESS WHEREOF, the parties have signed and sealed this Agreement of the date first above written.

Municipal Collections of America, Inc.

THE CLIENT

By: 

By: _____
Steven L. Siemborski

Print Name: Jeff Wood

Title: President Date: 7/11/2025

Date: _____

RESOLUTION NO. 2025-31

BY MAYOR SIEMBORSKI

A RESOLUTION AUTHORIZING ADDITIONAL FEES TO BE PAID TO THE LAW FIRM OF TAFT STETTINIUS & HOLLISTER LLP FOR SPECIAL LEGAL SERVICES AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Resolution No. 2024-40, adopted by this Council on October 15, 2024, this Council authorized the Mayor to enter into an engagement letter agreement on behalf of the Village with the law firm of Taft Stettinius & Hollister LLP (“Taft”) to provide special legal services to negotiate, review, and draft a services agreement with a broadband services provider;

WHEREAS, the agreement with Taft and Resolution No. 2024-40 authorized the fees to be paid for Taft’s legal services to not exceed \$25,000.00 but this Council, pursuant to Resolution No. 2025-23, authorized an additional amount for Taft fees for legal services not to exceed \$36,000.00;

WHEREAS, an invoice for what is contemplated to be a final invoice for Taft’s legal services has been received in the amount of \$598.00 but the Mayor is requesting authority for an additional \$2,000.00 in the event Taft is requested to provide any additional legal services for the Village’s broadband project;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Gates Mills, State of Ohio that:

SECTION 1: The limitation on fees for legal services from Taft as approved by Resolution No. 2025-23 is hereby authorized to be increased by an additional \$2,000.00 to an amount not to exceed \$38,000.00 and the Mayor is authorized to cause payment to be made for the outstanding invoice(s) of Taft.

SECTION 2: The Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution 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 action, were in meetings open to the public in compliance with the law.

SECTION 3: This Resolution is declared to be an emergency measure necessary for the immediate furtherance of the general welfare of the Village in order to timely meet its financial obligations; wherefore, provided this Resolution receives the affirmative vote of two-thirds of the members of Council elected or appointed thereto, it shall take effect immediately upon its passage and execution by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed the ____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

RESOLUTION NO.: 2025-32

BY Mayor Siemborski

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A FIRST AMENDMENT TO THE INDENTURE OF LEASE WITH GAVI'S RIVER, LLC FOR THE COFFEE SHOP AT 1501 CHAGRIN RIVER ROAD TO CLARIFY OPTIONS TO RENEW THE TERM THEREOF

WHEREAS, the Village of Gates Mills and Gavi's River, LLC ("Lessee"), the owner of the restaurant at 1501 Chagrin River Road in the Village known as Sara's Place, , wish to clarify the Lessee's option to renew the terms of an Indenture of Lease ("Lease") for a coffee shop space that is located next to the restaurant through an amendment to the Lease ("First Amendment to Indenture of Lease"), which Lease was originally entered into by the parties on February 17, 2023;

WHEREAS, Lessee has timely exercised its option for a five (5)-year renewal term of the coffee shop Lease commencing August 1, 2025, through July 31, 2025, but the parties wish to clarify the provisions of the options to renew in the Lease and to assure that the options match the renewal terms specified in the lease between the Village and Gavi's River, LLC for the restaurant;

NOW, THEREFORE, Be It Resolved by the Council of the Village of Gates Mills, State of Ohio, that:

Section 1: The Council of the Village of Gates Mills authorizes the Mayor to enter into the "First Amendment to Indenture of Lease", which is attached hereto and incorporated by reference herein as Exhibit A, and said First Amendment shall be approved as to form by the Village Law Director.

Section 2: It is found and determined that all formal actions of this Council concerning and related to the adoption of this Resolution 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 action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed the _____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

EXHIBIT A

FIRST AMENDMENT TO INDENTURE OF LEASE

This First Amendment to Indenture of Lease ("First Amendment") is made and entered into this _____ day of _____, 2025, by and between the VILLAGE OF GATES MILLS, OHIO (the "Lessor") and GAVI'S RIVER, LLC, an Ohio limited liability company (the "Lessee") (each entity is a "Party" and collectively the "Parties").

