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**VILLAGE OF GATES MILLS
COUNCIL AGENDA
OCTOBER 20, 2026 12:11
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. Minutes of Special Council meeting of September 12, 2026. Clerk.
3. Minutes of the Regular Council meeting of September 15, 2026. Clerk.
4. Pay Ordinance # 1314 \$632,617.68. Clerk.
5. Oath of Office to Michael Day, Lieutenant, Police Dept. Mayor.
6. Mayor's Report. Mayor.
7. Financial Report. Mayor.
8. Treasurer's Report. Spear.
9. Clerk's Report. Clerk.
10. Police Department Report. Minichello.
11. Service Department Report. Biggert.
12. Fire Department Report. Majeski.
13. **Ordinance No. 2026-25** (Third Reading) Greco.
An Ordinance Amending Section 155.04 of the Codified Ordinances of the Village of Gates Mills to Eliminate the Treasury Investment Board.
14. **Ordinance No. 2026-51** Mayor.
An Ordinance to Amend the Annual Appropriation Ordinance No. 2025-51 to Increase Certain Appropriations and Other Expenditures of the Village of Gates Mills, Ohio for the Fiscal Year Ending December 31, 2026.
15. **Resolution No. 2026-52** Mayor.
A Resolution Authorizing the Mayor to Enter Into a Second Amendment to the Community Cost-Share Agreement with the Northeast Ohio Regional Sewer District for Funding of a Community Cost-Share Project; and Declaring an Emergency.

16. **Resolution No. 2026-53**

Turner.

A Resolution Authorizing the Mayor and the Treasurer to Enter into an Agreement with the Gates Mills Land Conservancy to Provide Funds to the Conservancy from the One (1)-Mill Charter Land Conservation Fund.

17. **Ordinance No. 2026-54**

Steinbrink.

An Ordinance Amending Chapter 1167, Signs, of the Codified Ordinances of the Village of Gates Mills.

18. **Resolution No. 2026-55**

Mayor.

A Resolution Authorizing and Directing the Transfer of Certain Sums from the General Fund to the Capital Improvement Fund.

19. Council Discussion.

20. Business from the Audience.

21. 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 SPECIAL MEETING OF COUNCIL
September 12, 2026

A special meeting of the Council of the Village of Gates Mills, Ohio was held at the Village Town Hall Council Chambers on Saturday, September 12, 2026 at 1:00 p.m. with Council President Pro Tem Turner presiding.

President Pro Tem Turner stated the purpose of this special meeting is to interview the three candidates interested in fulfilling the unexpired term of John Onysko following his resignation on August 24, 2026. Each candidate has previously submitted their resume and responses to five pre-interview questions.

Council will go into Executive Session after the interviews to discuss the candidates, and then come out of Executive Session to make a decision. In the event a decision can not be made today, Council will meet again before the regular Council meeting on September 15, as the desire is to install the new Councilmember on September 15th so he or she may serve immediately.

1. Roll Call

Councilmembers present: Broome, Greco, Perez, Steinbrink, Turner, Young.

Other Village officials present were Clerk DeCapite.

2. Interviews

- 1:00 - 1:25 p.m. Barbara Sommers
- 1:35 - 1:56 p.m. Andrew Madzsar
- 2:07 - 2:27 p.m. Joan Lamprecht

3. Executive Session

Councilmember Broome made a motion to go into Executive Session to discuss the three Council candidates. Councilmember Greco seconded the motion.

Ayes: Broome, Greco, Perez, Steinbrink, Turner, Young.

Nays: None.

Motion carried. Executive Session commenced at 2:28 p.m.

Council President Pro Tem Turner reconvened the meeting at 3:03 p.m.

4. Motion to appoint new Councilmember

Councilmember Steinbrink made a motion to appoint Barbara Sommers to fill the vacant Council seat for the term expiring December 31, 2027 due to the resignation of John Onysko. Councilmember Greco seconded the motion.

Councilmember Broome commented on how fortunate our village is to have three tremendously qualified residents willing to volunteer their talents.

Ayes: Broome, Greco, Perez, Steinbrink, Turner, Young.
Nays: None.
Motion carried.

5. Adjourn

There being no further business, it was moved by Councilmember Broome, seconded by Councilmember Steinbrink, and unanimously carried, that the special council meeting be adjourned at 3:04 p.m.

Respectfully submitted,

Beth DeCapite, Clerk

Approved:

Sandra Turner, Council President Pro Tem

Village of Gates Mills
MINUTES OF A REGULAR MEETING OF COUNCIL
September 15, 2026

A regular meeting of the Council of the Village of Gates Mills, Ohio was held at the Community House on Tuesday, September 15, 2026, at 5:30 p.m. with Mayor Siemborski presiding. The meeting was live-streamed to the internet.

1. Roll Call starts at 1:41

Councilmembers present: Broome, Greco, Perez, Steinbrink, Turner (via Zoom), Young.

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

2. Mayor Siemborski administered the Oath of Office to new Councilmember Barbara Sommer at 2:20

3. Minutes of the Regular Council Meeting of August 18, 2026 starts at 4:11

Councilmember Turner requested that the second bullet point from page 3 be removed: “The new operating agreement provided for...~~the requirement of the Village to deposit its share of the proceeds into its own Land Conservation and Open Space Fund.~~” That is something we have done since the levy passed originally, so that is not new.

Councilmember Steinbrink moved to approve the August 18, 2026 minutes as amended, and Councilmember Broome seconded the motion.

Ayes: Broome, Greco, Perez, Steinbrink, Turner, Young.

Abstain: Sommer

Nays: None

Motion carried.

4. Minutes of the Special Council Meeting of August 25, 2026 starts at 6:22

Councilmember Turner requested that halfway down page 4 to delete the end of the sentence: “Turner - There was a 15-16 acre property the Land Conservancy was considering ~~and they brought it to Council.~~” It was not brought to Council.

Councilmember Perez noted at the second to last line of page 7, the word “write” should read “raid”: “Perez - ...they could also ask for those and not raid the endowment.”

Councilmember Young moved to approve the August 25, 2026 minutes as amended, and Councilmember Broome seconded the motion.

Ayes: Broome, Greco, Perez, Steinbrink, Turner, Young.

Abstain: Sommer
Nays: None
Motion carried.

5. Pay Ordinance # 1313 \$1,573,771.53 starts at 8:20

The Mayor noted the extraordinarily large amount includes CVG and road work payments. Councilmember Steinbrink, to provide some context around why the budget is what it is this year, asked and received from Finance Administrator Mulh the amount of operating surpluses over budget from 2020 to 2025 to be almost \$3.8 million.

Councilmember Steinbrink moved to approve Pay Ordinance #1313, and Councilmember Turner seconded the motion.

Ayes: Broome, Greco, Perez, Sommer, Steinbrink, Turner, Young.
Nays: None
Motion carried.

6. Mayor Siemborski administered the Oath of Office to Mike Sanders and Dominic Burkhard, Firefighters, at 10:03

7. Mayor's Report starts at 15:50

- Post Office Lease Renewal

The current five-year lease expires March 31, 2027. The Village has negotiated, through the USPS representative Jones Lang LaSalle, a new five year lease with a 5.7% rent increase. The Village will pay a 2% commission of \$7,000 to Jones Lang LaSalle upfront upon the signing of the lease. Revenue will be \$70,000 per year. Although previously discussed, the Village did not enter into an agreement with a consulting firm to help negotiate the lease. The Mayor will sign the non-binding letter of intent tomorrow so we get the actual lease agreement and commission agreement. Both documents would be brought to Council at the next meeting for review and execution.

- 5K Fox Trot - starts at 18:26

Councilmember Perez reported about 140 participants enjoyed the 50-yard dash, 1 mile, and 5K races at the rain-free intergenerational Gates Mills Elementary PTC event last Saturday. Thank you to the school, the PTC, the thirteen sponsors including many resident businesses, the Police, Fire and Service Depts, Janet, Jean, and Robin. Good turnout across the board with great feedback!

- Arboretum - starts at 20:32

The stairs are finished. The Service Dept laid the electrical conduit in preparation for the lights they will install that will illuminate the stairs, and they placed the rocks along both sides of the stairs. We will later tonight ask for an appropriation for \$15,000 to purchase black wrought iron railings to run along both sides of the stairs.

- Chagrin Valley Hunt Club Wastewater Treatment Project - starts at 21:56

After today's conversation between the Mayor and the Hunt Club President, one or two issues remain. Wastewater Committee Chairman Broome, Law Director Hunt, and Mayor Siemborski will meet over the next couple days, and then meet with the Hunt Club in the next 10 days to iron out the final items of the agreement.

- Gates Mills Land Conservancy Agreement - starts at 22:33

Law Director Hunt sent to Councilmembers today a document that pulls together Councilmember's comments. Not having a consensus view on what the percentage should be, it has been left blank to be an item Council discusses later tonight.

8. Financial Report attached and on the website starts at 23:27

Treasurer Spear reported in 2025 we had revenues of nearly \$8 million and operating expenses before transfers of about \$6.5 million for a net of \$1.5 million. The 2026 budget reduces that net to \$450,000 - a difference of \$1 million. He thinks we are going to do better than the budget, but it's still going to be a big change, and the fund balances are going to fall. What's really happening is a change in the asset side of the balance sheet. Reduce cash/add broadband. Reduce cash/improve roads. Next year, reduce cash/retire aged fire engine to bring in the new.

How much cash is enough? How much should we take from villagers and park in our investment account? From 2011 through 2019, the answer was \$5 million. We had \$4.6 million in 2011 in the funds; \$4.9 million in 2019. By the end of 2025, we'd almost doubled that. Now we're spending more than we're taking in, doing some things that perhaps we should have done a while ago, but didn't. The number looks shocking, but you can only view it in context of the balances that we built up over time in anticipation of these expenditures.

The Mayor referred to the memo in Council's packet regarding the highly unusual delay by the County in remitting real estate taxes. We are temporarily \$800,000 short compared to August last year. We did receive an advance for \$500,000 last week, and we expect to be paid the rest by the end of September. We will get all the money in the budget, as the real estate taxes number is set at the beginning of the year.

9. Treasurer's Report - None

10. Clerk's Report - starts at 27:04

Clerk DeCapite praised the Ronyak Paving crew for the consideration they showed the residents and the wonderful job they did on Colvin Road during the recent disruptive road project.

11. Police Department Report attached and on the website - starts at 27:35

Police Chief Minichello announced the promotion of Sergeant Michael Day to Lieutenant. The position has been open since earlier this year upon the retirement of Lieutenant Pollutro. Sergeant Day has achieved extensive knowledge of investigative and detective tools in his 20-some years on the dept and will pass along those skills to our other sergeants and patrol officers. He will be sworn in at the next Council meeting.

Our Flock camera policy has been updated and, after review by Law Director Hunt, our staff has been provided the updated policy. We have made two significant changes, and they both have to do with access. One, we have tightened up access to the data. In the past, law enforcement from other municipalities may have had access to our data by being a Flock supporter - now they must contact us and ask for something specific which we may provide or deny. Two, we instituted a monthly audit to make sure access to our data is only being provided for legitimate law enforcement purposes. We will share with in-state departments, not with any of the federal agencies. We keep the data 30 days and then it's purged. If the data concerns an active investigation, we can download from the server and store digitally with the case file internally here - it would be gone from the cloud. Flock owns the equipment under a five-year contract that expires in 2028. We own the data, and Flock cannot use our data for anything. Only our sworn GM law enforcement staff have the ability to access the data.

12. Service Department Report attached and on the website - starts at 39:27

Service Director Biggert provided an update for Colvin. Drainage along the street edges and street edge restoration were completed last week. This week and next week the one school asphalt apron and a couple homeowner concrete aprons will be finished. That will end the project.

The new generator for Town Hall came in \$17,645 under its \$125,000 budget. After the old generator exploded during one of the storms, a temporary standby generator housed on a trailer was put in place. Hearing a new unit would take 10-12 months before delivery, the Service Director pursued purchasing the temporary standby unit from Ohio Cat with 6 months/400 hours on it. They agreed, the generator is located behind a new brick wall at the Town Hall back door, and the project is finished. We are currently tweaking communication between the generator and the transfer switch. The new generator supplies power to the Town Hall only. The generator behind the Community House supplies power to the Community House, service garage, fire garage, and the lift station for the sanitary sewer.

13. Fire Department Report attached and on the website - starts at 43:29

14. **Ordinance No. 2026-25 (Third Reading)** starts at 43:59

"An Ordinance Amending Section 155.04 of the Codified Ordinances of the Village of Gates Mills to Eliminate the Treasury Investment Board" was read by the Mayor.

The Mayor, Law Director, and Treasurer continue to go back and forth with descriptions of what the Board should entail, what their responsibilities should be, and who should constitute the Investment Board. They are not done and request one more month to finish this up

Ordinance No. 2026-25 remains on third reading.

15. **Resolution No. 2026-44 (First Reading)** starts at 44:50

“A Resolution Accepting the Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor” was read by Mayor Siemborski.

Finance Administrator Mulh stated this is a housekeeping item that comes from the County listing the levies that are already approved to be collected next year. You don't see the conservation levy on here because it expires at the end of the year. If it does pass in November, then we will redo this to include the one mill for the conservation levy.

Councilmember Steinbrink moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2026-44 be placed on its final passage. Councilmember Broome seconded the motion.

Ayes: Broome, Greco, Perez, Sommer, Steinbrink, Turner, Young.
Nays: None
Motion carried.

Councilmember Steinbrink moved to approve Resolution No. 2026-44 and Councilmember Broome seconded the motion.

Ayes: Broome, Greco, Perez, Sommer, Steinbrink, Turner, Young.
Nays: None
Motion carried.

16. **Ordinance No. 2026-45 (Amended) (First Reading)** starts at 46:26

“An Ordinance to Amend the Annual Appropriation Ordinance No. 2025-51 to Increase Certain Appropriations and Other Expenditures of the Village of Gates Mills, Ohio for the Fiscal Year Ending December 31, 2026” was read by the Mayor.

The Mayor explained the Service Department appropriation needs to be increased to pay for the Arboretum stairway, railings, and gasoline, even though he is confident the grant money we applied for to cover the railings will be received this week. The Police Department appropriation needs to be increased by \$7,000 to pay for vehicle damage from a deer collision.

Councilmember Turner moved that the rules requiring ordinances to be read on three different days be suspended and that Ordinance No. 2026-45 (Amended) be placed on its final passage. Councilmember Greco seconded the motion.

Ayes: Broome, Greco, Perez, Sommer, Steinbrink, Turner, Young.
Nays: None
Motion carried.

Councilmember Greco moved to approve Ordinance No. 2026-45 (Amended) and Councilmember Perez seconded the motion.

Ayes: Broome, Greco, Perez, Sommer, Steinbrink, Turner, Young.
Nays: None
Motion carried.

17. **Resolution No. 2026-46 (First Reading)** starts at 48:23

“A Resolution Authorizing the Mayor to Prepare and Submit an Application to Participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Program(s) and to Execute Contracts as Required; and Declaring an Emergency” was read by Mayor Siemborski.

The Mayor and the Village Engineer explained this resolution is for the old inner urban railway pedestrian bridge. The estimated cost for structural improvements per the R. E. Warner report totals \$478,377 and that will be in our budget next year. Village Engineer Courtney’s firm submitted an application on the September 10 deadline, subject to Council approval, for a \$200,000 grant to the District One Public Works Integrating Committee, which operates out of the Cuyahoga County Planning Commission. Preliminary scoring will be released the beginning of December, followed by an appeals period, and final scoring comes out the second week of January. We typically are not funded out of the local District. They will send us down to Columbus to the Small Government Subcommittee where we go through another process to refresh our application and attachments. We will find out the first week of May as to whether or not we’re funded.