WHEREAS, on February 17, 2023, the Parties entered into an "Indenture of Lease" ("Lease") regarding approximately 501 square feet of floor space in a portion of Lessor's building known as 1501 Chagrin River Road, Gates Mills, Ohio 44040 for the purpose of a coffee shop use;

WHEREAS, Lessee has timely exercised its option to renew the Lease for a period of five years, commencing on August 1, 2025;

WHEREAS, through the mutually agreed upon terms of this First Amendment, the Parties wish to amend the Lease to clarify the Lessee's options to renew the term of the Lease for five (5)-year increments so that those renewal terms match the Lessee's separate Amended and Restated Indenture of Lease for the restaurant use adjacent to the coffee shop, which is known as Sara's Place.

NOW, THEREFORE, the Parties agree as follows:

1. The terms of the Lease, as renewed, are not amended or revised and shall remain in full force and effect, except as explicitly provided in this First Amendment, and in the event of a conflict between any provision of this First Amendment and the Lease, the provisions of this First Amendment shall prevail.

2. Paragraph 2 of the Lease is hereby amended to read as follows:

2. Term; Option to Renew.

A. Term. Except as hereinafter set forth, Lessee shall hold the Demised Premises from the Effective Date of the execution of this Lease until July 31, 2025. ~~In the event the Lessee extends the current term of the lease for the Sara's Lease, before July 31, 2025, as a result of making improvements to the Sara's Restaurant Premises, then Lessee shall have the option to extend the term of this Lease to match the current term expiration date of the Sara's Lease by giving written notice to Lessor within ninety (90) days after the Sara's Lease term is extended.~~

B. Option to Renew. Lessee shall have the option to extend the term of this Lease for two (2) additional terms of five (5) years provided that Lessee is not in default of any and all of the terms, covenants and conditions of this Lease (subject to applicable notice and cure periods in this Lease) either on the date that notice of extension is given or on the Commencement Date of the extended term. Such options to extend shall be exercised by the Lessee by giving written notice to the Lessor not less than six (6) months prior to the expiration date of the original term of the Lease or any renewal term. The extension of this Lease shall be upon the same terms, covenants and conditions as are contained in this Lease. **The Parties acknowledge that Lessee has timely exercised the first option to renew the Lease for a period of five years and current term ends on July 31, 2030.**

3. This First Amendment is expressly conditioned upon its approval by the Council of the Village of Gates Mills, Ohio.

The Parties hereto have executed this Amendment in duplicate originals as of the date appearing above.

LESSOR:

LESSEE:

VILLAGE OF GATES MILLS, OHIO

GAVI'S RIVER, LLC

By: _____
Steven L. Siemborski, Mayor

By: _____
David J. Gromelski, Managing Member

By: _____
Beth DeCapite, Clerk

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

Before me, a Notary Public in and for said County and State, personally appeared the Village of Gates Mills, Ohio, by Steven L. Siemborski, its Mayor, and Beth DeCapite, its Clerk, who acknowledged that they did sign the foregoing instrument for and on behalf of said Village, being thereunto duly authorized, and that the same is their free act and deed individually and as such officers and the free act and deed of said Village.

In testimony whereof, I have hereunto set my hand and official seal at Gates Mills, Ohio this ____ day of _____, 2025.

Notary Public

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

Before me, a Notary Public in and for said County and State, personally appeared the Gavi's River, LLC, by David J. Gromelski, its Managing Member, who acknowledged that he did sign the foregoing instrument for and on behalf of said limited liability company, being thereunto duly authorized, and that the same is his free act and deed individually and as such Managing Member and the free act and deed of said Gavi's River, LLC.

In testimony whereof, I have hereunto set my hand and official seal at Gates Mills, Ohio this ____ day of _____, 2025.

Notary Public

Approved as to legal form and correctness.

R. Todd Hunt, Law Director, Village of Gates Mills

RESOLUTION NO.: 2025-33

BY Mayor Siemborski

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A FIRST AMENDMENT TO THE AMENDED AND RESTATED INDENTURE OF LEASE WITH GAVI'S RIVER, LLC FOR THE RESTAURANT AT 1501 CHAGRIN RIVER ROAD

WHEREAS, the Village of Gates Mills and owner of the restaurant at 1501 Chagrin River Road in the Village known as Sara's Place, Gavi's River, LLC, wish to clarify certain terms of the "Amended and Restated Indenture of Lease ("Lease") entered into between the parties in 2015 related to the increases in rent during the current five-year renewal term of the Lease; an increase in the monthly water and sewer charge, common area maintenance charge increases, hours of operation, user fees for Burton Court, etc.;

WHEREAS, this Council has determined that it is in the best interests of the Village, its residents, and visitors to the Village to enter into the Agreement for the health, safety and general welfare of the community;

NOW, THEREFORE, Be It Resolved by the Council of the Village of Gates Mills, State of Ohio, that:

Section 1: The Council of the Village of Gates Mills authorizes the Mayor to enter into the "First Amendment to Amended and Restated Indenture of Lease, which is attached hereto and incorporated by reference herein as Exhibit A, and said First Amendment shall be approved as to form by the Village Law Director.

Section 2: It is found and determined that all formal actions of this Council concerning and related to the adoption of this Resolution 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 action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed the _____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

EXHIBIT A

FIRST AMENDMENT TO AMENDED AND RESTATED INDENTURE OF LEASE

This First Amendment to Amended and Restated Indenture of Lease ("First Amendment") is made and entered into this ____ day of _____, 2025, by and between the VILLAGE OF GATES MILLS, OHIO (the "Lessor") and GAVI'S RIVER, LLC, an Ohio limited liability company (the "Lessee") (each entity is a "Party" and collectively the "Parties").

WHEREAS, on July 29, 2015, the Parties entered into an "Amended and Restated Indenture of Lease" ("Lease") regarding portions of Lessor's building known as 1501 Chagrin River Road, Gates Mills, Ohio 44040;

WHEREAS, Lessee renewed the Lease for a period of five years, commencing on August 1, 2025;

WHEREAS, the Parties wish to amend the Lease through the mutually agreed upon terms of this First Amendment;

NOW, THEREFORE, the Parties agree as follows:

1. The terms of the Lease, as renewed, are not amended or revised and shall remain in full force and effect, except as explicitly provided herein, and in the event of a conflict between any provision of this First Amendment and the Lease, the provisions of this First Amendment shall prevail.

2. For purposes of clarity, the Parties agree that Paragraph 3.B. of the Lease, entitled "Rent for Renewal Term", is hereby amended to add the additional provision at the end of Paragraph 3.B. as follows:

Notwithstanding the foregoing provisions for an increase in the rent for any Renewal Term, for the Renewal Term commencing August 1, 2025, and concluding July 31, 2030, the following is the annual rent for that Renewal Term only: \$56,086.80, payable in equal monthly installments of \$4,673.90, pursuant to the terms of payment in Paragraph 3.A. above. Unless the Parties agree otherwise, for any rent increases for Renewal Terms after July 31, 2030, the Parties agree to continue to be governed by the provisions of the first paragraph in this Paragraph 3.B.

3. Paragraph 6 of the Lease is hereby amended to read as follows:

6. Use of ~~Demises~~ **Demised** Premises.

The Demised Premises shall be used solely for the operation of a first class restaurant with the incidental privilege of the sale of alcoholic beverages, and for no other purpose. Lessee agrees to keep open and operate its restaurant during the usual and customary hours for a first class restaurant, but in no event less than 11:00 a.m. to 10:00 p.m., Monday through Thursday, and 11:00 a.m. to 12:00 a.m. on Friday and Saturday. **Notwithstanding the forgoing hours to be open for business, as long as David J. Gromelski and/or Mary Gromelski have majority ownership interest in the Lessee, the Lessor will not enforce the 11:00 a.m. opening time for the specified days of the week but in no event shall the restaurant opening time be later than 4:30 p.m.** Lessee agrees that the lounge/bar shall be open only when the restaurant is open or a limited menu of food items is available from the restaurant. If Lessee has or obtains in the future a liquor license allowing the sale of liquor on Sunday, Lessee agrees to keep open and operate its