We also looked at the Mayfield Road resurfacing project as a potential candidate for the OPWC funding, but the state agreed to fund 100% of the project both from a surface asphalt standpoint and full depth replacements (concrete replacements after they mill the asphalt off) estimated to cost multiple hundreds of thousands of dollars. We will only be responsible for some roadside drainage work. The state is picking up more than they initially indicated. An application to Ohio Public Works Commission is not warranted.

We moved our efforts to the next piece of legislation, Resolution No. 2026-47, for the ongoing flooding problem at Berkshire and Epping during times of heavy rain. There is a storm sewer that has failed. Water comes up and out of the system, it floods the intersection and floods through a couple front yards, creating any number of problems. We have submitted an application for about \$90,000 to fund half of that project for a new storm sewer, flood controls, and biological swale enhancements.

Councilmember Greco moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2026-46 be placed on its final passage. Councilmember Broome seconded the motion.

Ayes: Broome, Greco, Perez, Sommer, Steinbrink, Turner, Young.

Nays: None

Motion carried.

Councilmember Broome moved to approve Resolution No. 2026-46 and Councilmember Greco seconded the motion.

Ayes: Broome, Greco, Perez, Sommer, Steinbrink, Turner, Young.

Nays: None

Motion carried.

18. **Resolution No. 2026-47 (First Reading)** starts at 55:22

“A Resolution Authorizing the Mayor to Prepare and Submit an Application to Participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Program(s) and to Execute Contracts as Required; and Declaring an Emergency” was read by Mayor Siemborski.

Councilmember Steinbrink moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2026-47 be placed on its final passage. Councilmember Sommer seconded the motion.

Ayes: Broome, Greco, Perez, Sommer, Steinbrink, Turner, Young.

Nays: None

Motion carried.

Councilmember Greco moved to approve Ordinance No. 2026-47 and Councilmember Broome seconded the motion.

Councilmember Perez noted there are a few Berkshire projects and asked if this project is related. Village Engineer Courtney explained there are three projects. One is this project for the flooding at the Berkshire/Epping intersection that we’re seeking funding for. Next year he will discuss the Berkshire culvert failure and slope failure which is just north of the Berkshire/Epping intersection. Lastly, the lower Berkshire channel cleaning and natural stabilization is way down by Chagrin River Road.

Ayes: Broome, Greco, Perez, Sommer, Steinbrink, Turner, Young.

Nays: None

Motion carried.

19. **Resolution No. 2026-48 (First Reading)** starts at 59:27

“A Resolution Authorizing the Mayor to Enter into an Amendment to the Community Cost-Share Agreement with the Northeast Ohio Regional Sewer District for Funding of a Community Cost-Share Project; and Declaring an Emergency” was read by the Mayor.

Mayor Siemborski and Village Engineer explained this resolution is for the project at the base of Chagrin River Road at Old Mill by the green bridge. The original project, as approved by Council and by NEORSD, had a cost estimate of \$125,000 before design work. We did the design work, bid the project, and Council awarded a contract to Siteworx for \$179,000 to build the project. The project is now going to cost \$197,000 including engineering and inspection. The agreement with NEORSD needs to be updated, so we can get the full \$197,000 reimbursed from NEORSD out of our community cost share fund. They will pay us any money that’s in that fund now, and then charge that fund in the future as money is collected until we pay off the total of the project.

Councilmember Turner moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2026-48 be placed on its final passage. Councilmember Steinbrink seconded the motion.

Ayes: Broome, Greco, Perez, Sommer, Steinbrink, Turner, Young.
Nays: None
Motion carried.

Councilmember Greco moved to approve Resolution No. 2026-48 and Councilmember Turner seconded the motion.

Ayes: Broome, Greco, Perez, Sommer, Steinbrink, Turner, Young.
Nays: None
Motion carried.

20. **Resolution No. 2026-49 (First Reading)** starts at 1:01:54

“A Resolution Authorizing the Mayor to Enter into a Contract with CMG Contracting for the Battles Road Culvert Project and Declaring an Emergency” was read by Mayor Siemborski.

Mayor Siemborski and Village Engineer Courtney explained this is for the culvert south of the 90 degree bend in Battles Road. There's a sinkhole in the road and it's an old stone culvert that is failing. The way to adequately repair that is to remove the old stone culvert and replace it with a new concrete box cover and new head walls. We are going to remove some portions of storm sewer and restore some natural channel on both sides of the road leaving a better aesthetic. Then repair the road over the top. Our design estimate was \$152,000. We had five bids ranging from \$136,000 up to over \$200,000. CMG was lowest at \$136,000. He has not worked with them in Gates Mills, but he has worked with them in Kirtland and Chardon. CMG has a good resume of municipal culvert work and appear very capable of doing this work. They could start within the next two weeks - some of the other bidders were 60 days out.

Councilmember Greco asked if we are required to take the lowest bid. Village Engineer Courtney responded we are not required. Council is able to take the lowest and best bid. He has in the past not recommended the lowest bidder because he did not feel they were the best bid - maybe the bid was unbalanced, or it was found the contractor did not have a bond, or did not submit the required paperwork, or we had a terrible experience with them.

Councilmember Steinbrink moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2026-49 be placed on its final passage. Councilmember Greco seconded the motion.

Ayes: Broome, Greco, Perez, Sommer, Steinbrink, Turner, Young.
Nays: None
Motion carried.

Councilmember Steinbrink moved to approve Resolution No. 2026-49 and Councilmember Broome seconded the motion.

Ayes: Broome, Greco, Perez, Sommer, Steinbrink, Turner, Young.
Nays: None
Motion carried.

21. **Resolution No. 2026-50 (First Reading)** starts at 1:05:27

“Preliminary Legislation (LPA-ODOT-Let Project Agreement” - a form prescribed by the State of Ohio regarding the resurface of Mayfield Road

Village Engineer Courtney recalled the last time Mayfield Road was resurfaced was ten years ago. ODOT paid for 100% of the new concrete curbs, about \$1,000,000.

Regarding the upcoming Mayfield Road resurface project, we have obtained ODOT’s commitment to pay 100% for both roadway surface asphalt and full depth concrete replacements. Typically the roadway surface (top 3” of asphalt) is split 80/20 between ODOT and the municipality, and full depth concrete repairs (anything underneath) is paid 100% by the local municipality, as is any roadside drainage work that has to be done. The full-depth concrete repairs are expected to be \$300,000 - \$400,000. The Village Engineer’s suggestion is to attack some minor issues along the roadside - where we have water that comes over the curb and onto the road and creates some icing problems in the winter - as a village project before ODOT comes in after July 1, 2027, and he estimates that work to be less than \$200,000. We’ll have much better control and much lower cost if we do that ahead of the resurfacing project, as opposed to trying to bundle it with an ODOT project. So, we will be adding that to the scope of next year’s road program. The Mayfield Road resurfacing project will run from County Line Road on the east all the way up to the front of St. Francis Church and is expected to take three months.

The Mayor congratulated Village Engineer Courtney and others who worked on this for bringing in such a huge dollar savings.

Councilmember Broome moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2026-50 be placed on its final passage. Councilmember Greco seconded the motion.

Ayes: Broome, Greco, Perez, Sommer, Steinbrink, Turner, Young.
Nays: None
Motion carried.

Councilmember Broome moved to approve Resolution No. 2026-50 and Councilmember Greco seconded the motion.

Councilmember Turner asked how the traffic will be handled during this construction. Village Engineer Courtney answered they would likely close one lane on each side and then build the other lane and then swap the traffic over to keep traffic on opposite sides of the median strip. He does not suggest putting traffic on one side with no median. We will be given a set of ODOT plans before they bid the project which will include a maintenance traffic plan that we have the ability to comment on. ODOT’s Public Information Officer will put together project materials that we’ll be able to use to distribute to safety, fire, schools, residents, etc. Plus the big warning signs, much like you see with other state route resurfacing projects.

Councilmember Broome asked if ODOT normally drops the speed limit for construction zones. The Village Engineer replied they may bump it down to 35 mph.

Councilmember Young stated we can expect a reduction in the traffic camera revenue. The cost to the village is a lot more than just mentioned. The Service Director suggested night work might help compress the time frame.

Ayes: Broome, Greco, Perez, Sommer, Steinbrink, Turner, Young.

Nays: None

Motion carried.

22. Council Discussion - starts at 1:14:30

Gates Mills Land Conservancy Agreement

The Mayor referred to the draft agreement between the village and the Land Conservancy prepared by the Law Director and distributed to Council this afternoon, following Council discussions and after the Law Director reached out to Councilmembers individually over the last week or two to gather any other comments they had and to get a sense of what allocation percentages Councilmembers were leaning towards. We are not looking for any kind of action today, but we do want to start the discussion on the four items that were added and see if those are what you were looking for.

- \$700,000 balance:

The Mayor stated, in the revised document, we have indicated the \$700,000 would be designated by the Land Conservancy Board as a board designated endowment fund. Those funds would be set aside and could accumulate interest. If some of those funds were needed to use for an acquisition or an easement, that would be permitted as long as the \$700,000 was replenished by the end of the levy period.

- Notification to Council:

The Mayor stated the language that was in the past agreement, which is to report to Council in advance of an acquisition commitment, stays. Law Director Hunt added not only would the Conservancy need to come to Council to advise/discuss a purchase of land or conservation easement, but also to seek Council's approval, which is a step further than it's ever been. The discussion about the use of public funds can be made in executive session. An approval would have to be made in public session.

- Usage of Funds:

Language was struck from the old agreement that would allow levy funds to be used to repair improvements that were damaged or threatened to be damaged by erosion. Allowable uses are for restoration and for stabilization and for other things that the Village Engineer would advise us are valid erosion control, millstream control, hillside control or restoration/stabilization projects as opposed to normal culvert fixing. Law Director Hunt stated he took out of the former agreement any specifications for use of the conservation levy funds by the Village and left it totally up to what is in the charter which is pretty extensive. Council could take that into consideration at the beginning of the year in its budget. When there's a contract being let for a public improvement project that might be able to use conservation levy funds, the Council can decide whether that should be done on a case-by-case basis.

- Allocation Percentage:

The Law Director reported his poll of Council with respect to the split ranged anywhere from 100% to the village/0% to GM Land Conservancy, two responses at a 50/50 split, two at a 40/60 (Village/Conservancy) split, one at 20/80 (Village/Conservancy) split, and one at 25/75 (Village/Conservancy) split. All over the place. Council has the opportunity to discuss that tonight and maybe reach some consensus that we can then put together a final agreement that the Land Conservancy would agree to and potentially have that at a special meeting before your October regular meeting for approval.

At 1:23:05 Councilmember Turner had thought after the August 25th meeting that we said either 50/50 or 60/40 and that the Mayor was going to take that back to the Land Conservancy. She is not understanding how we are at this point now on September 15th with an expectation that this is going to get resolved at the October council meeting. We agreed to get terms to the villagers before early in-person voting starts October 6th. Mayor Siemborski responded that at the August 25th meeting he asked "Can I go back with 60/40?", and there was not a yes direction. There was more conversation. Council did not authorize or indicate any number to go back and negotiate with.

At 1:25:35 Councilmember Broome stated he took the draft agreement received this afternoon and made changes to the "whereas" clauses to reflect the changing responsibilities and roles of the village and of the Conservancy since the 2021 agreement, and sent those to all Councilmembers. He suggests setting forth uses of conservation levy funds that the village could use its share of the money for. Regarding paragraph 7, "...any potential land acquisition in fee simple...", should only apply if the Conservancy was going to use levy funds for that acquisition. If the Conservancy raised its own money or had a donor that gave it money, the Conservancy shouldn't have to come to Council for approval. He added a paragraph indicating the Conservancy could come to Council to request money for more reasons than purchases of land or easements - such as invasive species removal, maintaining property, or some other problem on their properties.

The people of the village think this is a levy for the Land Conservancy, and the split ought to favor the Land Conservancy.

At 1:31:47 Councilmember Perez commented on Councilmember Broome's suggested language changes. Because the Land Conservancy has not had a chance to react to this document, and their input is important, she is not comfortable nailing that down tonight.

Doing the rough math, the Land Conservancy's invasive remediation cost is \$76,000 in the first year only plus \$33,000 estimated for easements. That's \$110,000 - right there at the 50/50 split. Reiterating what she said at the last meeting, 50/50 or 60/40 in favor of the Land Conservancy are the minimums she would want to support.

At 1:35:27 Councilmember Young is not prepared to discuss the operating agreement. We need time to review the draft and prepare comments, and call a special meeting. He agrees the voters think of this as a levy for the Conservancy, not for the

Village, although the Village controls the money. For 35 years, the voters have put their trust in the Conservancy, and Council has put its trust in the Conservancy. Now this year, we're throwing that all out the window and not only restricting funding, but telling the Conservancy they can't do anything without strict prior approval from Council. We're telling them we don't trust them anymore.

Councilmember Steinbrink corrected the record. This was all done in 2021 - the agreement, the split, coming to Council - and has operated this way for the last five years. Prior Councils have added language into the agreement over time that provides for additional oversight. Councilmember Young noted the 2021 agreement required Council notification of a pending purchase. Now Council approval of the purchase is required. Councilmember Steinbrink replied that's what's in the draft, and he may not agree to that. We may not have four or five people that would agree to that.

At 1:38:48 Councilmember Steinbrink stated it is his opinion that we have the agreement from 2021, and that is what to put in front of Council for an up and down vote. If we get four or five people that would agree to that, then it's in place before the election. Or, the timeline goes out until January or February after three readings until there's an agreement in place. Which isn't the end of the world - that's the way it used to work prior to 2021. The levy was on the November ballot, and Council and the Land Conservancy signed the agreement in January of the following year. Understanding there are a variety of opinions amongst the seven people on Council, at the end of the day there's going to have to be compromise.

At 1:40:00 Councilmember Greco repeated that her problem is the Land Conservancy did not do what they said they were going to do five years ago, the last time the levy was supposed to be put on the ballot. So, how do we have any right to think that they are going to do what we asked them to do in 2027 and for the next five years? There's no way to put any teeth in this except to say that if they don't, there would be no further levy on the ballot. We're now in the situation of either saying we're going to go along just like we have or we're going to do something new.

At 1:41:43 Councilmember Turner finds the Land Conservancy has done yeoman's work maintaining the properties that they have, taking on new projects along with the village given the changes to the climate, and they're willing to do more. A lot of damage gets done when statements like Councilmember Greco's are made. Her biggest fear is that going forward our relationship is damaged, and she is concerned about how we get back on track.

Whatever percentage we put on this - 50/50, 60/40, 70/30 - is immaterial if we don't have a working relationship to preserve our environment together. If we can't come to an agreement, maybe we continue 50/50 for one more year while we negotiate terms more appropriate with the current environment and have that in place by next year. During that time, have some meetings together with the Land Conservancy rather than the back and forth among just a few people representing each body.

At 1:44:34, regarding the \$700,000 balance listed in the old agreement that the Conservancy has maintained, Councilmember Broome stated if our intention is to make sure the Land Conservancy is preserved, the one thing everyone here should agree on is that we can't let anything bad happen to the Conservancy. We can't let the properties that the Conservancy holds escheat to some other charitable organization. That's not

good for the Village. Councilmembers Broome, Greco, Young, and Perez rehashed the endowment argument. What does the agreement say? What was meant? Law Director Hunt again provided that the Conservancy had a significant mortgage that they had to take care of, and that's why we had the language we had in 2021. The draft agreement rectifies the issue. The remedy to the village with respect to any violation of the terms is a breach. It would take a vote of Council to hold them in breach and then hold back the funds.