restaurant during the usual and customary hours for a first class restaurant operating on Sunday. Lessee shall not use or occupy, or permit the use or occupancy of, the Demised Premises, or any part thereof, in any unlawful manner or for any illegal purpose, or in such manner as to constitute a nuisance or violate the terms and conditions of any certificate of occupancy or equivalent use permit applicable to the Demised Premises, or for any purpose or in a manner liable to cause structural injury, and shall not use or occupy or permit the use or occupancy of the Demised Premises for other than the purposes of the nature and to the extent permitted by the laws, rules, regulations, and ordinances of the applicable governmental authorities and their agencies.

Lessee agrees that there shall be no smoking in the Demised Premises, or common areas inside the building. Lessee shall be given two sets of keys from the Lessor. If additional keys are required by the Lessee, the cost thereof shall be borne by Lessee.

4. Paragraph 7 of the Lease is hereby amended to include the following additional language at the end of the second paragraph thereof:

With respect to the area of the building north of the Demised Premises which is commonly known to the Parties as "Burton Court", the Parties have agreed that Lessor has partially paid for its \$25,000.00 share of the renovations of Burton Court, which renovations occurred in 2023. The Lessor's payment for its share of the renovations is in the form of Lessee retaining Lessor's user charges (established by Village of Gates Mills ordinance) for the third-party use of Burton Court that would normally be paid to the Village until the full \$25,000 of the Lessor's contribution commitment has been reached by rental room user charge retention by Lessee. It is agreed by the Parties that as of June 30, 2025, \$14,800 of Burton Court rental room user charges has been retained by Lessee which has reduced Lessor's obligation to \$10,200. After Lessor's \$25,000 obligation set forth herein is satisfied, Lessor shall receive all user charges for Burton Court.

5. Paragraph 9 of the Lease is hereby amended to add the following:

Notwithstanding the foregoing provisions for increases to the CAM charges, for the Renewal Term commencing August 1, 2025, and concluding July 31, 2030, the monthly CAM charges shall be as follows:

August 1, 2025, through July 31, 2026 = \$1,874.76;
August 1, 2026, through July 31, 2027 = \$1,912.26;
August 1, 2027, through July 31, 2028 = \$1,950.50;
August 1, 2028, through July 31, 2029 = \$1,989.51; and
August 1, 2029, through July 31, 2030 = \$2,029.30.

6. Paragraph 10, in the second paragraph therein, of the Lease is hereby amended to read as follows:

Notwithstanding the foregoing and notwithstanding any other water or sewer rate established by the Lessor prior to the date hereof, **in exchange for Lessor's commitment to use its best efforts to eliminate sewer odor that has been evident at the Demised Premises for many years and also at the coffee shop next to the Demised Premises,** Lessee shall pay to Lessor the sum of ~~\$813.00~~ **\$1,626.00** per month for water and sewer charges. Upon receipt of actual bills showing greater or lesser actual usage by Lessee, this amount shall be adjusted to show actual usage.

Separately metered utilities shall be paid directly to the utility company supplying the same.
Lessor agrees to provide Lessee with a written report of its efforts to eliminate sewer odor at the Demised Premises at least every three months, the first such report to be delivered on or before October 1, 2025, until the odor has been eliminated, and also a written report to Lessee any time Lessor engages any professional or contractor to study or repair the sewer odor and its elimination.

7. This First Amendment is expressly conditioned upon its approval by the Council of the Village of Gates Mills, Ohio.

The Parties hereto have executed this Amendment in duplicate originals as of the date appearing above.

LESSOR:

LESSEE:

VILLAGE OF GATES MILLS, OHIO

GAVI'S RIVER, LLC

By: _____
Steven L. Siemborski, Mayor

By: _____
David J. Gromelski, Managing Member

By: _____
Beth DeCapite, Clerk

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

Before me, a Notary Public in and for said County and State, personally appeared the Village of Gates Mills, Ohio, by Steven L. Siemborski, its Mayor, and Beth DeCapite, its Clerk, who acknowledged that they did sign the foregoing instrument for and on behalf of said Village, being thereunto duly authorized, and that the same is their free act and deed individually and as such officers and the free act and deed of said Village.

In testimony whereof, I have hereunto set my hand and official seal at Gates Mills, Ohio this ____ day of _____, 2025.

Notary Public

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

Before me, a Notary Public in and for said County and State, personally appeared the Gavi's River, LLC, by David J. Gromelski, its Managing Member, who acknowledged that he did sign the foregoing instrument for and on behalf of said limited liability company, being thereunto duly authorized, and that the same is his free act and deed individually and as such Managing Member and the free act and deed of said Gavi's River, LLC.

In testimony whereof, I have hereunto set my hand and official seal at Gates Mills, Ohio this ____ day of _____, 2025.

Notary Public

Approved as to legal form and correctness.

R. Todd Hunt, Law Director, Village of Gates Mills

ORDINANCE NO. 2025-34

BY MAYOR SIEMBORSKI

AN ORDINANCE AUTHORIZING THE DISPOSAL BY SALE OF A VEHICLE THAT IS UNNEEDED FOR VILLAGE PURPOSES AND DECLARING AN EMERGENCY.

WHEREAS, the Mayor and Service Director are recommending the disposal by sale of a Village vehicle no longer needed for continued municipal purposes – i.e., a 2005 Ford F-550 Plow Truck with dump body and Henderson plow and salt spreader with 113,673 miles (VIN#1FDAF57P35ED26335) (the “Vehicle”);

WHEREAS, Section 721.15 of the Ohio Revised Code provides for the discarding of such municipal personal property by authorization of the Village Council;

WHEREAS, the Service Director has solicited proposals from third parties to purchase the Vehicle and the highest and best proposal was submitted by Watts Excavating in the amount of \$15,000.00;

WHEREAS, pursuant to its home rule authority under Article XVIII, Section 3, of the Ohio Constitution, this Council determines that it is in the best interests of the Village and in furtherance of the general welfare of the public to sell the Vehicle as soon as possible to the highest proposer.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Gates Mills, State of Ohio, that:

Section 1: The Service Director is authorized to dispose of the Vehicle described in the recitals of this Ordinance by its sale to the highest proposer, Watts Excavating, for the amount of \$15,000.00. It is found and determined by this Council that the Vehicle is unneeded for Village purposes.

Section 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: This Ordinance is declared to be an emergency measure as an exercise of local self-government pursuant to Article XVIII, Section 3 of the Ohio Constitution and necessary for the immediate furtherance of the safety and general welfare of the public and the Village and to timely take advantage of the proposal of Watts Excavating; therefore, provided it receives two-thirds of the vote of all members of Council elected thereto, this Ordinance shall be in full force and effect immediately upon its adoption by this Council and approval by the Mayor, otherwise from and after the earliest period allowed by law.

Passed the ____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

RESOLUTION NO. 2025-35

BY MAYOR SIEMBORSKI

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH CONTECH ENGINEERED SOLUTIONS LLC FOR A PREFABRICATED PEDESTRIAN BRIDGE SYSTEM AND DECLARING AN EMERGENCY.

WHEREAS, the Village Engineer has received an estimate from Contech Engineered Solutions LLC in the amount of \$48,000.00 for a prefabricated Continental Pedestrian Bridge System to be purchased in connection with the planned Downtown Sidewalk Improvements.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Gates Mills, State of Ohio, that:

Section 1. The Mayor is authorized to execute an agreement with Contech Engineered Solutions LLC in an amount not to exceed fifty thousand dollars (\$50,000.00) for a prefabricated Continental Pedestrian Bridge System.