At 1:48:02 Councilmember Sommer asked if more conservation work has gotten done in the last five years and there's been a really close working relationship between the Conservancy and the Village, what is prompting a change? Is that relationship now for some reason fractured? Councilmember Perez answered we are asking the Conservancy to do more. Having them take on the invasive projects on their property is a different ask than what we have asked them to do in the past. The Mayor added, in the Conservancy's own proposal back to us two weeks ago, they were willing to take on responsibility for all the invasives, not financially, but to organize the experts that come in and to do all the hard work in the field to control the invasives. We are damaging the relationship currently by having this conversation for the last 3-4 months. Councilmember Sommer asked if the allocation of funding could be based on what the actual projects are and what part the Conservancy and what part the Village has committed to? The Mayor replied yes, there is a 10-year program to address all the invasives on all the Conservancy land and all the village land, allocated by year, by property. They would pay for theirs. We would pay for ours. It would all come out of the land conservation fund.

Councilmember Sommer believes the village still needs to retain a fair amount of the funding. She thinks 50/50 is the minimum the city should retain. Councilmember Broome thought the calculation came out to 80/20. Councilmember Sommer agrees, but she finds there's a lot more money earmarked for acquisition, and that's not necessarily what people view conservation as. The Mayor replied the sheet that was prepared could be changed in terms of what to spend those dollars on - doing the invasives over 7 years, tree planting, etc. He'd be happy to do that and bring to the next meeting.

Councilmember Sommer asked if there is a necessity to define in the agreement what the village can spend its money on. We're already restricted by the language in the charter, so why would we restrict ourselves further in an agreement with the Conservancy? The Law Director responded that is why he took the language out, while Councilmember Broome's position is that why not put it in the recitals, which don't have any force of law, to make voters informed with examples. Councilmember Perez agrees with citing examples in the recitals. We've heard from a number of voters that they don't feel like they know on either side of the equation what some of the funds are being used for. We don't want to be in a position where the voters feel uncomfortable about that. Councilmember Steinbrink doesn't know how Council on September 15th with 45 days until Election Day is going to change the agreement with the Land Conservancy - move the goalposts one way or another, change the objectives of the agreement, and then be able to communicate that effectively to residents without creating too much confusion that puts the passage of the levy in jeopardy because people don't check a box at all.

At 1:59:00 Law Director Hunt states it comes down to three issues - 1) the Village can't control what the Land Conservancy does with their own funds that are not levy funds, 2) Do you want Council approval of land acquisitions and conservation easements if levy funds are being used, or do you want just notification?, and 3) the allocation percentage. If we can come to some consensus tonight, he can draft it taking into consideration what has been said, and Council can have a special meeting before the October meeting, if you think it's necessary for the public to see. It's also necessary to go back to the Land Conservancy and negotiate with them before you approve anything. But he is not hearing a lot of consensus today. If you would like to stay with the 2021 agreement, we're going to have to tweak it a little, because they've paid off the mortgage on that one piece of property and rework that one paragraph.

At 2:00:57 Councilmember Turner said the more confusion we create, the fewer people are going to vote. They're going to skip that box. That would be a travesty for the levy not to pass. Given this short time frame, it is her opinion that we keep the 2021 agreement and come back in a year or 2-1/2 years to see what's needed in terms of a different split of money between the two entities.

At 2:02:49 Mayor Siemborski advised he gave the President of the Land Conservancy a draft of this document this afternoon. The President is going to talk to his Board about it. He is aware 60/40 or 50/50 is the more common answer. We can hear back from them. It won't be a great conversation. We have spent numerous times challenging what they're doing, if they're doing it well, if they're doing it well enough, and if they are following the agreement. We have lost some respect and some collaboration that we've had with them over the past year and we'll see that in the field. The Mayor will go back to them in a few days and ask for their comments back. He is not a fan of pushing this off for six months or a year. We'll have the same conversations. We need to decide whether we respect them enough to give them those dollars with certain guidelines and certain governance limits and let them do what they know how to do better than we know how to do it because they've been doing it. He doesn't know what percentage allocation that is. But we do have some relationship building to rebuild. Councilmember Young appreciates the rebuilding the trust with the Conservancy. Our primary obligation is to the voters to let them know what they're voting for. We have until October to come to enough of an agreement between the two organizations that we can publish something in some manner so that the villagers know what it is we're asking them to approve or not. Councilmember Perez agrees and is open to having a special meeting to try to iron this out and then communicate to the voters before early voting starts on October 6th. Law Director Hunt will sharpen his pencil and go back and redraft some of this.

23. Business from the Audience - starts at 2:06:37

Resident Michael Press observes it is very difficult for those in the audience to comment on a document they haven't seen.

Many residents believe all the money goes to the Conservancy. That's the way it was set up. The sole purpose of the conservation levy was to fund the GMLC. The 5% was an administrative fee given to the Village. The residents will be very interested to hear how you're planning to spend the money, because it isn't consistent with the way it's been spent in the past. It will take a lot of communication. This group made a lot out of the fact that some years the operating agreement isn't settled until January.

That's certainly true. The reason for that is there was no reason to show the voters the operating agreement in advance because all the money went to the Conservancy. It was only in 2021 that there was ever a contemplation of money being spent in any other way.

If you require approval of what the GMLC does, his guess is you're going to compromise their 401(c) status and probably their accreditation status. Think twice.

At 2:09:17 Resident David Atton stated the fact that the residents don't fully understand the purpose or the disposition of the levy is Council's fault. We've known for five years that there's a misunderstanding in the community as to its purpose and its disposition. He worries that Council doesn't yet understand the full extent of the funding that will need to be found if we're going to do a really serious tree canopy renovation - meaning planting trees, organizing proper maintenance of trees, and staffing properly. There's one person on GMLC who has any actual hands-on experience with environmental matters. So we've got a lot of amateurs in the GMLC and the Council is no better. The staff and the volunteers aren't adequate to handle the scope he believes is inevitably going to happen. If you don't follow up on invasives removal with prompt, clear planting plans, the invasives will be back in no time at all.

He doesn't see how you can preempt a large part of the levy to buy land, and is not sure what good buying land does. When you buy land, you've got to take care of it. We've got enough to take care of as it is. The GMLC owns only 10% of the village land. No matter how good a job we do on our 10%, unless the other 90% follow us, it will have been a waste of time. He does not see any effort being made yet to create the kind of communication program needed to convince people they've got to take care of their own properties. It is essential for the success of this program.

Now you're rushing to get something done that will be inadequate. The right solution is to put off this discussion of the agreement until we've done some more work. We can hypothesize about arbitrary numbers, 50/50, 60/40, but we don't have any long-term planning data. He is disappointed with the process and thinks if you rush with a view to getting something out there before the election, it's going to be an embarrassing mess. He advocates for waiting.

24. 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. The Mayor noted the group will be canvassed for a date for a special meeting.

Respectfully submitted,

Beth DeCapite, Clerk

Approved:

Steven L. Siemborski, Mayor

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

September 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
62-2026	02/03/2026	02/04/2026	CH	DIVISION OF WATER	\$1,353.12 *	C
	Purpose:	POST OFFICE				
62-2026	09/09/2026	09/09/2026	NEG ADJ	DIVISION OF WATER	-\$1,353.12	C
	Purpose:	REIMB BY USPS				
122-2026	03/03/2026	03/03/2026	CH	DIVISION OF WATER	\$34.19 *	C
	Purpose:	POST OFFICE				
122-2026	09/09/2026	09/09/2026	NEG ADJ	DIVISION OF WATER	-\$34.19	C
	Purpose:	REIMB BY USPS				
178-2026	03/31/2026	03/31/2026	CH	DIVISION OF WATER	\$133.60 *	C
	Purpose:	POST OFFICE				
178-2026	09/09/2026	09/09/2026	NEG ADJ	DIVISION OF WATER	-\$133.60	C
	Purpose:	REIMB BY USPS				
240-2026	04/29/2026	04/29/2026	CH	DIVISION OF WATER	\$294.19 *	C
	Purpose:	POST OFFICE				
240-2026	09/09/2026	09/09/2026	NEG ADJ	DIVISION OF WATER	-\$294.19	C
	Purpose:	REIMB BY USPS				
302-2026	05/27/2026	05/27/2026	CH	DIVISION OF WATER	\$18.90 *	C
	Purpose:	POST OFFICE				
302-2026	09/09/2026	09/09/2026	NEG ADJ	DIVISION OF WATER	-\$18.90	C
	Purpose:	REIMB BY USPS				
363-2026	06/30/2026	06/30/2026	CH	DIVISION OF WATER	\$18.90 *	C
	Purpose:	POST OFFICE				
363-2026	09/09/2026	09/09/2026	NEG ADJ	DIVISION OF WATER	-\$18.90	C
	Purpose:	REIMB BY USPS				
447-2026	08/11/2026	08/11/2026	CH	CLEVELAND ILLUMINATING CO.	\$619.48 *	C
	Purpose:	MILLS BUILDING				
447-2026	09/01/2026	09/03/2026	NEG ADJ	CLEVELAND ILLUMINATING CO.	-\$619.48	C
	Purpose:	REIMB BY SARA'S CAE				
449-2026	08/11/2026	08/11/2026	CH	ENBRIDGE GAS OHIO	\$313.00 *	C
	Purpose:	MILLS BUILDING				
449-2026	09/01/2026	09/03/2026	NEG ADJ	ENBRIDGE GAS OHIO	-\$313.00	C
	Purpose:	REIMB BY SARA'S CAE				

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Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
450-2026	08/11/2026	08/12/2026	CH	CUYAHOGA COUNTY TREASURER	\$11,537.41 *	C
	Purpose:	2ND HALF RE TAX				
450-2026	09/01/2026	09/03/2026	NEG ADJ	CUYAHOGA COUNTY TREASURER	-\$244.78	C
	Purpose:	REIMB BY SARA'S CAE				
469-2026	08/20/2026	08/24/2026	CH	CIGNA HEALTHCARE	\$55,556.17 *	C
	Purpose:	HEALTH, DENTAL & VISION PREMIUM				
469-2026	09/14/2026	09/14/2026	NEG ADJ	CIGNA HEALTHCARE	-\$878.01	C
	Purpose:	ISOLVED PAYMENT FROM ZALEWSKI FOR COBRA				
482-2026	08/27/2026	08/27/2026	CH	DIVISION OF WATER	\$41.84 *	C
	Purpose:	VILLAGE HOUSE				
482-2026	09/04/2026	09/04/2026	NEG ADJ	DIVISION OF WATER	-\$41.84	C
	Purpose:	G MINICHELLO REIMBURSED				
490-2026	09/01/2026	09/03/2026	CH	PRIME PAY	\$79,267.59	C
491-2026	09/03/2026	09/03/2026	CH	TREASUER OF STATE	\$1,074.00	C
	Purpose:	UAN 4TH QTR FEE - FIN SOFTWARE				
492-2026	09/01/2026	09/03/2026	CH	DIVISION OF WATER	\$9.90	C
	Purpose:	WASTE WATER PLANT				
493-2026	09/01/2026	09/03/2026	CH	DIVISION OF WATER	\$9.90	C
	Purpose:	1471 CHAGRIN RIVER - PARK LAND				
494-2026	09/01/2026	09/03/2026	CH	DIVISION OF WATER	\$19.45	C
	Purpose:	TOWN HALL				
495-2026	09/02/2026	09/03/2026	CH	DIVISION OF WATER	\$426.09	C
	Purpose:	MILLS BLDG				
496-2026	09/03/2026	09/03/2026	CH	THE HARTFORD	\$198.99	C
	Purpose:	LIFE INS PREMIUMS				
497-2026	09/03/2026	09/03/2026	CH	CLEVELAND ILLUMINATING CO.	\$506.73	C
	Purpose:	TRAFFIC LIGHTS				
498-2026	09/03/2026	09/03/2026	CH	CLEVELAND ILLUMINATING CO.	\$539.55	C
	Purpose:	STREET LIGHTS				
499-2026	09/04/2026	09/04/2026	CH	CHASE BANK	\$2.50	C
	Purpose:	ACH FEE				
500-2026	09/04/2026	09/04/2026	CH	CLEVELAND ILLUMINATING CO.	\$363.88	C
	Purpose:	WASTE WATER PLANT				

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Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
501-2026	09/04/2026	09/04/2026	CH	EQUIVEST	\$2,776.00	C
	Purpose:	DEFERRED COMP CONTRIBUTIONS				
502-2026	09/04/2026	09/04/2026	CH	OHIO DEFERRED COMP	\$2,145.00	C
	Purpose:	ROTH CONTRIBUTIONS				
503-2026	09/04/2026	09/04/2026	CH	OHIO DEFERRED COMP	\$7,897.00	C
	Purpose:	DEF COMP CONTRIBUTIONS				
504-2026	09/08/2026	09/09/2026	CH	CLEVELAND ILLUMINATING CO.	\$71.93	C
	Purpose:	FOX HILL & MAYFIELD				
505-2026	09/08/2026	09/09/2026	CH	CLEVELAND ILLUMINATING CO.	\$83.61	C
	Purpose:	CHAGRIN RIVER RD BRIDGE				
506-2026	09/08/2026	09/09/2026	CH	CLEVELAND ILLUMINATING CO.	\$120.62	C
	Purpose:	SERVICE GARAGE				
507-2026	09/08/2026	09/09/2026	CH	CLEVELAND ILLUMINATING CO.	\$626.14	C
	Purpose:	MILLS BLDG				
508-2026	09/09/2026	09/09/2026	CH	CLEVELAND ILLUMINATING CO.	\$167.72	C
	Purpose:	BURTON COURT				
509-2026	09/09/2026	09/09/2026	CH	CLEVELAND ILLUMINATING CO.	\$34.35	C
	Purpose:	CHAGRIN AND MAYFIELD				
510-2026	09/09/2026	09/09/2026	CH	ENBRIDGE GAS OHIO	\$313.00	C
	Purpose:	MILLS BUILDING				
511-2026	09/09/2026	09/09/2026	CH	ENBRIDGE GAS OHIO	\$215.00	C
	Purpose:	TOWN HALL				
512-2026	09/10/2026	09/10/2026	CH	CLEVELAND ILLUMINATING CO.	\$86.79	C
	Purpose:	CARPENTER RD				
513-2026	09/10/2026	09/10/2026	CH	CLEVELAND ILLUMINATING CO.	\$684.86	C
	Purpose:	COMMUNITY HOUSE				
514-2026	09/10/2026	09/10/2026	CH	ENBRIDGE GAS OHIO	\$73.01	C
	Purpose:	COMMUNITY HOUSE				
515-2026	09/10/2026	09/10/2026	CH	PRIME PAY	\$484.00	C
	Purpose:	PAYROLL PROCESSING				
516-2026	09/11/2026	09/11/2026	CH	CLEVELAND ILLUMINATING CO.	\$90.86	C
	Purpose:	MAYFIELD & CARPENTER				

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Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
517-2026	09/14/2026	09/14/2026	CH	CINTAS CORPORATION #259	\$1,383.80	C
	Purpose:	UNIFORMS - SERVICE DEPT				
518-2026	09/14/2026	09/14/2026	CH	VERIZON WIRELESS	\$656.33	C
	Purpose:	CELL PHONES/PAGERS/MDTS				
519-2026	09/14/2026	09/14/2026	CH	CHARTER COMMUNICATIONS	\$63.22	C
	Purpose:	CABLE				
520-2026	09/15/2026	09/15/2026	CH	PRIME PAY	\$84,569.89	C
	Purpose:	DIRECT DEPOSIT AND TAXES 2026-19				
521-2026	09/15/2026	09/15/2026	CH	OHIO POLICE & FIRE PENSION	\$44,483.05	C
	Purpose:	OHIO POLICE AND FIRE AUG REPORT EMPLOYEE AND EMPLOYER CONTRIBUTIONS				
522-2026	09/15/2026	09/15/2026	CH	OPERS PUBLIC EMPLOYEES	\$31,841.32	C
	Purpose:	OPERS EMPLOYEE/EMPLOYER AUG 2026 CONT				
523-2026	09/17/2026	09/17/2026	CH	LYNDHURST MUNI COURT	\$15,280.00	C
	Purpose:	764 CASES IN AUGUST				
524-2026	09/17/2026	09/17/2026	CH	HOME DEPOT CRC	\$1,197.16	C
	Purpose:	ABORETUM LIGHTING SUPPLIES, RAKE, PULL DOWN STAIR TO LOFT IN COMM HOUSE				
525-2026	09/17/2026	09/17/2026	CH	CLEVELAND ILLUMINATING CO.	\$84.60	C
	Purpose:	OBT BLDG				
526-2026	09/17/2026	09/17/2026	CH	CLEVELAND ILLUMINATING CO.	\$84.94	C
	Purpose:	OLD MILL - XMAS				
527-2026	09/17/2026	09/17/2026	CH	CLEVELAND ILLUMINATING CO.	\$1,301.51	C
	Purpose:	TOWN HALL				
528-2026	09/17/2026	09/17/2026	CH	EQUIVEST	\$2,776.00	C
	Purpose:	DEFERRED COMP				
529-2026	09/17/2026	09/17/2026	CH	OHIO DEFERRED COMP	\$2,145.00	C
	Purpose:	ROTH CONTRIBUTIONS				
530-2026	09/17/2026	09/17/2026	CH	OHIO DEFERRED COMP	\$7,897.00	C
	Purpose:	DEFERRED COMP				
531-2026	09/21/2026	09/22/2026	CH	CLEVELAND ILLUMINATING CO.	\$607.52	C
	Purpose:	TOWN HALL				
532-2026	09/22/2026	09/22/2026	CH	DIVISION OF WATER	\$70.69	C
	Purpose:	MILLS BLDG FIRELINE				

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Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
533-2026	09/22/2026	09/22/2026	CH	CIGNA HEALTHCARE	\$55,556.17	C
	Purpose:	HEALTH, DENTAL, VISION				
534-2026	09/23/2026	09/23/2026	CH	SAM'S CLUB	\$432.85	C
	Purpose:	SUMMER CONCERT FOOD PROVISIONS				
535-2026	09/29/2026	10/04/2026	CH	PRIME PAY	\$80,626.26	C
	Purpose:	DD AND TAXES PAYROLL 2026-20				
536-2026	09/25/2026	10/04/2026	CH	FIRST COMMUNICATIONS, LLC	\$2,086.83	C
	Purpose:	MONTHLY INTERNET/PHONE				
537-2026	09/29/2026	10/04/2026	CH	CHASE CARD SERVICE	\$3,057.33	C
	Purpose:	NOVELTIES, AED SUPP, UNIFORM, SUMMER CONCERT, AGING WELL LUNCH, ZOOM, SUPPLIES, TRENCHER AND MINI TRACK LOADER RENTALS				
538-2026	09/29/2026	10/04/2026	CH	DIVISION OF WATER	\$9.90	C
	Purpose:	1481 CHAGRIN RIVER RD - PARK				
539-2026	09/29/2026	10/04/2026	CH	DIVISION OF WATER	\$9.90	C
	Purpose:	SOUTH BRIDGE				
540-2026	09/29/2026	10/04/2026	CH	DIVISION OF WATER	\$9.90	C
	Purpose:	596 CHAGRIN - BRIDGE				
541-2026	09/29/2026	10/04/2026	CH	DIVISION OF WATER	\$9.90	C
	Purpose:	OBT BUILDING				
542-2026	09/29/2026	10/04/2026	CH	DIVISION OF WATER	\$34.19	C
	Purpose:	WASH HOUSE				
543-2026	09/29/2026	10/04/2026	CH	DIVISION OF WATER	\$49.48	C
	Purpose:	VILLAGE HOUSE				
544-2026	09/29/2026	10/04/2026	CH	DIVISION OF WATER	\$250.21	C
	Purpose:	VILLAGE HALL				
545-2026	09/30/2026	10/04/2026	CH	DIVISION OF WATER	\$9.90	C
	Purpose:	1471 CHAGRIN - PARK				
546-2026	09/30/2026	10/04/2026	CH	DIVISION OF WATER	\$9.90	C
	Purpose:	WASTEWATER PLANT				
547-2026	09/30/2026	10/04/2026	CH	DIVISION OF WATER	\$19.45	C
	Purpose:	SERVICE GARAGE				
548-2026	09/30/2026	10/04/2026	CH	DIVISION OF WATER	\$355.36	C
	Purpose:	POST OFFICE				

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Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
549-2026	09/30/2026	10/05/2026	CH	STATE TREASURER OF OHIO	\$1,012.50	C
550-2026	09/30/2026	10/05/2026	CH	REDSS	\$135.00	C
551-2026	09/30/2026	10/05/2026	CH	LYNDHURST MUNI COURT	\$40.50	C
552-2026	09/30/2026	10/05/2026	CH	LYNDHURST MUNI COURT	\$335.00	C
9084	02/06/2026	02/06/2026	AW	MARSHALL POWER EQUIPMENT	\$5.74 *	V
Purpose: SET OF FATENING PART						
9084	09/23/2026	09/23/2026	AW	MARSHALL POWER EQUIPMENT	-\$5.74	V
9381	06/04/2026	06/04/2026	AW	MICHAEL E. CICERO	\$1,250.00 *	V
Purpose: JUNE RETAINER						
9381	09/11/2026	09/11/2026	AW	MICHAEL E. CICERO	-\$1,250.00	V
9473	07/21/2026	07/21/2026	AW	ARIS COMPANY	\$785.00 *	C
Purpose: PORTA POTTY AT FELLER FIELD						
9473	09/24/2026	09/24/2026	NEG ADJ	ARIS COMPANY	-\$480.00	C
Purpose: reimbursed by GMIS for parade						
9511	08/10/2026	08/10/2026	AW	KEN'S WINDOW CLEANING	\$930.00 *	C
Purpose: WINDOW CLEANING - MILLS BUILDING						
9511	09/01/2026	09/03/2026	NEG ADJ	KEN'S WINDOW CLEANING	-\$390.00	C
Purpose: REIMB BY SARA'S CAE						
9538	08/26/2026	08/26/2026	AW	BAUER SUPPLY	\$345.00 *	C
Purpose: FOAM SOAP - MILLS BLDG						
9538	09/01/2026	09/03/2026	NEG ADJ	BAUER SUPPLY	-\$345.00	C
Purpose: REIMB BY SARA'S CAE						
9554	09/01/2026	09/01/2026	AW	C.W. COURTNEY COMPANY	\$54,406.16	C
Purpose: INSPECTIONS, ARBORETUM STAIRS, OLD MILL @ CRR, GENERATOR PROJ, GUARDRAIL PROG, 2026 ROAD PROG, KENWYN, BATTLES & CRR @N CEM, STORM WATER REGS, WALK/BRIDGE						
9555	09/11/2026	09/11/2026	AW	MICHAEL E. CICERO	\$1,250.00	C
Purpose: JUNE RETAINER						
9556	09/11/2026	09/11/2026	AW	ADVANCE SPECIALTY CONTRACTORS	\$2,000.00	O
Purpose: MASONRY WORK - GENERATOR						
9557	09/11/2026	09/11/2026	AW	AKE ENVIRONMENTAL, INC.	\$3,275.00	C
Purpose: REPAIR AFTER STORM, SERVICE BLOWERS, O RING REPAIR						
9558	09/11/2026	09/11/2026	AW	MICHAEL E. CICERO	\$1,250.00	C
Purpose: RETAINER						

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Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
9559	09/11/2026	09/11/2026	AW	THOMAS J COOK	\$750.00	C
	Purpose:	INSPECTIONS - AUG				
9560	09/11/2026	09/11/2026	AW	JOSEPH GIGLIO	\$100.00	C
	Purpose:	ARB MEETING				
9561	09/11/2026	09/11/2026	AW	RICHARD KAWALEK ARCHITECT INC	\$100.00	C
	Purpose:	ARB MEETING				
9562	09/11/2026	09/11/2026	AW	MODERN VORACITY	\$1,500.00	C
	Purpose:	WEBSITE HOSTING/SUPPORT				
9563	09/11/2026	09/11/2026	AW	OHIO DEPT OF AGRICULTURE	\$35.00	C
	Purpose:	APPLICATOR LICENSE FEE - PATA				
9564	09/11/2026	09/11/2026	AW	RAPP IT UP COMMERCIAL CLEANING LLC	\$300.00	C
	Purpose:	AUG CLEANING				
9565	09/11/2026	09/11/2026	AW	ROETZEL & ANDRESS	\$22,321.50	C
	Purpose:	RETAINER, TAX APPEAL, SEWER PROJ, NON LAW DIR TIME				
9566	09/11/2026	09/11/2026	AW	SPECIALIZED CONCRETE & CONSTRUCTION INC	\$3,200.00	C
	Purpose:	GENERATOR SLAB				
9567	09/11/2026	09/11/2026	AW	TECHSPERT DATA SERVICES LLC	\$3,121.60	C
	Purpose:	MONTHLY TOTAL CARE				
9568	09/11/2026	09/11/2026	AW	ATWELL'S POLICE & FIRE EQMT	\$427.00	C
	Purpose:	UNIFORMS				
9569	09/11/2026	09/11/2026	AW	CHRIS CHILDS	\$540.00	C
	Purpose:	RANGE SERVICES				
9570	09/11/2026	09/11/2026	AW	ASCENDANCE TRUCKS	\$375.24	C
	Purpose:	CHAMBER, BRAKE, COMBINATION				
9571	09/11/2026	09/11/2026	AW	CREATIVE PRODUCT SOURCING, INC.	\$415.97	O
	Purpose:	DARE WORKBOOKS				
9572	09/11/2026	09/11/2026	AW	THE ORIGINAL FARINACCI LANDSCAPE DESIGN	\$475.00	C
9573	09/11/2026	09/11/2026	AW	FP MAILING SOLUTIONS	\$197.70	C
	Purpose:	POSTAGE MACHINE				
9574	09/11/2026	09/11/2026	AW	CLEVELAND JEWISH NEWS	\$240.00	C
	Purpose:	AD - HAPPY NEW YEAR				
9575	09/11/2026	09/11/2026	AW	MARS ELECTRIC COMPANY	\$483.84	C
	Purpose:	ARBORETUM STAIR WORK, FUSES WW PLANT				

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Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
9576	09/11/2026	09/11/2026	AW	OHIO TREASURER OF STATE	\$630.00	C
	Purpose:	FIRE DEPT MARCS RADIOS				
9577	09/11/2026	09/11/2026	AW	PAT FLOWERS, INC.	\$1,246.00	C
	Purpose:	STRIPING, MARKING PARKING LOTS/AREAS				
9578	09/11/2026	09/11/2026	AW	SHUTTLE'S UNIFORM INC.	\$569.00	C
	Purpose:	UNIFORMS - PD				
9579	09/11/2026	09/11/2026	AW	TREASURER, STATE OF OHIO	\$226.50	C
	Purpose:	BOILER CERT FEES				
9580	09/11/2026	09/11/2026	AW	TRIAD TECHNOLOGIES, LLC	\$249.99	C
	Purpose:	JIC CAP AND PLUG KIT				
9581	09/11/2026	09/11/2026	AW	WADSWORTH SERVICE	\$695.36	C
	Purpose:	COMM HOUSE A/C REP - FUSE ISSUES				
9582	09/15/2026	09/15/2026	AW	AUBURN PIPE & PLUMBERS SUPPLY	\$1,667.78	C
	Purpose:	CULVERT PIPE AND SUPPLIES				
9583	09/15/2026	09/15/2026	AW	CHAGRIN VALLEY TIMES	\$135.00	C
	Purpose:	ADS FOR BATTLES CULVERT BID				
9584	09/15/2026	09/15/2026	AW	CINTAS CORPORATION #259	\$98.82	C
	Purpose:	FIRST AID KIT SUPPLIES				
9585	09/15/2026	09/15/2026	AW	DUSTBUSTER	\$71.87	C
	Purpose:	CLEANING TOWN HALL				
9586	09/15/2026	09/15/2026	AW	GENUINE PARTS COMPANY	\$581.82	C
	Purpose:	CLAMPS, FILTERS, BATTERIES, RAINX				
9587	09/15/2026	09/15/2026	AW	RUMPKE	\$88.82	C
	Purpose:	TRASH REMOVAL				
9588	09/15/2026	09/15/2026	AW	SIGNAL SERVICE COMPANY	\$250.75	C
	Purpose:	FUSE AND LABOR - REPAIR CONTROL PANEL				
9589	09/15/2026	09/15/2026	AW	VANCUREN SERVICES, INC	\$4,950.00	C
	Purpose:	TREE REMOVAL MAIN ST & EPPING				
9590	09/15/2026	09/15/2026	AW	ZOOM CAR WASH	\$144.00	C
	Purpose:	PD CAR WASHES				
9591	09/15/2026	09/15/2026	AW	SENSYS GATSO USA, INC.	\$25,069.00	C
	Purpose:	AUGUST SETTLEMENT				

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Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
9592	09/23/2026	09/23/2026	AW	OHIO CAT	\$42,060.62	C
	Purpose:	TRANSFER SWITCH - GENERATOR PROJ				
9593	09/23/2026	09/23/2026	AW	CUYAHOGA COUNTY TREASURER	\$10,142.72	O
	Purpose:	2ND HALF 2025 HEALTH DEPT - RETURN TO COUNTY - NOT DED FROM SETTLEMENT				
9594	09/23/2026	09/23/2026	AW	ENGLEBROOK CONSTRUCTION INC.	\$7,100.00	C
	Purpose:	PD WINDOW INSTALL/FINISHING, AC REPAIR, AC CONDENSER CLEANING 9 UNITS				
9595	09/23/2026	09/23/2026	AW	DISTILLATA COMPANY	\$164.40	C
	Purpose:	WATER COOLERS				
9596	09/23/2026	09/23/2026	AW	AMERICAN FIRE & SPRINKLER, LLC	\$550.00	O
	Purpose:	MILLS BLDG ANNUAL SPRINKLER INSP				
9597	09/23/2026	09/23/2026	AW	BLUE TECHNOLOGIES	\$176.85	C
	Purpose:	MONTHLY COPIER EXPENSES				
9598	09/23/2026	09/23/2026	AW	CHAGRIN VALLEY NURSERIES, INC.	\$162.50	C
	Purpose:	TOP SOIL				
9599	09/23/2026	09/23/2026	AW	COUNTRYSIDE TRUCK SERVICE, INC	\$300.00	C
	Purpose:	ANNUAL TEST FOR FIRE PUMP				
9600	09/23/2026	09/23/2026	AW	CUYAHOGA CO BOARD OF HEALTH	\$500.00	O
	Purpose:	NPDES PHASE II STORMWATER				
9601	09/23/2026	09/23/2026	AW	JUDCO, INC	\$890.00	C
	Purpose:	10 STOP SIGN HIP				
9602	09/23/2026	09/23/2026	AW	IRON MAN SUPPLY LLC	\$378.74	O
	Purpose:	POLY DUAL WHEEL WHEELBARROW 6" TURF TIRE				
9603	09/23/2026	09/23/2026	AW	KOLSOM TIRES	\$618.32	C
	Purpose:	PD 4 TIRES - MOUNT & BALANCE				
9604	09/23/2026	09/23/2026	AW	MARS ELECTRIC COMPANY	\$2,244.48	C
	Purpose:	ARBORETUM STEPS PROJ. LIGHTING				
9605	09/23/2026	09/23/2026	AW	NEXTGEN ELECTRIC INC	\$900.00	C
	Purpose:	ALARM REPAIRS MILLS BLDG				
9606	09/23/2026	09/23/2026	AW	RUGG'S PEST MANAGEMENT	\$335.00	O
	Purpose:	QUARTERLY SERVICE				
9607	09/23/2026	09/23/2026	AW	SHUTTLE'S UNIFORM INC.	\$364.50	O
	Purpose:	FD UNIFORMS				

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Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
9608	09/23/2026	09/23/2026	AW	SIGNAL SERVICE COMPANY	\$780.00	C
	Purpose:	SCHOOL SIGNS - PROGRAM AND TEST				
9609	09/23/2026	09/23/2026	AW	STAPLES BUSINESS ADVANTAGE	\$605.75	C
	Purpose:	TONER, CHAIR MATS, OFF SUPPLIES, COPY PAPER				
9610	09/23/2026	09/23/2026	AW	TURNER HOME & AUTO	\$286.87	C
	Purpose:	AIR HOSE REPAIR, LEDS, QUIKRETE, SUPPLIES, ARBORETUM LIGHTING SUPP				
9611	09/23/2026	09/23/2026	AW	VILLAGE OUTDOORS LTD	\$157.00	O
	Purpose:	SEED, STRAW				
9612	09/23/2026	09/23/2026	AW	WINZER	\$100.93	C
	Purpose:	HARDWARE				
Total Payments:					\$632,617.68	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$632,617.68	

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

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.

TOTAL \$632,617.68

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

VILLAGE OF GATES MILLS

FINANCIAL REPORT FOR THE MONTH ENDING SEPTEMBER 30, 2026

MONTHLY RESULTS AND FINANCIAL POSITION

The financial statements were provided to the Mayor, Clerk, Treasurer and Council prior to the October 20, 2026, Regular Council meeting.

GENERAL FUND

Revenue for the month was \$1,321,658. Year-to-date revenues of \$6,572,063 were \$24,333 less than this time last year. Real estate taxes were \$1,425 higher than this time last year. Municipal income taxes were \$193,180 higher this year compared to last year-to-date. 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. Other Sources of revenue are \$214,498 lower than last year at this time. Traffic camera receipts and Fines are trailing last year's figures. The Village received \$273,985.73 (net) from the sale of property in June.

The traffic camera enforcement program gross receipts in September were \$89,410. Year-to-date receipts are \$236,226 lower than 2025. Vehicles pass through the Village at lower and safer speeds, thereby achieving the primary objective of road safety. Expenses for the program, to Lyndhurst Municipal Court and Sensys Gatso, appear in the Police Department expenditure area of the General Fund. Expenses in September totaled \$40,349 for a net collection of \$49,061 for the month. Year-to-date, net collections total \$472,182.

Other sources of revenue, excluding the traffic camera program, were \$48,522 for the month. Year-to-date, the Village has received \$1,061,297 compared to \$1,039,569 last year.

Expenditures for 2026, excluding transfers to other funds from the General Fund, were \$5,188,405 compared to \$4,795,221 in 2025. Village expenses are budgeted and controlled by its four departments (Administration, Police, Fire and Service).

The Administration Department incurred expenses of \$95,791 in September. Year-to-date expenses were \$106,412 more than last year. The Village paid the IT equipment needed for the CVG upgrades. Revize was paid for the work being done on the new website design. R.E. Warner was paid for work on the interurban walking bridge assessment. We have paid for audit services and purchased the new copier.

The Police Department recorded expenses of \$223,488 in September. Year-to-date expenses were \$54,750 higher this year over last year. The traffic camera program costs, year-to-date, were \$437,697 this year compared to \$579,748 last year. Higher costs were attributable to higher wages due to payouts attributed to a retiring officer and paying for the Flock Camera annual maintenance fee (previously paid from the Safety Fund).

The Fire Department costs were \$37,651 in September. Year-to-date, expenses were \$22,385 more than last year. EMS costs are lower this year than last year by \$45,171. Personnel costs are higher than last year by \$51,186 due to the increased station duty hours.

The Service Department incurred \$217,834 in expenses in September. Year-to-date expenses are \$209,637 higher this year over last year. Overtime wages of \$59,273 exceeded last year's amount by \$15,882 due to the number of snow and ice storms experienced over the year and increased hours of the Community House Manager. The new truck chassis was purchased in June for \$118,900. Mills Building expenses are higher this year due to a roof leak, water intrusion damage, entry door replacement and repairs to the snow melt system. Burton Court had rubber flooring installed. The Parks line item is higher due to the costs of the demolition of the home donated to the Village on Battles Road. A new budgeted fuel pump was installed in April. Village Hall expenses are higher due to the budgeted, new generator purchase and installation.

In summary, for the nine months, the Village operated with a General Fund shortfall of \$1,380,342. Last year, the Village had a surplus of \$559,675. For 2026, excluding transfers of \$2,764,000 to other funds from the General Fund, the surplus was \$1,383,658. For 2025, excluding transfers of \$1,241,500 to other funds from the General Fund, the surplus was \$1,801,175.

The General Fund cash balance on September 30, 2026 was \$6,772,229 compared to the beginning of the year balance of \$8,152,570.

OTHER FUNDS

The Village is required to maintain other special purpose funds by statute or contract. Cash in these funds amounted to \$3,078,453 on September 30, 2026. Year-to-date transfers from the General Fund include \$2,000,000 to the Capital Improvement Fund, \$200,000 to the Police Pension Fund, \$60,000 to the Wastewater Fund, \$2,000 to the Mayor's Discretionary Fund, and \$502,000 to the Safety Fund (for new fire engine).

Janet M. Mulh, MPA
Finance Administrator

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
SEPTEMBER 30, 2026

	2026 BUDGET	Current Month	2026 Year to Date	2025 Year to Date
General Fund (GF) Revenues:				
Taxes:				
Real Estate Taxes	2,652,850	1,032,386	2,622,022	2,620,597
Municipal Income Taxes	2,415,000	151,340	1,978,718	1,785,538
Share of Sales and State Taxes	-	-	148	4,587
Total Tax Revenue	5,067,850	1,183,726	4,600,887	4,410,722
Other Sources:				
Fines and Costs	60,000	4,588	35,817	41,222
Traffic Camera Gross Receipts	1,520,000	89,410	909,879	1,146,105
Building/Liquor Permits & Licenses	51,840	4,175	62,481	59,200
Interest Income	299,500	17,314	230,467	221,936
Rental Income	209,800	2,500	185,688	183,805
Mills Building Rental Income	144,994	10,746	117,813	87,963
Ambulance Income	80,000	-	60,986	58,162
SRO Reimbursement	99,180	8,783	67,160	72,022
Misc	316,750	416	300,885	315,259
Total Other Sources Revenue	2,782,064	137,932	1,971,176	2,185,674
Assessments:				
School Board/Property Assessment	-	-	-	-
Total General Fund Revenues	7,849,914	1,321,658	6,572,063	6,596,396
Add Year Beginning General Fund Balance		6,056,834	8,152,570	7,879,102
Less Expenses:				
Administration Costs	(see Page 2)	(95,791)	(790,778)	(684,366)
Administration - Transfers		(31,500)	(2,764,000)	(1,241,500)
Police Department Costs	(see Page 3)	(223,488)	(2,097,342)	(2,042,592)
Fire Department Costs	(see Page 3)	(37,651)	(283,452)	(215,896)
Fire Department Ambulance	(see Page 3)	-	(304,932)	(350,103)
Service Department Costs	(see Page 4)	(217,834)	(1,711,901)	(1,502,264)
Total General Fund Expenses		(606,263)	(7,952,405)	(6,036,721)
Current General Fund Balance		6,772,229	6,772,228	8,438,777
Plus:				
Other Fund Current Balances		3,078,453	3,078,453	2,001,115
Total Current Balance - All Funds		9,850,682	9,850,682	10,439,892

MISC	2026
JUNE	KISH PROP \$273,985.73

MISC	\$63,212 OH Emerg Mgmt
as of 8/31/25	\$42,098 NEORSD REIMB
	\$20,000 Cleveland Water
	\$100,000 County fro Old Mill

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
SEPTEMBER 30, 2026

	2026 BUDGET	2026 Month Expenses	2026 To Date Expenses	2025 To Date Expenses
ADMINISTRATION:				
Salaries and Wages	175,500	18,837	132,468	128,162
Health Insurance	52,910	4,092	37,731	32,846
Worker's Comp/Medicare	6,000	352	2,827	2,434
Employee Retirement (OPERS)	29,870	3,453	22,947	22,222
PERSONNEL COSTS	264,280	26,735	195,973	185,664
Legal - Law Director	78,000	22,322	54,757	45,855
Legal - Prosecutor	60,000	1,250	38,603	37,865
Legal - Other	2,000	135	153	1,389
Engineering	50,000	4,489	45,118	34,267
Other Professional Services	188,400	6,725	165,167	100,247
LEGAL AND PROFESSIONAL	378,400	34,920	303,797	219,623
General Insurance	136,500	-	137,248	123,385
Income Tax Expense	100,000	4,665	58,648	88,187
County Auditor Expenses	75,000	28,744	75,866	53,669
Office Expenses	24,500	726	15,895	9,718
Miscellaneous Expenses	6,000	-	3,351	4,120
OTHER ADMINISTRATIVE COSTS	342,000	34,136	291,008	279,079
ADMINISTRATION OPERATING COSTS	984,680	95,791	790,778	684,366
Transfers to Other Funds	2,262,000	31,500	2,764,000	1,241,500
TOTAL ADMINISTRATION COSTS	3,246,680	127,291	3,554,778	1,925,866

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
SEPTEMBER 30, 2026

	2026 BUDGET	2026 Month Expenses	2026 To Date Expenses	2025 To Date Expenses
POLICE DEPARTMENT:				
Salaries and Wages	1,345,750	144,704	1,022,922	937,539
Overtime	55,000	4,551	28,015	43,081
Health, OPERS, MEDI, Worker Comp	353,900	30,296	279,625	203,065
PERSONNEL COSTS	1,754,650	179,551	1,330,563	1,183,685
Gasoline	25,000	-	12,537	12,486
Repairs and Maintenance	17,000	762	18,048	9,387
Uniforms	17,000	996	9,077	7,312
Training/Conferences	12,000	540	8,833	5,211
Dispatch Operating Fee	144,500	-	96,888	102,774
Alarm System Fee	17,000	-	12,723	12,561
Maintenance Agreements/Radio Expenses	47,000	-	37,961	16,269
Traffic Camera Program LMC	336,000	15,280	184,400	266,100
Traffic Camera Program Gatso	405,000	25,069	253,297	313,648
Other Expenses	16,000	1,290	10,708	10,363
V.E.G.	13,000	-	13,000	12,000
OTHER POLICE DEPART COSTS	1,049,500	43,937	657,472	768,111
Vehicle Purchases	80,000	-	77,912	71,870
Equipment Purchases	39,000	-	31,396	18,926
CAPITAL EXPENDITURES	119,000	-	109,308	90,796
TOTAL POLICE DEPARTMENT COSTS	2,923,150	223,488	2,097,342	2,042,592

FIRE DEPARTMENT:				
Salaries and Wages	314,000	32,733	194,405	151,832
PERS, MEDI, SOC SEC, Worker Comp	41,800	2,867	22,506	13,893
PERSONNEL COSTS	355,800	35,601	216,911	165,725
Vehicle Maintenance	11,000	308	2,967	6,555
Ambulance/EMS <i>see below</i>	539,000	-	304,932	350,103
Training/Conferences	14,500	-	10,466	5,352
Contracts & Annual Fees	28,000	914	19,773	13,409
Other Expenses	17,000	828	5,817	9,683
OTHER FIRE DEPARTMENT COSTS	609,500	2,050	343,954	385,102
CAPITAL EXPENDITURES	138,000	-	27,518	15,172
TOTAL FIRE DEPARTMENT COSTS	1,103,300	37,651	588,384	565,999
<i>Ambulance Income on Cover Page</i>	<i>80,000</i>	<i>-</i>	<i>60,986</i>	<i>58,162</i>

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
SEPTEMBER 30, 2026

	2026 BUDGET	2026 Month Expenses	2026 To Date Expenses	2025 To Date Expenses
SERVICE DEPARTMENT:				
Salaries and Wages	833,360	89,639	616,463	623,205
Overtime	45,000	3,853	59,273	43,391
Health, OPERS, MEDI, Worker Comp	388,000	34,114	290,846	258,571
PERSONNEL COSTS	1,266,360	127,606	966,582	925,167
Salt/Aggregate (snow removal)	143,000	-	81,996	73,711
Building Inspection	14,000	3,358	16,236	10,324
Equipment Maintenance	45,000	1,110	31,599	32,085
Gasoline Expense	40,000	70	43,742	28,052
Supplies/Uniforms	37,000	3,188	31,768	26,605
OPERATING COSTS	279,000	7,726	205,341	170,777
BUILDING OPERATION & MTC				
Village Hall	324,400	59,762	215,057	83,187
Village Houses	1,500	343	450	361
Community Building	50,700	2,424	14,929	39,594
Post Office	5,300	(1,498)	653	4,092
OBT Building	1,850	95	2,818	975
Wash House	5,700	34	72	236
Burton Court	4,500	168	4,133	3,749
Mills Building	80,270	2,989	64,839	66,928
BUILDING OPERATION & MTC	474,220	64,317	302,952	199,122
Street Repair	5,000	-	3,312	3,583
Ditch, Drain, Sewers	28,500	2,101	22,303	24,544
Tree Grinding (Contractors)	14,000	4,950	4,950	6,181
Street Lighting	16,000	2,274	20,070	10,254
Parks	31,000	7,487	62,853	13,869
Guardrails, Signs, Bridges	6,700	993	3,452	3,811
STREETS AND ROADS	101,200	17,806	116,940	62,242
Vehicles	262,810	-	118,900	128,018
Other Equipment	9,000	379	1,188	16,938
CAPITAL EXPENDITURES	271,810	379	120,088	144,956
TOTAL SERVICE DEPARTMENT COSTS	2,392,590	217,834	1,711,901	1,502,264

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
SEPTEMBER 30, 2026

	Beginning Year Balance	Year-to-date Actual Receipts	Year-to-date Actual Expenses	Unexpended Balance
Street Const Maint Repair	180,538	160,955	250,000	91,493
State Highway	24,467	12,841	25,000	12,307
Bond Retirement (KeyBank Loans)	2,730	-	-	2,730
	207,735	173,795	275,000	106,530
Capital Improvement	185,805	2,004,760	1,231,054	959,511
Water	293,183	49,500	26,747	315,936
Wastewater Plant	28,587	76,538	33,334	71,791
Park Recreation	18,908	17,767	14,916	21,758
Cemetery	92,675	16,000	14,182	94,493
Mayor's Court-Violations Bureau	380	9,631	9,244	767
Mayor's Discretionary	505	2,000	522	1,983
Purcell Trust	21,964	-	-	21,964
Land Conservation	407,341	283,821	132,283	558,879
Building Bond Deposit	181,755	14,547	2,924	193,378
Underground Storage Tank	11,000	-	-	11,000
Safety Fund	40,382	502,525	1,018	541,889
Police Relief & Pension	53,263	281,242	185,891	148,614
Law Enforcement	-	443	-	443
VEST Grant	-	-	-	-
OneOhio Fund (Opiod)	3,434	1,133	849	3,719
STATE Grants	30,365	5,914	10,481	25,799
TOTAL OTHER FUNDS	1,577,282	3,439,617	1,938,446	3,078,453
GENERAL FUND	8,152,570	6,572,063	7,952,405	6,772,229
TOTAL ALL FUNDS	9,729,852	10,011,680	9,890,851	9,850,682

STATE OF THE VILLAGE
SEPTEMBER 30, 2026

	2026	2025
Total Current Balance - All Funds	9,850,682	10,439,891
Cash and Investments:	9/30/2026	9/30/2026
Cash:		
ANCORA	8,269,287	8,876,873
CHASE DDA	100,310	220,085
STAR OHIO -LAND CONS	558,879	401,867
CHASE VIOLATIONS BUREAU	31,877	66,978
Star Ohio	<u>905,172</u>	<u>903,250</u>
Total Cash	9,865,526	10,469,053
(OUTSTANDING CHECKS)	<u>(14,844)</u>	<u>(29,162)</u>
Total Cash and Investments	9,850,682	10,439,891

** From Wastewater Fund

GENERAL FUND SUMMARY	BUDGET	SEPTEMBER	2026 YEAR TO DATE	2025 YEAR TO DATE
Real Estate Taxes	2,652,850	1,032,386	2,622,022	2,620,597
Municipal Income Tax	2,415,000	151,340	1,978,718	1,785,538
Share of Sales and State Taxes	-	-	148	4,587
Other Sources	2,782,064	137,932	1,971,176	2,185,674
Assessments	-	-	-	-
TOTAL OPERATING REVENUES	7,849,914	1,321,658	6,572,063	6,596,396
OPERATING EXPENSES				
Administration Department	984,680	95,791	790,778	684,366
Police Department	2,923,150	223,488	2,097,342	2,042,592
Fire Department	1,103,300	37,651	588,384	565,999
Service Department	2,392,590	217,834	1,711,901	1,502,264
Transfers excluding Inheritance Taxes	2,262,000	31,500	2,764,000	1,241,500
TOTAL OPERATING EXPENSES	9,665,720	606,263	7,952,405	6,036,721
SURPLUS (DEFICIT)	(1,815,806)	715,395	(1,380,342)	559,675

Project	September 30, 2026	BUDGET	SEPTEMBER	YEAR TO DATE EXPENSES	COURTNEY	OTHER	SCMR/STHWY
	CAPITAL IMPROVEMENT						
	2026 Road Program	1,118,000	16,353	599,538	107,319	242,219	250,000
	Culverts-Old Mill Storm Sewer	156,500	23,901	25,858	25,858		
	Sidewalk Project	78,125	4,120	130,702	14,097	116,605	
	Storm Water Regulations & Issues (Kenwyn)	25,000	2,308	38,562	38,062	500	
	Salt Bin Engineering	80,000		9,909		9,909	
	Guardrail Replacement	64,500	470	26,774	11,586	15,188	
	Broadband	705,000		626,618	206,618	420,000	
	Sink Hole Repairs Brigham/Old Mill 2025			23,094	21,966	1,128	
TOTAL	CAPITAL IMPROVEMENT	2,227,125	47,153	1,481,054	425,505	805,549	250,000
	\$250,000 from SCMR for Road Program						

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

October 2026 Council Meeting (September Report)

- 1) On 9/18, a Hawken school bus with five students aboard was involved in an accident on Mayfield and Chagrin River Road. No reported injuries.
- 2) On 9/19, a road rage incident occurred on Chagrin River Road north of Mayfield. One person involved was charged with disorderly conduct.
- 3) Officers Sam Bellissimo and Collin Lyons have completed one year with the department.

Monthly Totals:

- 45 Traffic Citations.
- 23 Warnings.
- 15 Incident/Accident reports
- 1,766 House Checks
- 7,983 Patrol Miles.

Sincerely,



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

Gates Mills Service Department

"Yours in service since 1920"

TO: Mayor
and Council Members

FROM: Dave Biggert, Service Director

RE: SERVICE DEPARTMENT REPORT – SEPTEMBER 2026

1. In September, 11 building permits were issued for a total construction value of \$1,160,572.
2. In September of 2025, 9 building permits had been issued for a total construction value of \$1,418,298.
3. The September Planning and Zoning meeting minutes are attached for review.
4. The Old Mill Road emergency stormwater sewer repair is almost complete. While excavating and forming for the new concrete curb, we found a void space of 8"-10" under the road surface concrete base. To repair this, it was necessary to cut and remove a portion of the west bound lane concrete, install and compact new gravel and pour a new concrete asphalt support base. The installation of the final asphalt surface and some minor restoration is the only work to be completed. We anticipate the road to be open to through traffic one week ahead of schedule.

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, SEPTEMBER 01, 2026**

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, September 01, 2026.**

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

Members absent: None.

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

1. Roll call.
2. The minutes of **Tuesday, August 04, 2026** regular meeting of the Planning and Zoning Commission were submitted for approval.

A motion to approve as submitted was made.

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

Roll Call: Ayes: All others.
 Nays: None.
 Abstain: Riley, Steinbrink.

Motion Approved

3. A detached accessory structure size variance request for the **PICCIANO** residence at **34799 Dorchester Road** was heard. Notice has been provided to adjoining property owners.
Aaron Appell, Professional Engineer was present.

Mr. Appell reviewed the proposed accessory structure size variance request for the Commission. He stated Mr. Picciano has a small car collection that is currently stored outside. The owner would like to build a detached garage large enough to store the vehicles (4) along with some additional storage. An existing 17' x 24' storage barn will be torn down for a new 24' x 46' detached building.

Mr. Broome asked Mr. Hunt if a size variance is even needed. He interrupts the current ordinance as only regulating the number of vehicles stored in a detached accessory structure and not regulating the size of the structure.

Mr. Hunt stated his interpretation was correct. The current ordinance only regulates the number of vehicles to be stored in an accessory structure of any size. Also stated, presents a challenge for the Building Official to enforce. At any given time, how will he really know how many vehicles are in the building.

Mr. Steinbrink stated he recalls another section of the code that limits a detached accessory structure to "no larger than the size of the first floor of the main structure".

Mr. Biggert stated that is correct. In this case the proposed size is less than the size of the main house.

After further discussion, Mr. Steinbrink advised the applicant that no size variance is necessary, and no action will be taken by the Commission for the proposed new detached garage. Approval by the ABR is the only action necessary.

No Action Necessary or Taken

4. A discussion regarding Codified Ordinance Chapter 1167, "Signs" was held.

Mr. Steinbrink summarized some of the discussion from the last meeting regarding the current sign ordinance.

Mr. Broome stated he had reviewed the current ordinance and tried to make some minor modifications. He stated that there is a desire to have a new updated sign for the Community House. He continued by saying the commercial section of the ordinance is the same as the requirements under the residential section, only one should be needed if they have the same language. Also stated there are currently lit signs in the commercial district. If the Village is going to allow for the lighting of signs, then there needs to be some standards that would have to be met; limit on size, limit on the lumens for the lighting, time limit.

Mr. Hunt stated the purpose of a separate residential section is to take into consideration the small signs such as security signs, address signs, and political signs.

Mr. Broome reviewed Section 1167.03 interprets it to read with an "or" between paragraph (a) and (b).

Mrs. Howley stated she was unsure if the sections should be interpreted as an "or" or "and". This was part of the discussion at the last meeting.

Mr. Hunt stated it should be read as "and". A sign in the commercial district must meet the requirements of section (a) and (b).

Mr. Deacon submitted some digital sign photographs created by AI. Suggested, properly designed and constructed, a lit or digital sign could be attractive.

Mr. Hunt stated that Council has asked the Commission to consider digital signs that can change the message electronically, does not feel there is a desire to allow for the lighting of signs.

Mr. Hunt stated all signs must be treated in the same manner. There is currently a federal case involving North Olmsted's sign code and under that court holding, the Village cannot have preferential treatment. Any regulation must apply to all signs regardless of location or the entity displaying the sign. Any business in the commercial district has the same legal rights as the Village.

Mr. AuWerter stated the Commission could develop some proposed changes to the current ordinance.

Mr. Hunt stated that is correct. Council would then review any suggested change and make the final decision on whether to adopt the proposed change.

Mr. AuWerter asked, during political season, what size sign is allowed to be displayed on his property.

Mr. Biggert stated 2' x 3' (6 square feet), located outside of the road right-of-way. The ordinance does not restrict the number of signs that can be posted.

Mr. Steinbrink stated there are two parts for consideration, one is the illumination of signs, the other is allowing for a digital or electronically controlled sign that helps the Village staff to be more efficient in changing the messages. Currently the messages are changed by hand.

Mr. Broome stated the main goal now is to change or update the current Community House sign.

Mr. Steinbrink stated, from the discussion that has been held so far, it seems the existing sign cannot be changed or updated without giving others the ability to have a lit or digital sign.

Mr. Broome suggested an ordinance could limit a lit or digital sign to the commercial district only.

Mr. Hunt stated it could, however it would apply to all the businesses within the commercial district.

Mrs. Riley asked if that is the intend outcome, to allow for the Village to have a lit sign, then everyone in the commercial district can have one. Do we want to allow lit or digital signs within the commercial district?

Mr. Steinbrink asked the members if there was any desire to make signs electronic of any type.

Mr. Hunt stated the Village can only regulate time, place, and manner.

Mrs. Howley stated she would like to see the Community House sign changed to be more efficient and effective but is concerned what the aesthetics would be with the entire Village having the ability to have electronic signs. There would need to be restrictions and give the ABR the ability to determine the aesthetics.

Mr. Steinbrink suggested focusing the discussion on the messages going to electronic control. The lighting of signs question will be set aside for later.

Mr. Hunt stated the Village can control the size, color, lighting, and timing of a digital or electronic controlled sign.

Mr. Broome suggested the Village does have the ability to control the signage for the properties owned by the Village.

Mr. Steinbrink stated he does agree with Mrs. Howley's thoughts; there should be a better or more efficient way to display messages than the current CH sign.

Mr. Steinbrink asked if there was any desire for lit signs.

Mr. Bromme suggested any illumination of signs should be limited to the commercial district. Concerned with other business not owned by the Village what allowing for illuminated signs could lead too.

Mr. AuWerter asked, what is the Village trying to accomplish.

Mr. Steinbrink stated the Community Club came to the administration asking for an updated sign.

Mr. AuWerter suggested the lighting of signs is for night only and how effective is a sign at night? Does the Village really want or need lit signs at night or do we want to remain a small, quiet little New England style community.

Mr. Steinbrink stated, as far as illuminated signage, there is a distinction in the code for Village owned property and privately owned business property.

Mr. Biggert stated that is correct.

Mr. Hunt stated, under 1167.03(b), a commercial business can submit a request to the Village for an illuminated sign. It would need to be approved by the ABR.

Mrs. Howley stated it seems many of the rules may not have been put in writing because it requires the ABR to review and approve signs in the commercial district, which could be more restrictive.

Mr. Hunt stated that does seem correct.

Mr. AuWerter suggested any sign larger than the 2 x 3 as specified might be too intrusive.

Mr. Steinbrink suggested revising 1167.03 to allow for illuminated signs but contain the language "no sign shall contain any blinking or flashing lights or any moving parts whatsoever".

Mrs. Riley asked if the suggested change is made, would that allow for a business to display a daily special that is not blinking or moving.

Mr. Hunt stated it could, the difference between an illuminated sign and a digital message sign type would need to be defined differently which would allow for one type but not the other.

Mr. Steinbrink asked Mr. Hunt to make the suggested revisions for consideration at the next meeting.

Refer to audio recording for additional detail.

There being no further business, the meeting was adjourned at **5:55 P.M.**

Craig Steinbrink, Chair



David Biggert, Secretary

Gates Mills Fire Department

September 2026 Council Report

DATE	NFIRS NUMBER	Address/Location	Description of Incident
9/01/26	2026-213	2045 SOM-Gilmour Natatorium	Fire Alarm.
9/03/26	2026-214	1219 West Hill Drive	Power Line Down.
9/03/26	2026-215	1501 Chagrin River Road-Saras	Fire Alarm.
9/03/26	2026-216	Brigham & County Line Roads	MVC w/Injuries.
9/03/26	2026-217	7840 Gates Mills Estates	Power Line Down.
9/03/26	2026-218	7180 Robinwood Lane	Power Line Down.
9/04/26	2026-219	1896 Chagrin River Road	Power Line Down.
9/05/26	2026-220	7660 Deerfield Road	Hydrant Main Problem.
9/07/26	2026-221	1259 Chagrin River Road	Fire Alarm.
9/09/26	2026-222	6754 Gates Mills Boulevard	CO Problem.
9/10/26	2026-223	6754 Gates Mills Boulevard	Fire Alarm.
9/10/26	2026-224	6950 Hickory Lane	Fire Alarm.
9/12/26	2026-225	35399 Dorchester Road	Medical Assist.
9/12/26	2026-226	1460 Chagrin River Road	Medical Assist.
9/16/26	2026-227	7431 River Oaks Trail	Fire Alarm.
9/18/26	2026-228	890 Andrews Lane	Fire Alarm.
9/19/26	2026-229	7130 Wilson Mills Road	MVC with Injuries.
9/21/26	2026-230	2045 SOM Center Road	Investigate Natural Gas Leak.
9/22/26	2026-231	County Line & Sherman Road	MVC with Injuries.
9/22/26	2026-232	County Line & Sugarbush Road	Power Line Down.
9/23/26	2026-233	1199 West Hill Drive	Fire Alarm/CO Alarm.
9/29/26	2026-234	413 Timberidge Trail	Reported Car Fire.
9/30/26	2026-235	7431 River Oaks Trail	Fire and Medical Alarm.

CURRENT MONTH TOTAL	2026 YEAR TO DATE	2025 YEAR TO DATE
G.M. FIRE 23	235	165
M.V. EMS 21	133	179
Canceled & Sign-offs 4	14	14

The September training topics were:

September 8, 2026. Mutual aid drill with Mayfield Village. Station tour, forestry equipment, fire apparatus, and EMS equipment demonstration and procedures.

September 22, 2026. Drivers Training & Rodeo, Pump Operations, Air Pack Drill with E1411, 1412, 1413 & 1472. Ground Ladder make-up drill.

(over)

New General Orders: #11 Running order for specific emergencies, #12 Station Duty Responsibilities and Functional Responsibilities for non-commissioned (Engineer) and commissioned officers. #13 Knox box locations. #14 New Recruit Basic Training Outline, Drivers Training, and Check Offs.

Note: Fire hydrant flushing completed entire Village.

September employee anniversaries:
Lieutenant Paul Nemastil - 31 years
Fire Fighter Ben Pesuit - 29 years

Thomas Majeski

October 1, 2026

ORDINANCE NO. 2026-25

BY: COUNCILMEMBER GRECO

AN ORDINANCE AMENDING SECTION 155.04 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF GATES MILLS TO ELIMINATE THE TREASURY INVESTMENT BOARD.

WHEREAS, pursuant to the Village's municipal home rule power set forth in Article XVIII, Section 3 of the Ohio Constitution, this Council desires to pre-empt state law and exercise its powers of local self-government with respect to its financial decisions to enact an amendment to its investment policy as set forth in Section 155.04 of the Codified Ordinances of the Village of Gates Mills to eliminate the Treasury Investment Board provided for therein;

WHEREAS, by this amendment the Village shall eliminate the Treasury Investment Board, and the Village Treasurer shall continue to authorize investment decisions by the Village's Investment Advisor and report to the Council those investment decisions.

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

Section 1: Section 155.04, Investment Policy, of the Codified Ordinances of the Village of Gates Mills is hereby amended to hereinafter provide as follows (and remaining subsections shall be re-lettered accordingly):

"155.04 INVESTMENT POLICY.

(a) Definitions.

(1) "Eligible Investment" means any investment described in subsection (i) hereof.

(2) "Investment Advisor" means a person or entity which the Council has determined has the experience, and training, to provide advice and recommendations in regard to overall portfolio investment strategy as well as individual investments of Village funds with whom the Village has contracted in writing to provide such advice and such recommendations.

(3) "Public Moneys" means all moneys in the treasury of the Village or moneys coming lawfully into possession of the Treasurer.

(4) "Qualified Securities Dealer" means a securities dealer who is a member of the National Association of Securities Dealers, Inc.

(5) "Uniform Depository Act" means Chapter 135 of the Ohio Revised Code ("ORC"), and all amendments thereto.

~~(b) Treasury Investment Board. There is hereby established a Treasury Investment Board, consisting of the Treasurer and not less than two members of Council who shall be appointed by Council and shall be, ex-officio, members of the Finance Committee of Council.~~

~~(e)~~ Scope. All public moneys of the Village on deposit with an Eligible Depository (any institution described in ORC 135.03) may be invested by the Treasurer or such official's designee, or by the Village's Investment Advisor, upon approval of the Treasurer or such official's designee

in the Eligible Investments described below. The Treasurer is authorized to pool cash balances of the several funds of the Village for investment.

***"

Section 2: Section 155.04 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 _____, 2026.

President of Council

ATTEST:

APPROVED:

Clerk

Mayor

**ORDINANCE NO. 2026 – 51
BY MAYOR SIEMBORSKI**

**AN ORDINANCE TO AMEND THE ANNUAL APPROPRIATION ORDINANCE
NO. 2025-51 TO INCREASE CERTAIN APPROPRIATIONS AND
OTHER EXPENDITURES OF THE VILLAGE OF GATES MILLS, OHIO FOR
THE FISCAL YEAR ENDING DECEMBER 31, 2026.**

SECTION 1. Be it ordained by the Council of the Village of Gates Mills, Ohio that the following amendment be made to the annual Appropriation Ordinance 2025-51 as passed by Council on December 16, 2025.

SECTION 2. That the appropriation from the General Fund to the Administration Department Other Expenses be increased by \$80,000.

SECTION 3. That the appropriation from the General Fund to the Service Department Other Expenses be increased by \$23,000.

SECTION 4. That the appropriation from the Street Construction, Maintenance and Repair Fund be increased by \$7,000.

SECTION 5. That the appropriation from the Land Conservation Fund be increased by \$43,000.

SECTION 6. That the appropriation from the Capital Improvement Fund be increased by \$560,000.

SECTION 7. That the appropriation from the General Fund to Transfers to Other Funds be increased by \$350,000.

SECTION 8. This Ordinance is hereby declared to be an emergency ordinance necessary for the immediate preservation of the public health, safety, convenience and welfare for reasons apparent from the contents of said ordinance and therefore this ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed the _____ day of _____, 2026.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

Appropriation Amendment 10/20/26			
Line Item	Fund	Reason	Amount
1000-790-346 Engineer Services	General - Admin	OPWC Application Submissions	5,000.00
1000-750-341-0101 Law Director	General - Admin	Current Due: 20,983	52,000.00
		Remaining Retainer: 10,500	
		Other Matters: 20,000	
1000-610-396-0113 Street Lights	General - Service	Increased Cost of Electric/Repairs	6,000.00
1000-610-399 Building Inspections	General - Service	Volume of Inspections	2,000.00
1000-610-420-0118 Supplies	General - Service	Increased Cost of Supplies	6,000.00
1000-790-420-0119 Burton Court	General - Service	New Flooring	9,000.00
			80,000.00
Transfer to Other Funds	General to Capital	Funds to Pay Existing Obligations	350,000.00
SCMR	SCMR	Emergency Road Repair in front of St Francis	7,000.00
Land Conservation	Land Conservation	Necessary to Pay GMLC 2nd Half Distribution	43,000.00
		Unencumbered: 36,253.44	
		Owe GMLC: 76,415.83	
		Outstanding: BMW 41,463.20 and Siteworx 35k	
Capital Improvement	Capital Improvement	PO's outstanding: \$695,613.85	560,000.00
		PO's needed: 587,109	
		CWC Broadband: 63,000 + 115,000	
		NEORS D Project (Old Mill): 274,519	
		Battles Road Culvert: 134,590	
		Unencumbered: 28,667	
			1,040,000.00

RESOLUTION NO. 2026-52

By: Mayor Siemborski

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A SECOND AMENDMENT TO THE COMMUNITY COST-SHARE AGREEMENT WITH THE NORTHEAST OHIO REGIONAL SEWER DISTRICT FOR FUNDING OF A COMMUNITY COST-SHARE PROJECT; AND DECLARING AN EMERGENCY.

WHEREAS, on or about March 6, 2026, the Village of Gates Mills entered into a Community Cost-Share Agreement (the "Agreement") with Northeast Ohio Regional Sewer District ("NEORS") to receive the sum of \$125,000.00 to reimburse the Village for the cost of the Old Mill Storm Sewer Replacement Project (the "Project");

WHEREAS, pursuant to Resolution No. 2026-48, passed September 15, 2026, this Council approved an amendment to the Agreement to increase the funding by \$72,301.00, increasing the total amount of the Agreement to \$197,301.00;

WHEREAS, due to the cost of unforeseen additional concrete pavement replacement costs, the City Engineer has recommended a second amendment to the Agreement to provide for an increase in the amount of \$77,218.00 to the cost of the Project.

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

Section 1: This Council authorizes the Mayor to enter into an amendment to the Agreement with NEORS to increase the funding allocated to the Project by \$77,218.00 for an amended total amount of \$274,519.00.

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 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 is declared to be an emergency measure necessary for the immediate protection of the public health, safety and welfare of the residents of and visitors to the Village in order to protect persons and property from storm water erosion and damages at the earliest possible time; 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 October, 2026.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

RESOLUTION NO. 2026-53

BY COUNCILMEMBER TURNER

A RESOLUTION AUTHORIZING THE MAYOR AND THE TREASURER TO
ENTER INTO AN AGREEMENT WITH THE GATES MILLS LAND
CONSERVANCY TO PROVIDE FUNDS TO THE CONSERVANCY
FROM THE ONE (1)-MILL CHARTER LAND CONSERVATION LEVY FUND

WHEREAS, in anticipation that the electors of the Village of Gates Mills will approve a Charter amendment to renew a one (1)-mill real property tax levy to preserve and protect natural resources and open space in the Village at the November 3, 2026 election;

WHEREAS, if passed by the electorate, the one (1)- mill levy will last for a period of five (5) years, from calendar years 2027 through 2031, and collected in years 2027 through 2031;

WHEREAS, the Village has previously entered into agreements with the Gates Mills Land Conservancy, an Ohio non-profit corporation, to assist the Village in undertaking the Village's obligations under the levy to preserve and protect the natural resources and open space in the Village;

WHEREAS, this Council wishes to authorize a new agreement with the Gates Mills Land Conservancy.

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

SECTION 1. The Mayor and the Treasurer are hereby authorized and directed to enter into an Agreement with the Gates Mills Land Conservancy, a copy of the Agreement is attached hereto as Exhibit "A" and incorporated herein fully as if by reference.

SECTION 2. This Resolution shall take effect and be in force only upon the successful passage of the one (1)-mill real property tax levy set forth in the recitals to this Resolution and from and after the earliest period allowed by law.

Passed the ____ day of _____, 2026.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

EXHIBIT "A"

Proposed Agreement between Village of Gates Mills and
Gates Mills Land Conservancy

AGREEMENT

THIS AGREEMENT made this ____ day of _____, 2026, by and between the VILLAGE OF GATES MILLS, an Ohio municipal corporation, whose address is 1470 Chagrin River Road, Gates Mills, Ohio 44040 ("Village") and the GATES MILLS LAND CONSERVANCY, an Ohio non-profit corporation, whose address is P.O. Box 13, Gates Mills, Ohio 44040 ("Land Conservancy")(the Village and the Land Conservancy are hereinafter each a "Party" and together are the "Parties").

WITNESSETH:

WHEREAS, the Village is a chartered municipal corporation with full rights and powers granted to a municipal corporation in Ohio by the Ohio Constitution, the state laws and the Charter and Ordinances of the Village;

WHEREAS, the Village has conducted numerous studies which indicate that there are substantial portions of the Village which contain unique environmental and ecological areas in the Chagrin River Valley;

WHEREAS, the Village is dedicated to encouraging the protection and preservation of the natural resources and open space in the Village and particularly in the Chagrin River Valley;

WHEREAS, the Land Conservancy is an Ohio non-profit corporation which was incorporated on September 13, 1988, and was accredited by the national Land Trust Accreditation Alliance in 2013;

WHEREAS, the purpose of the Land Conservancy is set forth in its Amended and Restated Articles of Incorporation, a copy of which is attached hereto as **Exhibit "A"** and incorporated herein fully as if by reference;

WHEREAS, the Land Conservancy has sought and has obtained permission from the Internal Revenue Service to operate exclusively for charitable, educational and scientific purposes as such are construed within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended;

WHEREAS, the Land Conservancy is an organization described under Section 509(a)(1) of the Internal Revenue Code and Section 170(b)(1)(A)(vi) of the Internal Revenue Code in order to perform and carry out the conservation objectives of the Village;

WHEREAS, the Village recognizes the importance of the Land Conservancy in maintaining open areas within the Village and preserving the natural resources within the Village and along the Chagrin River and its tributaries, as well as educating citizens in and outside of the Village and promoting an awareness and understanding of the need to preserve and maintain natural resources and open lands;

WHEREAS, the Mayor, with the consent of the Council, appoints one-third of the Trustees of the Land Conservancy;

WHEREAS, the Land Conservancy has protected 724 acres of land within the Village of which it owns in fee simple (approximately 300 acres which comprises approximately 5.2% of the total acreage in the Village) and with the remaining approximately 424 acres (which comprises approximately 7.3% of the total acreage in the Village) being protected by conservation easements;

WHEREAS, the Land Conservancy recognizes that, historically, the majority of its funding comes from the revenues generated by a tax levy that is placed on the ballot by the Village Council and that is subject to passage by a vote of the residents of the Village during a general election;

WHEREAS, the Village and the Land Conservancy recognize that maintaining the financial viability of the Land Conservancy in the event of a non-renewal of a levy necessitates that it has on hand at the end of any levy cycle a minimum cash balance of \$700,000 to aid in the perpetuation of the Land Conservancy itself and preventing the assets of the Land Conservancy from being transferred to any other charitable organization and thus out of the control of the Village;

WHEREAS, the Land Conservancy, in addition to its usual and customary activities, has, since the last levy renewal and accompanying Agreement, agreed to undertake, in conjunction and coordination with similar efforts by the Village, significant further stewardship tasks on its fee owned properties in the form of invasive species remediation and tree management and replacement, which activities have a financial burden;

WHEREAS, the Village wishes to continue to support and encourage the Land Conservancy in pursuing its mission and purposes through continued partnerships and collaboration with the Village Council, relevant Village Departments, and Village committees, such as the Tree Canopy Committee, to achieve mutual conservation goals in the Village;

WHEREAS, the Village is facing increasing needs to address conservation-related issues such as damage to infrastructure caused by erosion of stream banks, riverbanks and hillsides, the aggradation of stream channels, the degradation of wetlands and floodplains, the influx of invasive species, the need for tree maintenance and replacement on its own properties and within its rights of way –i.e., all issues remedied by keeping lands in the Village in their more natural state;

WHEREAS, the current funding agreement between the Parties that is based on the proceeds of a real property tax levy under Article VIII, Section 5 of the Village Charter will not provide funding beyond calendar year 2026 and the Village Council has directed by its Ordinance No. 2026-43 the placement of a Charter amendment to said Section 5 for a one (1)-mill real property tax levy to continue for a five (5)-year period beginning in tax collection year 2027 (the “Tax Levy”) on the November 3, 2026 election ballot in the Village; and

WHEREAS, this Agreement will become effective only if the electors of the Village at the November 3, 2026 election approve the Charter amendment to continue the Tax Levy (the “Charter Amendment”).

NOW, THEREFORE, IT IS HEREBY AGREED by and between the Village and the Land Conservancy that:

1. This Agreement shall only go into effect if the electorate of the Village of Gates Mills approves the Charter Amendment at the November 3, 2026 election in the Village, and when the result of a vote of approval is certified by the Cuyahoga County Board of Elections.
2. The Agreement entered into between the Village and the Land Conservancy, dated January 1, 2022, as described above, is terminated effective at 12:59 p.m. on December 31, 2026.
3. For five (5) years commencing January 1, 2027 (the "Levy Period"), the Village shall provide to the Land Conservancy seventy percent (70%) of the funds that it receives from the Tax Levy (the "Conservancy Levy Funds").
4. For the Levy Period, the Village will deposit in its separate Conservation Fund the other thirty percent (30%) of the funds it receives from the Tax Levy (the "Village Levy Funds"). All funds in the Village's Conservation Fund will be used only for the public purposes designated in the Charter Amendment, which is attached hereto and incorporated herein as **Exhibit "B"**.
5. By July 1, 2027, the Board of the Land Conservancy shall formally designate an endowment fund which shall be kept in effect for at least the full term of this Agreement and provide for permanent financial assets held by the Land Conservancy to generate reliable, long-term income only for the purposes set forth in the Charter Amendment (the "Endowment Fund") but for purposes of acquisition of land in fee simple or for acquisition of conservation easements, those acquisitions shall be subject to paragraphs 7 and 8 below. Beginning on July 1, 2027, and continuing throughout the Levy Period, the Land Conservancy shall maintain a minimum balance of \$700,000 in the Endowment Fund. Any amount above \$700,000 in the Land Conservancy's overall fund balance is defined as "Available Funds". Notwithstanding the foregoing required minimum balance of \$700,000, if any portion of the Endowment Fund is used for an approved acquisition of land in fee simple or a conservation easement, the acquisition amount shall be repaid to the Endowment Fund to at least the level of the minimum balance of \$700,000 by the end of the Levy Period.
6. Subject to paragraph 7 below, the Land Conservancy may only use Levy Funds provided to it by the Village from the Tax Levy for the public purposes designated in the Charter Amendment, which is attached hereto as **Exhibit "B"**.
7. The Land Conservancy shall notify Village Council of any potential land acquisition in fee simple or acquisition of a conservation easement in advance of any commitment to the transfer of the property interest.
8. If the Land Conservancy determines that a particular acquisition set forth in paragraph 7 above would be desirable, but its current funds are insufficient to complete the acquisition, a request, with detailed information, shall be made to the Village Council for additional funds and the Village Council shall have the discretion whether to provide the additional funds.

9. If the Land Conservancy determines that it needs additional funds for the performance of obligations required of it by law or under this Agreement, the Land Conservancy may request of the Village Council, with detailed information, that the Village provide additional funds and the Village Council shall have the discretion whether to provide the additional funds.
10. The Land Conservancy shall:
 - a. Annually, at the June Village Council regular meeting of each year this Agreement is in effect, or when requested by the Village Council, make a presentation reporting its activities. The Land Conservancy shall also submit a written report of its activities in December of each year for that year just being completed. The report shall include all activities it has taken to aid in the protection and preservation of the natural resources and open space in the Village, including completed and planned activities and associated budgeting for conducting invasive species removal and other activities associated with the management of the tree canopy across its properties.
 - b. Annually, at the June Village Council regular meeting of each year this Agreement is in effect, provide Council with a Treasurer's report on the status of its finances including but not limited to an itemization of the uses of the Conservancy Levy Funds furnished by the Village under this Agreement. This requirement is in addition to any report required under Paragraph 8., above.
11. In the first six (6) months of calendar year 2027, the Land Conservancy shall create a written fundraising plan which focuses on a campaign with a fundraising goal to fund its mission, purposes, and operations and which is periodically updated and presented to the Village Council in its semi-annual reports to the Council.
12. This Agreement shall terminate at 12:59 p.m. on December 31, 2031. The Village may also terminate the Agreement at any time for a breach of the terms of this Agreement or related to the Land Conservancy not using the Tax Levy funds for the public purposes designated in the Charter Amendment, attached hereto as **Exhibit "B"**, but the Village shall give advance notice to the Land Conservancy of such a breach and a reasonable opportunity to cure the breach no later than thirty (30) days after notice thereof.

[The remainder of this page is intentionally left blank. Signatures are on the following page.]

The Parties' authorized representatives have signed this Agreement as of the date appearing above.

VILLAGE OF GATES MILLS, OHIO

GATES MILLS LAND CONSERVANCY

By: _____
Steven L. Siemborski, Mayor

By: _____

Name: _____

By: _____
Charles Spear, Treasurer

Title: _____

Approved as to legal form and
correctness:

R. Todd Hunt, Law Director

EXHIBIT A

AMENDED AND RESTATED ARTICLES OF INCORPORATION OF GATES MILLS LAND CONSERVANCY

ARTICLE I

Name

The name of the Corporation shall be GATES MILLS LAND CONSERVANCY.

ARTICLE II

Location of Principal Office

The place in the State of Ohio where the principal office of the Corporation is located is in the Village of Gates Mills, Cuyahoga County, Ohio.

ARTICLE III

Purposes

The Corporation is organized and shall be operated exclusively for such charitable, educational and scientific purposes as are within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Internal Revenue Code") and to such end, and within such restriction, the Corporation is organized for the following purposes:

A. For charitable, educational and scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code;

B. For the benefit of, to perform the functions of, and to carry out the objectives of the Village of Gates Mills, Ohio in the development of its Master Plan and to help preserve the natural, recreational and scenic resources of the Village and the Chagrin River Valley within the Village boundaries including the following purposes:

1. To help educate persons about and to promote the public awareness and understanding of and to preserve and maintain open areas within or adjacent to the Village of Gates Mills for outdoor recreation and scenic enjoyment for the benefit of the general public.

2. To assist in the development of plans for the use of lands within or adjacent to the Village which will protect and preserve the natural resources and open spaces in or adjacent to the Village and along the Chagrin River and its tributaries.

3. To acquire by gift, purchase or otherwise, real and personal property, both tangible and intangible, of every sort and description and interests in such real and personal property, and so hold and dispose or otherwise act with respect to, such property and the net earnings thereof in accordance with the corporation's charitable purposes.

4. To negotiate, acquire, police and enforce conservation easements and deed restrictions, to purchase or otherwise acquire property or property rights, to acquire options, rights of first refusal, life estates, development rights, rights of way or other contractual arrangements or agreements with respect to the land in or adjacent to the Village of Gates Mills.

5. To acquire and receive, from whatever source, and to administer gifts, bequests, legacies, devises, grants and grants-in-aid, whether unrestricted or for specific purposes, funds, securities, and property, of every kind and description and to transfer the same, in compliance with the terms thereof, in furtherance of the purposes of the Corporation.

6. To hold and convey cash, securities, funds and real and personal property of every kind and description to the extent from time to time permitted by law.

7. To manage and administer, invest and reinvest any funds, securities and property received.

8. To purchase, use, improve, operate and manage property, and to borrow money for the purchase and improvement of any such property.

9. To cooperate with and contribute to and support other organizations engaged in promoting the purposes of this Corporation.

10. Subject to the requirements of Section 501(c)(3) of the Internal Revenue Code, the foregoing enumeration of specific purposes shall not be held to limit or restrict in any manner the powers of this Corporation conferred by the laws of the State of Ohio and shall be in furtherance of, and in addition to, such general powers conferred on nonprofit corporations under the provisions of Chapter 1702 of the Ohio Revised Code.

ARTICLE IV

Prohibited Activities

No part of the property or earnings of the Corporation shall inure, directly or indirectly, to the benefit of, or be distributable to, the Corporation's Directors, officers, members or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered or furnished and to make payments and distributions in furtherance of the purposes set forth in Article III hereof. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise

attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, (b) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code, or corresponding section of any future federal tax code, (c) by a corporation to which bequests are deductible for federal estate tax purposes under Section 2055(a)(2) of the Code, and (d) by a corporation to which gifts are deductible for federal gift tax purposes under Section 2522(a)(2) of the Code. These Articles shall be construed, and all authority and activities of the Corporation shall be limited accordingly.

ARTICLE V

Directors - Election and Qualification

The number of Directors shall be fifteen consisting of four classes of Directors evenly divided among the classes to the extent possible, with each Director to serve for a term of four years after initial elections, with one-third of the Directors being appointed by the Mayor of the Village of Gates Mills with the consent of the Council and the other two-thirds of the Directors being elected by the Resident Members of the Corporation. Except for the initial increase in Directors, each class of Directors shall hold office for four years from the date of appointment or election and until their respective successors are duly elected and qualified or appointed. The Board of Directors shall have the authority to elect Honorary Directors who shall be entitled to notice of and to attend all meetings of the Board and to participate in its deliberations but shall not be entitled to vote.

ARTICLE VI

Members - Election and Qualification

The Corporation shall have two classes of Members:

- a. Resident Members must be residents of the Village of Gates Mills who are qualified to vote in its elections and who have paid the annual dues and meet any other membership requirements established by the Board of Directors. Resident Members in good standing shall be entitled to one vote on all matters submitted to a vote of the Members.
- b. Regular Members need not be voters or residents in the Village of Gates Mills but, provided they have paid the annual dues and met any other membership requirements established by the Board of Trustees, are entitled to all the privileges and rights accorded Resident Members except the right to vote.

ARTICLE VII

Dissolution

The Corporation may be dissolved upon the affirmative vote of a majority of all the Resident Members of the Corporation at a meeting held for the purpose of adopting a resolution of dissolution at which a quorum is present, or without a meeting, by the written consent of all the Resident Members. Upon the dissolution of the Corporation, the Board of Directors shall, after paying or making provision for the payment of all the liabilities of the Corporation, distribute and disperse all of the assets of the Corporation to such organization or organizations as the Directors shall determine provided that such organization or organizations shall be exempt from federal income tax and described in Sections 501(c)(3) and 509(a)(1) or 509(a)(2) of the Code and shall be organized and operated for purposes similar to those of the Corporation. Any of such assets not so distributed will be distributed to the Village of Gates Mills or as may be determined by the Cuyahoga County Court of Common Pleas, exclusively for the purposes of the Corporation described in Article Third or to such qualified organization or organizations as the Court shall determine.

ARTICLE VIII

Amendments

These Articles of Incorporation may be amended either in whole or in part by the affirmative vote of a majority of the Resident Members at a meeting held for such purpose or, without a meeting, by the written consent of a majority of the Resident Members of the Corporation.

These Amended and Restated Articles of Incorporation supersede and replace the existing Articles of Incorporation and all amendments thereto.

EXHIBIT B

CHARTER AMENDMENT ON NOVEMBER 3, 2026 BALLOT

ARTICLE VIII, SECTION 5. LEVY FOR LAND CONSERVATION AND OPENSOURCE FUND.

Commencing with the tax list and duplicate for the year 2026, the Council may levy in each year for a period of five years, without a vote of the people, a tax in an amount not to exceed in each such year one mill per dollar of assessed valuation upon all property in the Municipality assessed and listed for taxation according to value for the public purpose of conserving, retaining, protecting and preserving land, water, forest, open, natural or wetland areas in this Municipality predominantly in their natural, scenic, open or wooded condition or as suitable habitat for fish, plants or wildlife, including the acquisition of such real property or interests therein as may be necessary to carry out that purpose. The amount of taxes in each year so levied pursuant to this Section shall not be subject to the limitations on the rate of taxation provided in this Charter and shall be in addition to any taxes levied by Council pursuant to any provision of this Charter or the general laws of the State of Ohio. There is hereby established a special fund of the Municipality, to be known as the "Land Conservation and Open Space Fund", into which the proceeds of the tax levied pursuant to this Section shall be deposited. Moneys credited to that fund shall be invested in such investments as permitted by law provided, however, that all investment earnings (including interest earnings) thereon shall be credited to that fund. The Council of the Municipality may enter into such agreements from time to time as it may determine to be necessary with nonprofit organizations which are organized for the aforesaid purpose, including the Gates Mills Land Conservancy, all in furtherance of carrying out the aforesaid public purpose, including the appropriation and payment of any moneys as may be necessary from the Land Conservation and Open Space Fund to such nonprofit organization pursuant to any such agreement.

ORDINANCE NO. 2026-54

BY: COUNCILMEMBER STEINBRINK

**AN ORDINANCE AMENDING CHAPTER 1167, SIGNS, OF THE
CODIFIED ORDINANCES OF THE VILLAGE OF GATES MILLS.**

WHEREAS, this Council desires to amend its ordinances set forth in Chapter 1167 of the Codified Ordinances of the Village of Gates Mills regulating signs.

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

Section 1: Chapter 1167, Signs, of the Codified Ordinances of the Village of Gates Mills is hereby amended to hereinafter provide as follows:

**“CHAPTER 1167
Signs**

1167.01 DEFINITIONS.

As used in this chapter:

(a) “Sign” means any visual display that contains identification, description, illustration or device which is affixed to or integrated into a building, structure or land, or otherwise situated on a lot, and which is intended to direct or attract attention to, or announce or promote a product, place, activity, person, idea, institution or business by means of letters, words, designs, colors, symbols, banners, fixtures, images or illustrations. “Sign” shall not include ~~religious and other~~ holiday lights and decorations containing no commercial message.

(b) “Sign structure” means the sign face and all members necessary to support the sign face, or in the case of a two-sided sign, both sign faces.

(c) “Commercial or advertising sign” means any visual display used by a business or institution to identify a location, promote a brand, and communicate information to customers or invitees.

(d) “Temporary sign” means a sign that is designed to be used only temporarily and is not intended to be permanently attached to a building, attached to a structure or installed in the ground, and which contains information or message other than the name of the business or occupant and of duration less than the occupancy of the use.

(e) “Permanent sign” means a sign that is not temporary.

(f) “Political/ideological sign” means a sign advocating support of or opposition to a candidate or issue or the expression of opinion or a cause of a non-commercial nature.

1167.02 PERMITTED SIGNS IN RESIDENTIAL ZONING DISTRICTS.

(a) On a property located in a residential zoning district, only the following signs are permitted:

(1) One permanent nameplate sign with an area not to exceed two square feet per dwelling unit identifying the property, the name and/or address of the person(s) occupying the dwelling

unit, except that if the property has more than one entrance, there may be one nameplate for each entrance.

(2) Signs with an area not to exceed one square foot containing a brief statement directly related to the physical safety and security of the premises, its occupants or visitors thereon; examples of such statement being: "beware of dog," "protected by electronic security system" and "block watch." Such signs may identify a particular security system by name and/or logo for the purpose of deterrence of potential intruders and to inform safety forces and emergency medical personnel of a contact for important information related to the premises or its occupant(s).

(3) ~~Signs~~ **Temporary signs** with an area not to exceed six square feet per side to ~~promote~~ **express** a political, **or ideological message, a personal other** non-commercial message, or the sale or ~~rental~~ of **the real estate upon which the sign is located.** A two-sided sign **is permitted but** shall have parallel faces not greater than six inches apart. All signs related to an event, as "event" is defined in this ~~Section~~ **section**, may be displayed for no more than thirty days prior to the event and must be removed within seven days following the event. Signs announcing the sale or ~~rental~~ of real estate shall be removed within seven days of the transfer of title to the real estate or the effective date of a lease for rental of **the** real estate. Residential contractors performing work at a premises, such as roofers, painters, landscapers, carpenters and the like, shall only display a temporary sign during the time that work is being performed by the contractor at that premises.

(b) No sign permitted by this ~~Section~~ **section** shall be illuminated in any manner or contain any blinking or flashing lights ~~or~~, **contain** any moving parts whatsoever, including any movement powered by the wind or any other source, **or contain electronic changeable copy.**

(c) ~~For purposes of calculating the area of a sign, such area shall include any framing, outlining, or background area of a sign face.~~

(d) ~~No sign shall be placed above the roof line of the main building on the premises. Where no building is on the lot, the tip of the sign shall not be erected at a height greater than four feet from the ground to the top of the sign structure.~~

(e) ~~(c)~~ No sign erected under this Section 1167.02 (a)(3) shall be erected closer than nine feet from the edge of the public roadway pavement line or closer than fifteen feet from any other property line.

(f) ~~(d)~~ All signs placed on residential zoning lots shall be of substantial construction so as to withstand weather conditions such as rain, snow, wind, freezing and thawing, without deterioration of the sign or structure and shall be removed or replaced if the sign becomes tattered, torn, faded, or dislodged, or is otherwise in an unsightly condition.

(g) ~~(e)~~ The term "event" as used in this ~~Chapter~~ **chapter** shall not include elections or the sale or rent of real property.

(h) ~~No sign may be mounted on any tree and shall not be mounted on any utility pole in the public right-of-way.~~

(i) ~~The term "political signs" shall include signs advocating support of or opposition to a candidate or issue or the expression of opinion or a cause of a non-commercial nature.~~

1167.03 PERMITTED SIGNS IN COMMERCIAL DISTRICT ZONING DISTRICTS.

(a) On property located in the Class U-2 and U-3 Commercial ~~District~~ **Districts**, only the following signs are permitted:

(a) — (1) One advertising permanent sign not to exceed six square feet as permitted by Section 1157.01(c)(1). No advertising permanent sign shall be permitted until approved by the Architectural Board of Review pursuant to Chapter 1313 of the Building and Housing Code.

The permanent sign permitted by this division (a)(1) may be illuminated but only by direct lighting from an external source and the source of light shall not be visible from the public street or adjacent property and shall only be illuminated from dusk to 11:00 p.m.

(b) — (2) The signs permitted in Section 1167.02 but only in compliance with the provisions of Section 1167.02.

(b) No sign permitted by this section shall contain any blinking or flashing lights, contain any moving parts whatsoever, including any movement powered by the wind or any other source, or contain electronic changeable copy.

1167.04 PERMIT REQUIRED GENERAL REQUIREMENTS FOR ALL SIGNS.

The requirements for all signs are as follows:

(a) For purposes of calculating the area of a sign, such area shall include any framing, outlining, or background area of a sign face.

(b) No sign shall be placed above the roof line of the main building on the premises. Where no building is on the lot, the top of the sign shall not be erected at a height greater than four feet from the ground to the top of the sign structure.

(c) No sign may be mounted on any tree, displayed in any public right-of-way, and shall not be mounted on any utility pole in the public right-of-way.

~~No person shall construct, erect or install a sign in the Village without first obtaining a permit therefor from the Inspector of Buildings except that no permit shall be required for signs permitted under Section 1167.02 and Section 1167.03(b).~~

1167.05 PERMIT REQUIRED.

No person shall construct, erect or install a sign in the Village without first obtaining a permit therefor from the Inspector of Buildings except that no permit shall be required for signs permitted under Section 1167.02 and Section 1167.03 (a)(2).

1167.05 06 APPLICATION FOR PERMIT.

In any commercial district, plans for a proposed sign shall be submitted along with architectural drawings to the Architectural District Board.

1167.0607 PERMIT FEES; DEPOSITS.

The fee for the permit required by Section ~~1167.04~~ **1167.05** is \$50.00.

~~1167.07 EXEMPTION.~~

~~—Signs promoting Village events and sponsored by the Village, or one of its recognized organizations, are exempt from the requirements of this chapter, provided the signs are posted on Village signboards located within the Village.~~

1167.99 PENALTY.

Any and all violations of the provisions of this chapter shall be governed by the penalties set forth in Section 1153.99 of the Planning and Zoning Code.”

Section 2: Chapter 1167 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 _____, 2026.

President of Council

ATTEST:

APPROVED:

Clerk

Mayor

RESOLUTION NO. 2026 - 55

BY MAYOR SIEMBORSKI

**A RESOLUTION AUTHORIZING AND DIRECTING THE TRANSFER OF CERTAIN
SUMS FROM THE GENERAL FUND TO THE CAPITAL IMPROVEMENT FUND.**

BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF GATES MILLS,
CUYAHOGA COUNTY, STATE OF OHIO:

SECTION 1. That, by the Council of the Village of Gates Mills, State of Ohio, the following sums be transferred between funds. The Finance Administrator is hereby authorized to make such transfer, as follows:

From the:	GENERAL FUND
To the:	CAPITAL IMPROVEMENT FUND
Amount:	\$350,000.00

SECTION 2. That this Resolution shall go into immediate effect.

PASSED: _____, 2026

President of Council

ATTEST:

Clerk

Mayor