Section 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council and all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution is declared to be an emergency measure necessary for the immediate protection of the public health, safety and welfare and for the further reason that it is necessary in order to complete the Downtown Sidewalk Improvements at the earliest possible time for the health and safety of the public and in this construction season; wherefore, provided this Resolution receives the affirmative vote of two-thirds of the members of Council elected or appointed thereto, it shall take effect immediately upon its passage and execution by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law

Passed the ____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

RESOLUTION NO. 2025- 36

BY MAYOR SIEMBORSKI

**A RESOLUTION ACCEPTING A BID AND AWARDING A CONTRACT
FOR THE DOWNTOWN SIDEWALK IMPROVEMENTS; AND
DECLARING AN EMERGENCY.**

WHEREAS, pursuant to public advertisement, public competitive bids were received by the Village on August 15, 2025, for a contract for the “Downtown Sidewalk Improvements” (the “Project”);

WHEREAS, C A Agresta Construction Co. submitted the lowest and best overall bid of the six (6) entities that bid on the Project;

WHEREAS, this Council believes it is in the best interest of the Village to award the contract for the Project to the C A Agresta Construction Co.;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Gates Mills, State of Ohio that:

SECTION 1: This Council accepts the bid of the C A Agresta Construction Co. as being the lowest and best bid for the Project and authorizes the Mayor to enter into a contract for the Project for an amount not to exceed \$134,700.00.

SECTION 2: The Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution 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 action, were in meetings open to the public in compliance with the law.

SECTION 3: This Resolution is declared to be an emergency measure necessary for the immediate protection of the public health, safety and welfare and for the further reason that it is necessary in order to complete the Downtown Sidewalk Improvements at the earliest possible time for the health and safety of the public and in this construction season; wherefore, provided this Resolution receives the affirmative vote of two-thirds of the members of Council elected or appointed thereto, it shall take effect immediately upon its passage and execution by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed the ____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

RESOLUTION NO. 2025-37

BY MAYOR SIEMBORSKI

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR EMERGENCY REPAIR TO THE OLD MILL ROAD AT COUNTY LINE ROAD STONE CULVERT AND DECLARING AN EMERGENCY.

WHEREAS, the Village Engineer solicited proposals from six (6) contractors and obtained quotes for the “Old Mill at County Line Stone Culvert Emergency Repair” (the “Project”);

WHEREAS, _____ submitted the best proposal in the amount of \$ _____ of the _____ proposals received for the Project;

WHEREAS, this Council believes it is in the best interest of the Village to award the contract for the Project to _____.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Gates Mills, State of Ohio that:

SECTION 1: This Council authorizes the Mayor to enter into a contract with _____ for the Project for an amount not to exceed the amount of \$ _____.

SECTION 2: The Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution 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 action, were in meetings open to the public in compliance with the law.

SECTION 3: This Resolution is declared to be an emergency measure necessary for the immediate protection of the public health, safety and welfare and for the further reason that it is necessary in order to complete the Old Mill at County Line Stone Culvert Emergency Repair at the earliest possible time for the health and safety of the public and in this construction season; wherefore, provided this Resolution receives the affirmative vote of two-thirds of the members of Council elected or appointed thereto, it shall take effect immediately upon its passage and execution by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed the ____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

RESOLUTION NO. 2025- 38

BY MAYOR SIEMBORSKI

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR EMERGENCY REPAIRS TO THE BRIGHAM ROAD AT RACEBROOK ROAD STORM SEWER AND CATCH BASIN AND DECLARING AN EMERGENCY.

WHEREAS, the Village Engineer solicited proposals from six (6) contractors and obtained quotes for the “Brigham Road at Racebook Road Storm Sewer and Catch Basin Emergency Repair” (the “Project”);

WHEREAS, _____ submitted the best proposal in the amount of \$ _____ of the _____ proposals received for the Project;

WHEREAS, this Council believes it is in the best interest of the Village to award the contract for the Project to _____.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Gates Mills, State of Ohio that:

SECTION 1: This Council authorizes the Mayor to enter into a contract with _____ for the Project for an amount not to exceed the amount of \$ _____.

SECTION 2: The Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution 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 action, were in meetings open to the public in compliance with the law.

SECTION 3: This Resolution is declared to be an emergency measure necessary for the immediate protection of the public health, safety and welfare and for the further reason that it is necessary in order to complete the Brigham Road at Racebook Road Storm Sewer and Catch Basin Emergency Repair at the earliest possible time for the health and safety of the public and in this construction season; wherefore, provided this Resolution receives the affirmative vote of two-thirds of the members of Council elected or appointed thereto, it shall take effect immediately upon its passage and execution by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed the ____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

ORDINANCE NO. 2025-39

BY: MAYOR SIEMBORSKI

AN ORDINANCE TO AMEND SECTION 318.07 OF THE TRAFFIC CODE OF THE VILLAGE OF GATES MILLS TO INCREASE THE CIVIL PENALTY FOR EXCEEDING THE SPEED LIMIT WHEN RECORDED BY A TRAFFIC LAW PHOTO-MONITORING DEVICE

WHEREAS, upon the recommendation of the Mayor, Chief of Police, and Village Prosecutor, this Council desires to increase the civil penalty to offset the cost of operating the traffic enforcement program and to be more consistent with the fines other communities in the region have established as a penalty.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Gates Mills, Ohio, that:

Section 1: Section 318.07 at subdivision (b) only of the Traffic Code of the Codified Ordinances of the Village of Gates Mills is hereby amended as follows:

“318.07 CIVIL PENALTIES.

(a) Unless the driver of the motor vehicle received a citation from a police officer at the time of the violation, the Registered Owner or Designated Party of the motor vehicle is subject to a civil penalty if the motor vehicle is recorded by a traffic law photo-monitoring device while being operated in violation of this Chapter.

(b) The civil penalty under this Chapter shall be the following:

Miles Per Hour Over Speed Limit	Amount of Penalty
10-19	\$135.00 155.00
20-29	\$200.00
30 or more	\$300.00

Section 2: Subdivision (b) of Section 318.07 of the Codified Ordinances of the Village of Gates Mills Heights as it existed prior to the effective date of this Ordinance is hereby repealed.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this _____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

ORDINANCE NO. 2025-40

BY: MAYOR SIEMBORSKI

AN ORDINANCE TO AMEND SECTION 318.07 OF THE TRAFFIC CODE OF THE VILLAGE OF GATES MILLS TO INCREASE THE CIVIL PENALTY FOR EXCEEDING THE SPEED LIMIT IN A SCHOOL ZONE WHEN RECORDED BY A TRAFFIC LAW PHOTO-MONITORING DEVICE

WHEREAS, upon the recommendation of the Mayor, Chief of Police, and Village Prosecutor, this Council desires to add a civil penalty to Village's Traffic Code for speed limit violations in a school zone when recorded by a traffic law photo-monitoring device;

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Gates Mills, Ohio, that:

Section 1: Section 318.07 at subdivision (b) only of the Traffic Code of the Codified Ordinances of the Village of Gates Mills is hereby amended as follows:

“318.07 CIVIL PENALTIES.

(a) Unless the driver of the motor vehicle received a citation from a police officer at the time of the violation, the Registered Owner or Designated Party of the motor vehicle is subject to a civil penalty if the motor vehicle is recorded by a traffic law photo-monitoring device while being operated in violation of this Chapter.

(b) The civil penalty under this Chapter shall be the following:

1. Miles per Hour Over Speed Limit	Amount of Penalty
10-19	\$155
20-29	\$200
30 or more	\$300
<u>2. Miles Per Hour Over Speed Limit Within a School Zone</u>	
<u>6-10</u>	<u>\$200</u>
<u>11-19</u>	<u>\$250</u>
<u>20 or more</u>	<u>\$300</u>

(c) The amount of the penalty shall be paid within thirty (30) days from the mailing date of the Ticket. If the amount of the penalty is not paid within this time, twenty-five dollars (\$25.00) shall be imposed as a default fee. Failure to pay the penalty and the twenty-five dollar (\$25.00) default fee within sixty (60) days from the date of the mailing of the Ticket will result in the unpaid penalty and default fee being collected by civil suit or other appropriate means of collection per Section [318.08](#) below.

Section 2: Subdivision (b) of Section 318.07 of the Codified Ordinances of the Village of Gates Mills Heights as it existed prior to the effective date of this Ordinance is hereby repealed.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption 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 action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4: This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed this _____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor