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**VILLAGE OF GATES MILLS
COUNCIL AGENDA
SEPTEMBER 15, 2026
5:30 p.m.**

COUNCIL CHAMBERS, 1470 CHAGRIN RIVER ROAD
(Livestream available on YouTube – click on the link on
www.gatesmillsvillage.com to watch)

1. Roll call.
2. Oath of Office to new Councilmember. Mayor.
3. Minutes of Regular Council meeting of August 18, 2026. Clerk.
4. Minutes of the Special Council meeting of August 25, 2026. Clerk.
5. Pay Ordinance # 1313 \$1,573,771.53. Clerk.
6. Oath of Office to Mike Sanders and Dominic Burkhard, Firefighters. Mayor.
7. Mayor's Report. Mayor.
 - Post Office Lease Renewal.
8. Financial Report. Mayor.
9. Treasurer's Report. Spear.
10. Clerk's Report. Clerk.
11. Police Department Report. Minichello.
12. Service Department Report. Biggert.
13. Fire Department Report. Majeski.
14. **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.
15. **Resolution No. 2026-44** Mayor.

A Resolution Accepting the Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor.
16. **Ordinance No. 2026-45** 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.

(Railing for Arboretum Stairs is \$15,975 (grant applied for), Service Dept. Gasoline \$15,000 and Police Department Vehicle Maintenance \$7,000)

17. **Resolution No. 2026-46**

Mayor.

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.

18. **Resolution No. 2026-47**

Mayor.

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.

19. **Resolution No. 2026-48**

Mayor.

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.

20. **Resolution No. 2026-49**

Mayor.

A Resolution Authorizing the Mayor to Enter into a Contract with CMG Contracting for the Battles Road Culvert Project and Declaring an Emergency.

21. **Resolution No. 2026-50**

Mayor.

Preliminary Legislation (LPA-ODOT-Let Project Agreement)

22. Council Discussion.

23. Business from the Audience.

24. Adjourn.

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

Village of Gates Mills
MINUTES OF A REGULAR MEETING OF COUNCIL
August 18, 2026

A regular meeting of the Council of the Village of Gates Mills, Ohio was held at the Community House on Tuesday, August 18, 2026, at 5:30 p.m. with Mayor Siemborski presiding. The meeting was live-streamed to the internet.

Mayor Siemborski recognized the generosity, leadership, talent, and devoted service of Dan Collister, who passed away Sunday evening, and asked for a moment of silence.

1. Roll Call starts at 6:20

Councilmembers present: Broome, Greco, Onysko (via Zoom), Perez (via Zoom), Steinbrink, Turner, 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. Minutes of Regular Council Meeting of July 21, 2026 starts at 7:08

Councilmember Turner read the third paragraph of item six Financial Report on page 3 and stated she did not understand that. Treasurer Spear explained the budget process is critically important. He has observed that the budget is presented to Council and there's really no discussion about it at all. As the Treasurer, he would like as many people as possible to be looking at the budget process and determining this is the way we move forward.

Councilmember Turner noted on page 8, second paragraph, "At 1:13:55...There are five Councilmembers appointed by the Mayor who are at every Land Conservancy Board meeting...". It should say "members", not "Councilmembers".

Councilmember Broome moved to approve the July 21, 2026 minutes as amended, and Councilmember Young seconded the motion.

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

3. Pay Ordinance # 1312 \$666,462.00 starts at 9:30

Councilmember Steinbrink moved to approve Pay Ordinance #1312, and Councilmember Broome seconded the motion.

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

4. Mayor Siemborski administered to the Oath of Office to Robert Hansen, Engineer (Fire) at 10:21
5. GMLC Semiannual Report - Jamie Carracher starts at 12:31

GMLC President Jamie Carracher read the mid-year report distributed to Council in their packet and on the village website.

At 18:10 Councilmember Greco asked if residents have access to the GMLC property with the beautiful waterfall pictured on the first page of the report, or access to any properties GMLC owns or conserves. Mr. Carracher replied the Griesinger Point property off Old Mill Road pictured is extremely dangerous with two very steep ravines on either side of the property. Public access to any GMLC properties by individuals on their own is not allowed. GMLC periodically offers walks on their properties that are guided. The reasons are 1) safety, 2) GMLC is not a park service with resources like parking lots, trash collection, police, and maintenance staff, and 3) some GMLC properties are located very close to neighbors that might not be comfortable with the public walking freely nearby. If residents and Council are interested, the GMLC Board is happy to discuss the topic of public access further. Realize there is a lot more to it than just opening access and letting people walk anywhere.

At 21:11 Councilmember Perez asked Mr. Carracher to speak to the balance that the Land Trust Alliance sets for stewardship and defense, and what the formula is based on. He stated essentially the formula is a set amount that is recalculated based on the properties that we acquire. It's meant to accommodate for monitoring conservation easements, defending them, and maintaining boundaries. We don't draw upon those reserves for stewardship items such as invasives or planting trees. Councilmember Perez asked if the balance needed to be replenished back up to the formula level, if part of it were used. Mr. Carracher believes so, and has been told GMLC Vice President Nat Smith has no recollection of spending from that account.

6. Mayor's Report starts at 23:19

- Band Concert

The August 16th Band Concert on the Village Green was moved inside due to uncooperative weather and was attended by 50-60 people. Thank you to Town Hall Coordinators Robin Berke and Jean Misch, and Fire Captain Mike Feig for taking their time on the weekend to make this tradition continue.

- Town Hall Meeting on the Conservation Levy - starts at 24:31

The July 29th Conservation Levy Town Hall meeting was moderated by Tom Beres with a panel of outside experts to talk about conservation, preservation, what the village has been doing with that, what the Land Conservancy has been doing with that, and participation by the MetroParks and homeowners of contiguous properties. It was intended to be an educational session where information is shared and questions are asked, and we accomplished that. There were those who thought it would be a debate format, and we left with some unanswered questions. The biggest one is - what is the split and why is it no longer 50/50, if that is the case. What should the number be?

- Allocation of Conservation Levy Proceeds - starts at 25:37

A few facts:

Every dollar that is raised by the levy comes to the Village and is under the control of Council.

In the beginning, the levy proceeds were shared 95% to the Conservancy and 5% to the Village. It was done that way because the Conservancy's mission at that time was new, and its goal was to lock down land through easements or deed restrictions or acquisitions. The Village did little with land conservation, relying on the Land Conservancy to do those tasks and roles.

In 2021 it became a different set of dynamics. The Village's financial needs were more acute than in the past, and additional funds permitted by the levy were needed for storm water management and hillside stabilization problems. At the same time the Land Conservancy was doing less acquisitions, and their mission had changed somewhat. The parties agreed on a 50/50 split coupled with a more detailed operating agreement between the Land Conservancy and the Village. The new operating agreement provided for:

- the 50/50 split
- the requirement of the Village to deposit its share of the proceeds into its own Land Conservation and Open Space Fund
- the requirement of the Land Conservancy to report on a semiannual basis to the Village
- the requirement of the Village to receive from the Land Conservancy a financial report
- the requirement of the Land Conservancy to build and maintain a \$700,000 reserve
- the requirement of the Land Conservancy to calculate funds available for possible acquisitions or easements
- the requirement of the Land Conservancy to notify Council of any commitments that it intended to have with respect to acquiring land
- the ability of the Land Conservancy to approach Council to ask for other funding if there were acquisitions that the Land Conservancy itself did not have the reserves for or the capacity to financially take on
- the requirement of the Land Conservancy to put together a fundraising plan

In addition to these provisions, and since the starting days of the levy, the Mayor has the right to appoint five of the fifteen Land Conservancy trustees.

What should the allocation be going forward?

The Village has been able to accumulate in its Land Conservation and Open Space Fund \$490,829 as of the end of July. Why so much? The replacement of the large culvert underneath Mayfield Road was always thought to be a \$500,000 expenditure, and some of the money in the Fund could be earmarked for that stormwater management expenditure. Instead of spending that money, the Village received federal

ARPA funds during COVID. As a result, the money in the Land Conservation and Open Space Fund stayed there and continued to rise and could be used for a variety of things as long as they are within the provisions of the levy and the operating agreement with the Land Conservancy.

What do we need per year? The Village itself needs on the low end \$50,000 per year to maintain the efforts that we've started that we need to sustain - \$40,000 for the invasive species removal program, and smaller amounts for Chagrin Valley Watershed Partners dues, Arbor Day, and an arborist on retainer to advise us on trees and horticultural issues. The low-end amount does not include tree planting going forward once the invasives are removed.

What is the levy worth? The levy is \$268,000 per year; \$1,250,000 over five years. It represents 3.5% of the Village's annual budget, if we kept it all.

How much should each party get? The allocation of funds is Council's decision. It's a detail. The bigger question is are we comfortable with spending that kind of money on conservation and preservation in the Village.

Questions/viewpoints start at 39:50 -

Councilmember Onysko proposed that the purposes for the non-profit Land Conservancy's restricted funds be of an annually recurring nature, rather than less frequent purposes that might come in under budget leaving a residual balance that can only be spent for a single infrequent purpose. He suggested 1) administration, bookkeeping, and accounting fees, 2) legal, 3) a fundraising person's salary, and 4) invasive species remediation, especially on Conservancy-owned properties abutting residents already fighting invasives on their own property. Call these purposes buckets. The fundraising person sets up 6 - 8 buckets and encourages residents to donate \$50 to a bucket and that counts as a vote for that fund. That gives some great statistics as to where we can put our dollars because we're actually hearing back from the community. It's a place to start a discussion.

The Mayor asked what would the buckets be, and Councilmember Onysko replied the four mentioned and maybe purchasing property and planting trees. He really wanted to leave his input at four and then work out four with the Land Conservancy.

At 48:55 Councilmember Greco thinks that is an interesting idea, but we do have to talk about the allocation of funds between the Village and the Conservancy. We are at 50/50, and she doesn't have any idea what anybody else thinks about that split. Councilmember Onysko asked if we actually have to have the split, if we're funding individual buckets driven by empirical evidence that says where the money should go. Councilmember Greco asked if he would want 100% of the proceeds coming to the Village and then the process he described, assuming that the levy gets on the ballot and passes. Councilmember Onysko replied yes.

At 52:14 Councilmember Broome finds the idea interesting and recognizes Councilmember Onysko is trying to give people the ability to express their preferences on what happens with the money. Remember in 2021 when the operating agreement was reached and the allocation came to 50/50 from 95/5 based on discussion of what would be appropriate for the next five years, if the levy passed. Invasive species

remediation had not started in 2021. The information provided by the Mayor about invasive species remediation cost and properties has been learned since that time.

Regarding Village involvement in conservation and preservation efforts, the Village has an outstanding Service Dept that can help when it is needed. The Conservancy has to hire it out. Councilmember Greco asked if the Conservancy wouldn't have to come to Council first if there was a contract involved. Councilmember Broome stated that is what is happening. He believes the Tree Canopy Committee and the Conservancy are trying to work out the separate duties, and that's reflected in this split. If the Conservancy is going to carry more of the water on this, then they should get a little more money to help carry that water. Councilmember Onysko proposed taking some of the Village's accumulated Land Conservation and Open Space funds and putting it in the Conservancy's hands right now to give them a head start on accelerating the invasive species remediation program and only for that purpose. Councilmember Broome expects that as the program expands, it will continue to take resources. If the Conservancy is carrying more of the weight on that program, they are going to require a larger expenditure.

Councilmember Broome has been thinking about the language of our levy. We can't change this language or we lose the rollback. Protecting and preserving the land and management of storm water issues are uses that fit within the language of the levy, whether the funds are with the Conservancy or the Village. There are legitimate purposes for the money accumulated by the Village to be spent on. He is not totally wedded to 95/5 or 100/0 because there are purposes the Village can use some of those funds on that compliment what the Conservancy is doing.

Regarding the bucket idea, the Conservancy has to have the ability to plan. Opportunities that present themselves for conservation easement donations, too frequently at year end, or purchases may require a quick decision. You have to have some dry powder. The Conservancy having a larger share of the funds probably helps the Conservancy accomplish their goal when those goals require short time periods.

At 1:03:06 Councilmember Turner loves Councilmember Onysko's creativity in trying to encourage resident input and come up with a good resolution here, because it may in some ways help to promote the Land Conservancy in the community. The downside and her concern is the extent to which we are imposing our will on a separate 501(c)(3) organization. Councilmember Onysko stated it is tax money and we get to do that. Councilmember Turner would like other legal opinions.

Tree planting efforts date back to the 1920's when Crispin Oglebay brought hundreds of dogwood trees here to the Village. That was followed in the 1930's by WPA who brought truckloads of non-employed workers from Cleveland to plant over 8,000 trees. This was the burgeoning of the Village as we know it today and the replenishing of trees taken down by the sawmills in the 1830's.

Regarding the acquisition of fee-owned properties, in the last four years, only two were purchased by the Conservancy - the Kay Perkins parcel and paying off the debt on the Clark property. Not a lot. Whatever the allocation is, if the Conservancy approaches Council to discuss a potential purchase, executive session has worked successfully.

At 1:06:16 Councilmember Steinbrink finds the history of where the Land Conservancy and the Village have been over the last seven or eight years and where they are now to be important, and cited the Land Conservancy presentation to Council from the July 2019 minutes, two years before the change in the agreement:

“The Conservancy would like one more 5-year levy. The future of the Gates Mills Land Conservancy work will show a pullback in land transactions. The focus will be on educational opportunities, working with the Village, and participating in nature conserving events”.

He cited from the May 2021 Land Conservancy update to Council:

“The future appears to be a turning point for the Conservancy’s objectives. The Conservancy has perhaps served its role from 33 years ago. The objective is less acquiring properties, but to use what they have for education stewardship opportunities. Members of the Conservancy have been talking more about stewardship rather than acquisitions”.

In June 2021 there was discussion of the proposed split, and in July 2021:

“It’s a goal of the Land Conservancy in the next five years of being in a position to go forward in a stewardship mode and not need another levy”.

If we look on a historical basis, the pace of land acquisitions has slowed - the rough numbers are 14 from 1989 to 2000; 10 from 2000 to 2010; and 4 acquisitions in the last six years.

What Councilmember Steinbrink has a tough time with is we’re at a 50/50 split now, and part of that was to get the Land Conservancy with an endowment set aside. In their May meeting, there was actually a pro-forma put together that showed \$700,000 would throw off \$20,000 or \$30,000 in income on a draw basis, potentially more to help fund the Land Conservancy’s operating expenses. He is concerned. We’ve had a lot of turnover in the Village in the last ten years. He worries that people take the Land Conservancy for granted as well as all the work that’s been done over the last 35 years to have the Village look the way it does today. In his mind, things are bucketed out a bit differently, and he does not want to be too prescriptive to the Land Conservancy. That’s the role of their Board to come up with their strategic plan. There should be an endowment - that is up to the Land Conservancy to decide what that is. \$700,000 is probably not enough to fund the Land Conservancy into perpetuity, to provide for defense of property easements, to maintain property, invasives, stewardship, put land acquisition aside. Whatever that number is, it should be put in restricted funds that are only to be used for the operations of the Land Conservancy.

Councilmember Steinbrink views the 2021 operating agreement more as collaboration between the Village and the Land Conservancy that they come to Council. There is nothing in the agreement that says they have to get the permission of Council. Typically, Council consists of the P&Z Chair and another member of P&Z with awareness of parcels pertinent to something the Land Conservancy is talking about. So there is nothing wrong with the acquisition notification piece in the agreement. He is in agreement with Councilmember Turner that executive session works well to keep sensitive negotiations private. He thinks the agreement is sound and a good starting point for negotiation with the Land Conservancy and with the split and with some of the provisions in there.

Lastly is the pass rate of the conservation levy. It was 68% in 2011, 67% in 2016, and in 2021 it was 74%. What caused 7% of the residents that historically voted against the conservation levy to decide they wanted to vote for it? Maybe they feel like Council and the Land Conservancy are working together and the money isn't just going into a charity where they don't have a say.

At 1:13:12 Councilmember Greco asked Councilmember Steinbrink if he would support a continuation of the 2021 agreement that's going to expire at the end of this year, and he responded that should be the starting point for discussion. Councilmember Greco asked should there be any changes to the agreement, and he responded it's up to Council to decide. He worries a one-year agreement is tough to plan around it changing every year.

Councilmember Greco had said at the last discussion she could support that agreement, but there would have to be some differences. It couldn't be adopted just like it is now. One of those differences is the endowment. It would have to be a condition that within a certain amount of time that dollar amount be endowed and put on their 990 as an endowed program. The other thing she would advocate is that this be the last levy that goes on the ballot - at a 50/50 split. It's been ongoing for a long time. The Land Conservancy has \$1,000,000. They are going to get more, if the levy goes on the ballot, and if the levy passes. They have plenty of time to plan for the eventuality that they have to be supported by their own donors.

At 1:15:55 Councilmember Perez, agreeing with some of what's been said and not with some other things, finds we don't know what will happen in the next five years. It is important that we leave ourselves and the Land Conservancy with maximum flexibility. We weren't talking about invasive removal in 2021. We hadn't done the Comprehensive Plan. Secondly, we should not be taking the decision away from the voters. The support they have shown for the levy and the Land Conservancy in prior elections tells her we need to be having these discussions about the agreement and the terms of the agreement and collaborating with the Land Conservancy on those. Ultimately putting the levy on the ballot is really important. Lastly, as we enter the rest of the discussion and regardless of the views people have on the levy, the way the Village looks today in terms of green space and conserved land is a testament to the mission and the role of the Land Conservancy and the collaboration between the Village and the Land Conservancy. Remember the Land Conservancy is a dedicated group of fifteen volunteer residents committed to a mission. The same is true of everybody around this table. She hopes we move forward with respect for each other, not assuming bad intentions or questioning each other's integrity.

At 1:18:58 Councilmember Young stated none of us here know exactly what the villagers want. And in that sense, he thinks Councilmember Onysko's suggestion of a way to poll people is clever and helpful. He is concerned it would reduce the flexibility of the Conservancy, and he is not sure how to address that. He thinks these conversations are terrific, as contentious as they are, to have the opportunity to hear both sides elevates the solution.

We have to let the villagers decide regardless of whether or not we believe in the levy or the mission of the Conservancy. This needs to go on the ballot and we let the villagers decide.

At 1:20:17 Councilmember Onysko asked if we were to agree tonight on a split or some methodology to go forward, can it be included in the ballot language to educate the voter. The Law Director answered we can put a recital in an ordinance - recitals do not appear on the ballot - but we can't deviate from what language we're proposing as a charter amendment. We have to keep the charter amendment the same; otherwise, it could be deemed to be a new charter amendment with a new levy which defeats the rollback. That's pretty significant. Our legislation with the proposed ballot language is sent to the Board of Elections, who weighs in on the issue, and the final say is by the Secretary of State. For 35 years, the Secretary of State has approved this same language. Councilmember Onysko said we could at least educate the voters before this got to the ballot, so they would know what the split was going to be. Law Director Hunt agreed and stated that's how it's been done in the past. In August 2021, Council first voted to put the issue on the ballot and then almost at the same time approved an agreement contingent on the issue passing in November, so that voters knew what allocation was contemplated. The split is not on the agenda tonight, but could be discussed and passed at the September meeting. It would require five votes to pass it with one reading, but could also be done in October.

At 1:25:32 Councilmember Turner addressed Councilmember Greco's point that this be the last levy that goes on the ballot. If Council in five years has the kind of discussion that we're having now, she thinks they could decide what was needed at that point. She cannot support this Council to be prescriptive now about what should happen in five years. Cutting back on the money to the Conservancy is also cutting back on money to the Village. Councilmember Greco replied five years ago was intended to be the last time the levy went on the ballot. The problem with five years is a lot of us may not be on Council the next time, which may be a good or bad thing, but you tend to forget, like people forgot what happened five years ago. It's time for a new day, a new way to keep the Conservancy solid and have enough money to go forward with whatever they need to do but not continue to rely on taxpayers to do it. This has been her thinking from the beginning - give them a runway to start to do what charities do and that is raise their own money. So that would have to be in the agreement. Councilmember Broome asked what if, at the end of five years, flip the split to a higher portion, 75/25 for example, and that way residents don't lose out on the rollback rate on the levy. The levy would be approved to go on the ballot at 75/25, and the lion's share of the funds would be going to the Village and used for purposes that fit within the levy. It would still leave a little for the Conservancy's administrative bucket. Law Director Hunt stated it would be very difficult to bind future Councils. The levy is gone at the end of five years, unless it's renewed through a charter amendment by the voters. Does it make sense to have a shorter than five-year agreement with the Land Conservancy to try to accomplish some of these things that you're talking about? Remember after the last levy passed, we had some significant storm water and riverbank projects, and tonight you'll hear from our Village Engineer a laundry list of projects related to storm water which would conserve, preserve, and restore the land. They are all expensive. Keep in mind that those are the types of projects that will be coming up all the time. Councilmember Broome said ultimately the idea may be we leave it to a vote of the voters to say they want to have it on the ballot again or not, and the way to do that is by putting it on the ballot. Councilmember Steinbrink stated it's his opinion it should absolutely be on the ballot. Council voted to put this charter amendment on the ballot, and it's up to the voters to decide when it comes off. Councilmembers Broome and Perez both agree.

At 1:32:29 Resident Chris Riley stated it is her understanding the Conservancy can purchase land regardless of the Village's position with respect to the purchase. That's not the Conservancy's role to decide the future of the Village. Council should have control of most of the funds. She supports the levy and she will vote for it, but it's Council's job as elected officials to decide how taxpayer money is going to be spent and to decide what's best for the Village. If Council gives all or a large portion of the money to the Conservancy, it's an abdication of what the Village itself should be doing. She thinks there could be a portion of this that's easier to let the Conservancy handle, and she is sympathetic to that, but she doesn't think it's the right answer. Finally, best practice dictates that the Village control the money. She has an easement on her property. The Conservancy doesn't trust her. She doesn't blame them. They come every year to walk her property, because they do not want to rely on her representation that she is complying with the easement. She trusts the Conservancy, but trust and verify.

At 1:35:35 Resident Jerry Bohinc finds it ironic we're talking about these issues when Dan Collister, literally the father of the Gates Mills Land Conservancy, just passed. The Land Conservancy has done a wonderful job, and it's been awarded repeatedly nationally. There are major issues facing the Village over the next x years. The Village Engineer is going to talk about water runoff. There is nothing more important for water runoff than a forest. It's important to manage more development, not exclude it. The Land Conservancy is an effective tool for making that happen. It isn't really broken. We should give it the benefit of what it's earned. If we want to monitor it more closely - a good idea particularly with the greater interest by Council itself with the Tree Canopy Committee - Council and the Land Conservancy will have to work closer together and more vigorously together.

The last two indications from the voters were 1) the last levy election with the 75% passage rate - in his mind, the reason for increased support by the voters was a rebellion against some pressure the voters thought Council put on the Land Conservancy unfairly, and 2) the Comprehensive Plan. The preamble basically says the Land Conservancy is leading the charge for what the villagers want. We have all kinds of signals that the villagers support what the Land Conservancy is doing.

At 1:38:38 Resident Sean O'Hagan appreciates, as do many others, the extent to which Gates Mills has a history of centering its actions and its investments around conserving our natural environment, while acknowledging this is for our enjoyment, the right thing to do, and a sound investment in our property. He also has a healthy respect for expertise and respect for Council and their role, and he thinks the arc of this cycle of discussions this year indicates an increased interest from Council in making sure that our dollars are well utilized. He finds it frustrating but excited that the conversation is happening. We should be making these decisions with input from experts about how to invest in conservation. That means talking to the Conservancy folks. We have to navigate this next five years. We've got to give the villagers the chance to vote on this levy. We have to understand that we are in this period where we can make good strategic investments in conservation and want to deploy our knowledge the best way we can right now while learning about what we're going to do better and how we're going to meet changing needs. The real challenge for this Council and future Councils is how do you get a cadence of understanding what that means. What does that mean as Council to have informed effective oversight about what that mix of conservation activities should be? He does not know. He wants citizens to be excited

and participate, but he also wants to think about the education learning curve for getting citizen directed budgeting on this issue. He doesn't know that he wants that. He likes what we've been doing, yet thinking about what we could do differently. He feels confident and comfortable about what we should do in the next five years. We should pass the levy. You all should figure out an informed balance for the agreement. Let's start thinking about how is Council going to be positioned to make informed decisions in the future about this, because it's going to be dynamic. It's going to be increasingly important that we spend conservation dollars in a strategic and insightful way, and he thinks that's going to get harder for Council to wrap their head around.

At 1:44:22 Councilmember Turner thanked Mr. O'Hagan, and to his point, maybe someone who is an arborist or a conservation specialist should be one of the five appointments to the Land Conservancy made by the Mayor, adding to the expertise that the Land Conservancy has.

At 1:45:15 Councilmember Broome questioned Ms. Riley's statement about the Land Conservancy controlling the direction of the Village. Ms. Riley explained she is concerned the Conservancy's complete autonomy could result in their using taxpayer money for a position that may ultimately be contrary to the interest of the Village as a whole. Councilmember Broome suggested in that event Council could hang on to the money since it comes to the Village first before it goes to the Conservancy, and the Law Director stated you can have any provisions you want in this agreement as a Village. Ms. Riley would like her elected public officials to have some say in how taxpayer dollars are spent, and it would not be hard to include such a provision in the agreement.

At 1:51:17 Resident Barb Sommers appreciates Mr. O'Hagan's comments. She has been hearing so much discussion and everybody's going back and forth about how to solve this problem of the split and what the money is going to be spent on, but nobody's really defined what conservation is for Gates Mills over the next five years. Is land acquisition really something that's going to promote the conservation we need in the Village? She doesn't know the answer to that, but there's got to be a comprehensive understanding amongst the Councilmembers and amongst the leadership in the Conservancy because supposedly they're working together on it. She just doesn't hear that. She hasn't heard how this all overlays with decision making between the two entities. We did all this citizen engagement and everybody agrees that we want the community to stay the way it is. It's not going to if we don't do anything. We know that and it may not do as well as it needs to do going forward if we don't know what needs to happen. She feels there is some missing pieces in the communication on that right now. Does everybody agree on what the definition of conservation for this Village is?

At 1:53:55 Land Conservancy President Jamie Carracher indicated the Board very much values the ongoing collaboration and coordination with Council and other members of the community, and they commit to continue that positive focus. Shared accountability - Village to Conservancy, and Conservancy to Village - is helpful. Keep an eye on simplicity and clarity, so we all understand what we are working towards, what we are being measured on, and to make it manageable going forward.

At 1:55:01 Mayor Siemborski added the Village appreciates the collaboration between the Conservancy, the Tree Canopy Committee, and a lot of other individuals,

especially our outside partners. We have covered this from a lot of different angles, and he appreciates everyone's comments. The Mayor asked for a motion to go into Executive Session for the purpose of taking some legal advice with regard to this issue.

Councilmember Broome moved to go into Executive Session, and Councilmember Greco seconded the motion.

Councilmember Onysko does not think we need to go into Executive Session if we take a motion ahead of time. The Law Director can clarify if that's the case. Mayor Siemborski stated there's a motion on the floor. He doesn't want to cut Councilmember Onysko off. Councilmember Onysko stated we can discuss going into Executive Session because he doesn't know what the reason is for going into Executive Session.

Law Director Hunt believes it is important that he give Council and the Mayor confidential legal advice on the issues that have been raised this evening, and some other issues that have been raised around the charter amendment issue and the levy that's part of that charter amendment. It's his advice to give Council and the Mayor that legal advice and in Executive Session.

Mayor Siemborski called for any other comment. Hearing none,

Ayes: Broome, Greco, Perez, Steinbrink, Turner, Young.
Nays: Onysko
Motion carried.

Executive Session commenced at 7:27 p.m with Councilmembers Onysko and Perez participating by phone.

At 2:35:37 Mayor Siemborski reconvened the meeting at 8:05 p.m.

Moved to Agenda Item No. 13. **Ordinance No. 2026-31 (Third Reading)**

"An Ordinance Providing for the Submission to the Electors of the Village of Gates Mills a Proposed Amendment to the Charter of the Village of Gates Mills to Renew for a Period of Five Years the Existing One Mill Tax Levy 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; and Declaring an Emergency"

Councilmember Young introduced a motion to withdraw the third reading of Ordinance No. 2026-31. He has been made aware that actions contrary to the Open Meetings Act were part of the process in developing our recommendation to Council, and that this may call into question the appropriateness of voting on the ordinance at this time. Therefore, he moved that we withdraw the third reading of Ordinance No. 2026-31 from the agenda and from action tonight. Councilmember Steinbrink seconded the motion.

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

Motion carried.

At 2:37:54 Councilmember Onysko moved that Council waive the attorney-client privilege as to the Law Director's Memorandum of August 12, 2026 and direct that it be made available to the public. There being no second on the motion, the motion fails.

At 2:38:26 Councilmember Broome made a motion that Council schedule a special Council meeting for the purpose of considering an ordinance to place the charter amendment for the land conservation levy on the ballot for the November election, and that we schedule that meeting prior to September 4, 2026. Councilmember Turner seconded the motion.

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

Nays: None

Motion carried.

- Road Program Status. - starts at 2:40:11

Village Engineer Courtney's road program update was distributed and he reported we've completed the heavy lifting of the road program this year. We have some minor striping, some road edge restoration, and then the completion of the road edge drainage system on Colvin to complete along with drive apron work. Right now we sit about \$100,000 under budget. The remaining work will be completed under \$100,000. So we'll be able to bring it in on or under budget for the year.

Mayor Siemborski stated there was a bit of valid noise last week about Colvin. Colvin had just been cemented and the storm drains and the drive aprons had not been completed. The heavy rains washed out all the gravel and we've refilled the gravel twice using heavier gravel. The Village Engineer added he walked Colvin and outlined a detailed drainage plan that the contractor will be installing that will resolve any and all problems that have happened over the last couple weeks.

7. Financial Report attached and on the website starts at 2:42:10

Treasurer Spear observed real estate taxes are lower than anticipated in July, but taxes are not due until August 13 this year, so those numbers look fine. Income tax revenue continues to exceed the forecast and is coming in higher than last year - he believes that gap will continue. The Treasurer extends his deep appreciation to the wage earners in the Village. The third critical income component is speeding violations. By the end of July last year, our gross revenue was \$846,000, and this year \$695,000 - a reduction of about 18%. That suggests we're reducing speeding. The Treasurer believes the September quarterly report will show a further decline due to the closing of Mayfield Road in July. That being said, the July revenue numbers look pretty good. If you look at the report Councilmember Onysko turns out as part of the police report, you will see that we've gone from ticketing about 70% of the people who should get tickets to closer to 80% of the people who should get tickets. That's helping us out. And it looks like we're going to be a bit better than the budget on the expense line for the year.

As Heritage Home Chairperson, Treasurer Spear reported a new lender, PNC, joins the program offering a 1/2% reduction from what their normal rate would be. He used the Heritage Home program at the end of last year and found they demand quality work. The work done on his home was rejected twice by Heritage before payment was made.

The Mayor has received a proposal from USPS for the post office lease through Jones Lang LaSalle. They represent the post office, as they did five years ago, and the village pays the fee. The lease increase is decent. The Mayor and the Law Director are looking to engage someone that knows the landlord/postal tenant relationship business to help us negotiate.

8. Clerk's Report - None

9. Treasurer's Report - see Item No. 7 Financial Report

10. Police Department Report attached and on the website - starts at 2:46:42

Multiple questions about Flock cameras in the village were addressed by Police Chief Minichello. We had 6 Flock cameras that do not move village-wide. We have a policy in place, and we are updating that policy considering the nationwide hype going on about Flock cameras. Any policy changes will be sent to the Law Director for his opinion and then to Council so they are aware. Data from the Flock cameras stays here. It's our data. It's purged after 30 days, if we don't flag it for a reason. It's a crime investigatory tool. We had a hit-skip on Berkshire involving property damage two weeks ago, and we were able to identify the vehicle. Regarding law enforcement requests from other communities, we can look at others and they can look at ours. We all work in concert with each other. We have full audit capability. We can see which law enforcement is using it, date and time, and for what reason.

11. Service Department Report attached and on the website - starts at 2:51:59

Service Director Biggert reported we are getting caught up with the tree damage from storms over the last 10 days, and we have no residents without power. The Mayor added we have a couple of homes that have high grass plus, and we're looking at those for compliance with the nuisance ordinance. They receive a phone call from the Service Director, and if that doesn't produce anything, a letter will follow, and that seems to get some action.

12. Fire Department Report attached and on the website - starts at 2:52:51

Fire Chief Majeski reported we received notice of the retirement of Lieutenant Daniel Dixon, who's been with the dept for 24 years.

13. **Ordinance No. 2026-31 (Third Reading)** - see 2:35:37

14. **Ordinance No. 2026-25 (Third Reading)** starts at 2:53:30

"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, who asked permission of sponsoring Councilmember Greco to hold off for another month.

The Mayor committed to bring to the next meeting a revised Treasury Investment Board including responsibilities of the people that would serve on that Board. At that point it can be decided whether to go forward with the ordinance to eliminate the Board or to keep it now that it's been reconstituted. Councilmember Greco agreed.

Ordinance No. 2026-25 remains on third reading.

15. **Resolution No. 2026-38 (First Reading)** starts at 2:54:40

"A Resolution Authorizing the Mayor to Execute a Contract with Siteworx Unlimited, LLC for the Chagrin River Headwall Repairs and the Carpenter Culvert Repairs and Declaring an Emergency" was read by Mayor Siemborski.

Village Engineer Courtney explained an erosion problem along Chagrin River Road just south of the North Cemetery on the west side of the road undermined the headwall. The headwall and the last section of 48" pipe tipped over and part of the hillside is failing next to the road. We need to take that out, redo the headwall, redo the last couple pipes, backfill the slope, and protect the road, on an emergency basis. If we don't, we'll probably lose a portion of the road in the next couple months.

On Carpenter - narrow road, one way in, one way out - we've got two culverts that go underneath the road, and the water is running around the outside of the pipes and carrying all the soil. The cement slabs are settling. Again, an erosion-based problem. We want to go in there on a temporary emergency basis right now, pop the concrete off, do proper backfilling around the pipes to stop that for right now, and then look at replacing both of them next year.

The contract would be an extension of the work Siteworx is already doing on the bridge abutments and the Arboretum stairs. They've done a terrific job making use of their time and effort. They are still in town to do the Old Mill storm sewer repair, so we're kind of getting an economy of scale with them.

Councilmember Broome moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2026-38 be placed on its final passage. Councilmember Steinbrink seconded the motion.

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

Nays: None

Motion carried.

Councilmember Broome moved to approve Resolution No. 2026-38 and Councilmember Steinbrink seconded the motion.

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

Nays: None

Motion carried.

16. **Motion** to Bid 519 Battles Culvert Replacement start at 2:57:47

The Village Engineer described a sinkhole encountered by the Service Dept near the 90 degree bend on the edge of Battles Road. An old 30" by 36" stone culvert

with a flat stone top, probably well over 100 years old, has deteriorated to the point where there's holes that have developed along the length of the culvert causing soil movement and subsequent sinkhole formation. We need to remove the culvert and replace it and get proper backfill around it. Otherwise, we'll continue to have a growing sinkhole and may lose one lane of Battles Road. We are seeking right now just to advertise this. We have plans ready. The Village Engineer will bring it back next month for a contract award once we open the bids. \$125,000 is the current cost estimate. If we get a bid back and bring it to Council at the next meeting, it should be done before Halloween. Councilmember Onysko asked if conservation funds can be used for it. The Law Director responded in his opinion, yes.

Councilmember Broome made a motion to authorize the advertisement for competitive bids for replacing the culvert at 519 Battles Road. Councilmember Young seconded the motion.

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

17. Ordinance No. 2026-39 (First Reading) starts at 3:00:10

"An Ordinance Authorizing the Disposal by Sale of a Vehicle that is Unfit, Obsolete and Unneeded for Village Purposes; and Declaring an Emergency" was read by the Mayor.

The Police chief stated we have a firm offer of \$3,000 for this 2017 vehicle with 102,000 miles on it.

Councilmember Steinbrink moved that the rules requiring ordinances to be read on three different days be suspended and that Ordinance No. 2026-39 be placed on its final passage. Councilmember Broome seconded the motion.

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

Councilmember Steinbrink moved to approve Ordinance No. 2026-39 and Councilmember Broome seconded the motion.

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

18. Resolution No. 2026-40 (First Reading) starts at 3:01:24

"A Resolution Authorizing and Directing the Transfer of Certain Sums from the General Fund to the Capital Improvement Fund" was read by Mayor Siemborski. Our 2026 capital improvement budget was \$2,000,000. We previously transferred \$1,000,000 and we need to now transfer the remaining \$1,000,000 to the capital improvement fund from the general fund for the 2026 road program, the sidewalk/bridge project, and Broadband payments all coming due.

Councilmember Broome moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2026-40 be placed on its final passage. Councilmember Steinbrink seconded the motion.

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

Councilmember Broome moved to approve Resolution No. 2026-40 and Councilmember Young seconded the motion.

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

19. **Ordinance No. 2026-41 (First Reading)** starts at 3:03:20

“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. We need to increase the Cemetery Fund by \$8,000 to pay for tree removal work, and we need to increase the Land Conservation Fund by \$35,000 for the Chagrin River headwall repairs and the Carpenter storm water culvert just reviewed by the Village Engineer.

Councilmember Turner moved that the rules requiring ordinances to be read on three different days be suspended and that Ordinance No. 2026-41 be placed on its final passage. Councilmember Broome seconded the motion.

Councilmember Turner wondered what determines which culvert replacements come out of the Land Conservation Fund and which do not. The Mayor has asked the Village Engineer to weigh in on those culvert problems that are storm water related and comply with language that’s in the levy versus those culverts that are not storm water related. On any expenditure of size going forward, we would ask Village Engineer Courtney to evaluate it for that purpose as well. Village Engineer Courtney further explained the Chagrin River headwall and Carpenter culvert are directly related to erosion problems, as opposed to the Battles culvert which is age related replacement of infrastructure.

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

Councilmember Turner moved to approve Ordinance No. 2026-41 and Councilmember Broome seconded the motion.

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

20. **Ordinance No. 2026-42 (First Reading)** starts at 3:06:51

“An Ordinance Designating JPMorgan Chase Bank, N.A. as Public Depository for the Funds of the Village of Gates Mills” was read by Mayor Siemborski. Our current five-year depository agreement expires shortly and this ordinance authorizes the Mayor to enter into a replacement agreement.

Law Director Hunt asked that we add an emergency clause to this. It is an ordinance. It's required by state law that Council approves these, and it does need to be in effect by August 22nd.

Councilmember Broome moved that the rules requiring ordinances to be read on three different days be suspended and that Ordinance No. 2026-42 be placed on its final passage. Councilmember Greco seconded the motion.

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

Councilmember Broome moved to approve Ordinance No. 2026-42 with an emergency clause. Councilmember Turner seconded the motion.

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

Councilmember Steinbrink assumes we have the ability to terminate the agreement, and the Law Director concurred.

- 21. Council Discussion - None
- 22. Business from the Audience - None
- 23. Adjourn

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

Respectfully submitted,

Beth DeCapite, Clerk

Approved:

Steven L. Siemborski, Mayor

Village of Gates Mills
MINUTES OF A SPECIAL MEETING OF COUNCIL
August 25, 2026

A special meeting of the Council of the Village of Gates Mills, Ohio was held at the Village Town Hall Council Chambers on Tuesday, August 25, 2026, at 5:30 p.m. with Mayor Siemborski presiding. The meeting was live-streamed to the internet.

At 1:52 Mayor Siemborski announced that Councilmember John Onysko resigned yesterday, August 24th, about 9:00 a.m., and in a few minutes we'll ask Council to accept his resignation. The Mayor thought it would be helpful to outline a few of the points from the resignation letter that have a different slant to them, and we will document these eventually in Gates Mills Connect.

At 13:39 Mayor Siemborski thanked Councilmember Onysko for his helpful contributions and his service, especially his design of the new internet system and technology at Town Hall, talking technically about buried fiber optic cable to the counterparts at CVG, and assisting the police with traffic enforcement tracking. The Mayor will write him a letter to that effect.

1. Roll Call starts at 14:55

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

Other Village officials present were Treasurer Spear, Clerk DeCapite, Fire Captain Feig, and Law Director Hunt.

Moved to Agenda Item No. 4. Accept the Resignation of Councilmember Onysko - starts at 15:12

Councilmember Steinbrink made a motion to accept Councilmember Onysko's resignation. Councilmember Perez seconded the motion. Councilmember Broome stated it would be very appropriate to thank Mr. Onysko in the letter. He did do a lot as the Mayor pointed out.

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

Nays: None

Motion carried.

2. **Ordinance No. 2026-43 (First Reading)** starts at 15:53

"An Ordinance Providing for the Submission to the Electors of the Village of Gates Mills a Proposed Amendment to the Charter of the Village of Gates Mills to Renew for a Period of Five Years the Existing One Mill Tax Levy 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; and Declaring an Emergency" was read by Councilmember Steinbrink.

Councilmember Broome moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2026-43 be placed on its final passage. Councilmember Steinbrink seconded the motion.

Councilmember Greco wants to share her version and her own view not only to Council but to the residents that are here. This measure that was just read carries a new ordinance number. Otherwise, it's identical to the charter amendment that was withdrawn by Councilman Young at our last meeting. This ordinance rests on the same underlying report from the ad hoc levy committee produced the same way. As Councilmember Young stated at our last meeting, when this ordinance was withdrawn, there were Open Meetings Act violations connected to how that report was prepared. None of you have seen that report. It was distributed to Council but has never been made public. You are being asked to trust a process you cannot see or evaluate for yourselves. She has looked at the case law and her concern is - Ohio courts have said that a later public action can cure an earlier open meetings problem, but only if that later action is a genuine independent reconsideration, not a rubber stamp. In her opinion, that requires actual Council deliberation on the merits of what we're being asked to do. What's actually in front of us tonight? This ordinance doesn't ask us to deliberate on the merits of the levy itself. It asks us to vote on whether it should be placed on the ballot. It doesn't give Council any opportunity to independently reconsider anything. We're not being asked to debate the report's conclusions or examine the committee's work. We're being asked to vote yes or no on ballot placement on an expedited timeline at a specially called meeting using the same report. In her opinion, this isn't the kind of independent reconsideration that cures what happened before. It is the same process with a new number and she asks Council to consider this before voting tonight.

At 19:29 Mayor Siemborski commented that the report is a public record available to the public. It was distributed to Council, Councilmember Onysko asked that it be posted on the website, the Mayor said he would post it the next day, Councilmember Onysko then asked questions about the ad hoc process and several Ohio revised code provisions and asked the Law Director for a legal view of those, and then the Law Director informed the Mayor to not post the report, but it is available as a public record. The Mayor mentioned at least three times to anyone at that meeting that would like a copy to email him and he would email a copy of the report to them. The Mayor has received two requests between the time he made that announcement a month ago and today. It is available. It is a public record. No one's interested in it.

Councilmember Broome stated that report has absolutely no bearing on his vote. Councilmember Steinbrink agreed. Councilmember Broome, hearing mention of the Open Meetings Act, believes the audience might want to know how it works. If a committee has four members, a quorum of the committee is three members. An email of a draft document can not be circulated to a quorum or more of the members because if any one of the members responds to all email recipients with a change, the way you would normally work on a document, the email discussion is in violation. The discussion has to be in an open meeting making it difficult to do anything. Sometimes people make innocent mistakes, and he does not think there was anything nefarious afoot. When people come on Council, there are times they don't realize that trying to work as efficiently as possible unfortunately sometimes collides with the Open Meetings Act.

At 23:40 Councilmember Perez thinks there's two separate actions that we're taking. One is the ordinance - whether the levy itself should be on the ballot - which is what the current motion is for. The second part is the terms of the agreement - the split, the requirements of the Land Conservancy, the reporting aspects, funding uses - which is very much still a discussion coming up next. While ideally it would have been great if we had that all finalized for this vote to put on the ballot, she thinks we can do our best and it's critical for us as Councilmembers and as a village to make sure residents have the information needed to make an informed decision at the ballot. She hopes we have an operating agreement soon and the upcoming discussion today will hopefully frame that, but that's not on the same timeline as allowing the residents to be able to vote on the levy itself. It would be detrimental to the village and the Land Conservancy to not put it forward for a vote. That's up to the residents and that's what the motion is for now. Councilmember Greco stated except for the fact that the report did advocate for this levy being on the ballot.

Councilmember Turner recalls prior to the ordinance being withdrawn at the last meeting, we had a very open discussion around the distribution of funds which will continue tonight. Call it a new term sheet that the Mayor will negotiate with the Land Conservancy. The report recommendation is moot. It doesn't exist. This discussion may continue into September.

Roll call on the motion to suspend the rules:

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

Nays: Greco

Motion carried.

Councilmember Steinbrink moved to approve Ordinance No. 2026-43 and Councilmember Broome seconded the motion.

Councilmember Steinbrink commented that this is at its core a tax levy that Council has the power to put on the ballot, and it's up to the residents to decide whether they want this or not. Not four or five members voting on Council.

Treasurer Spear asked if this vote waives the rereading rule and declares an emergency. Law Director Hunt replied it has an emergency clause. If it's passed, it will be an emergency and will go into effect upon passage and signature by the Mayor. There is a September 4th deadline to get this to the Board of Elections.

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

Nays: Greco

Motion carried.

3. Discuss a Potential Agreement with the Gates Mills Land Conservancy - starts at 28:37

At the last regular meeting the Mayor went through a history of the allocation percentages used in the past and a few of the provisions in the existing operating agreement between the Conservancy and the village. A copy of the agreement was

included in your packets. There are three items in there he wants to bring up for discussion.

Number one is the concern about the ability of the Land Conservancy to purchase a piece of land with the knowledge of other than their Board. The current agreement is the Conservancy needs to inform Council prior to making a financial commitment to purchase a property. There is concern knowledge of the Conservancy's intentions becomes widespread and handicaps their negotiations. They would be agreeable to change "Council" to "Mayor". The Mayor can inform Council through executive session, if that's a permitted use of the executive session rules. The Mayor may also need to talk to the Legal Director or the Village Engineer - land being considered for acquisition may have stormwater or other topographical complications to them.

Council discussion starts at 31:30 -

Perez - How many acquisitions have occurred in the past five years?

Siemborski - There has been one recently and there may have been a few earlier in the five year period.

Turner - The only other expense was paying off the loan for the Clark property.

Perez - Did informing Council pose a challenge in the land acquisition situation?

Turner - The Land Conservancy brought the Perkins property acquisition forward and there was a lot of support on Council.

Young - So in that case the requirement of informing Council prior to a purchase was not an impediment to the deal.

Perez - She wonders if there's a challenge we're trying to fix, because the operating agreement does say that we would also get to hear about the economic impact and tax implications. Council would be a second tier if only the Mayor is informed.

Turner - There was a 15-16 acre property the Land Conservancy was considering and they brought it to Council. The property was already limited to one house, so it would not be prudent in that case for the Land Conservancy to purchase. They did not know that, but a Councilmember also on P & Z made them aware of that. The discussion saved the Land Conservancy from spending money unnecessarily. That's a good example of why it's important to bring it to Council.

Siemborski - This is not a big issue. There's only an acquisition or two in a five year period.

Broome - The Conservancy is a 509(a)(3) supporting organization for the village. Part of being a supporting organization is to carry out the goals of the organization you're supporting, which is the village. If the Mayor were to be notified of a potential acquisition under the rubric of it's a supporting organization, he thinks that potential land acquisition could be a permitted use for executive session.

Hunt - It could be. If there are legal issues and you need legal advice, at least under the Court of Appeals decisions out of this county, that would be appropriate for an executive session. If there are additional funds that are needed, it seems that would be appropriate for an executive session. That could be the case and part of the reason that we have that in the current agreement that they would come to the village. He'd like to get back to Council on that.

Broome - It addresses the handicap of the negotiation process.

Young - The other side of the argument from the Conservancy standpoint is that Council meets once a month. It's possible that the timing of a given transaction would

make it difficult to fit into the schedule of the Council. Perhaps there's some way we can make Council available in between meetings as necessary.

Hunt - There are special meetings. Emergency meetings on less than 24 hours notice can be had. The issue becomes how the purpose of the meeting is phrased.

Broome - The life cycle of a year end conservation easement purchase or a bargain purchase of property can be very quick. There's got to be an appraisal done quickly and they have to figure out where the numbers are before they go forward. He would be ok with the Conservancy contacting the Mayor. The regulations require supervision, and the Mayor constitutes supervision.

Steinbrink - He looks at this as an impediment or an inconvenience. If it's an impediment, then that's an issue. If it's an inconvenience, that's not an issue. Land transactions typically take some time. If someone is charitably inclined to do something with their property, Council would certainly make themselves available.

Mayor Siemborski is hearing leave it the way it is. The Conservancy should continue to inform Council. Councilmember Perez is fine with the language as it is. If we were going to change it, she would like quick communication from the Mayor to Council, so the Conservancy is not moving forward without the benefit of P & Z and Council input.

At 40:28 the Mayor stated the second item is the allocation of funds. He has no number right now, and he is not going to advance a number, because if he advances his number, it'll be the old ilk, it's the ad hoc number. The ad hoc report is moot. We should have some fresh thinking and start from scratch. The 95/5 was there for five terms, and the 50/50 was there for one term and is currently what we're operating under.

Today the Village Engineer, Service Director, Finance Administrator, Councilmember Turner, and the Mayor met to understand some of the challenges the village has with regard to stormwater mitigation and restoration and stabilization of the banks. Five projects were identified over the next 24 months that require close to \$350,000 for stormwater management and stabilization issues that qualify under the levy funds - not normal culvert or sinkhole repairs. Of the five projects, one is the stormwater drainage issue on the corner of River and Old Mill already underway, as Council has already approved the use of about \$150,000 of Community Cost Share money that we have from the Northeast Ohio Regional Sewer District for that project. Another one of the projects we believe would qualify for money under the Ohio Dept of Public Works Small Government grant process. We would need to move ahead with these four projects whether we get grant money or not.

The plan would be at this point that of the about \$450,000 accumulated in the village conservation fund, \$350,000 could be earmarked for the four projects. That leaves us with roughly \$100,000 in the levy conservation fund which could be used for a variety of things - land acquisitions or easements, further tree planting, projects that come up from time to time - or not used at all.

Also discussed today was the need for a clear distinction between what is normal repair and maintenance, and what is improvement in stormwater mitigation and channel cleaning and channel stabilization. We would ask our Village Engineer to put in writing when those projects come forward that X dollars or X percentage is for purposes within the levy language, so the entire project is not funded from the levy conservation fund.

We don't see anything else in the next two years, if we tackle the four remaining projects, that would be of that magnitude or require those kind of dollars. Being realistic, there could be something a week from now, but we don't think we need to store up hundreds of thousands of dollars for potential stormwater projects. The village is doing more levy-valid work itself - with Chagrin Valley Watershed Partners, with invasives, the Arboretum, and forestry plans for both the Arboretum and Feller Field - for which \$50,000 to \$75,000 is what the village needs to spend out of the conservation levy fund. Those numbers could change if the 10-year invasive removal plan used by both the village and the Conservancy were to change to say a 7-year plan.

If you subtract out what we currently know we are going to spend from the \$250,000 per year in levy proceeds, there's about \$100,000 left. We can either keep that in the village or allocate it to the Land Conservancy, who could probably make better use of having the funds in their savings account than the village having it in our savings account. The Mayor is open to either one.

Council discussion starts at 50:39 -

Broome - To summarize, the funds from the levy would be used either by the Conservancy or the village for conservation purposes. To the extent that the village retains any funds from the levy and doesn't expend them for things like invasive species or stormwater remediation, those funds are still available to the Land Conservancy. The Land Conservancy would just have to come and ask for them.

Siemborski - That's correct. Levy proceeds are deposited into a separate Open Space and Conservation Fund held in a separate bank account.

Turner - Once the money goes to the Land Conservancy, it does not come back to the village. If the money stays with the village, it can go to the Land Conservancy?

Siemborski - Right.

Greco - The Land Conservancy has \$700,000 plus some additional funds. She believes the total they currently have is over a million dollars.

Siemborski - Believes \$950,000 was in the report.

Greco - The last time around, five years ago, they were supposed to endow this money and they didn't.

Siemborski - They were supposed to raise it. He does not know if it meant the word endow or just raise it.

Greco - She thought that the understanding was that they were supposed to endow that money.

Turner (reading from the 2021 agreement) - "...The Land Conservancy has indicated that it needs an ongoing endowment of approximately \$700,000 to properly carry out stewardship of existing properties it owns or for which it holds conservation easements, which stewardship includes legal defense, liability protection, adhering to the standards of property maintenance, and conducting annual inspections..."

Siemborski - So endowment is in the document.

Broome - Look at paragraph 7; it says how to compute it. It is not computing as an endowment. Future funds that are coming from the levy are counted towards that number. It probably was a poor choice of words.

Greco - So endowment doesn't mean endowment?

Broome - Maybe it shouldn't.

Greco - She would say that it should.

Siemborski - What would you like that to mean?

Greco - She would like that to mean on their Form 990, they indicate that amount is now endowed. It's restricted and it has to be used for those purposes. It cannot be used for acquisition. She doesn't know if that language would allow it to be used for invasives, but it's supposed to be money that they hold so that they can continue.

Siemborski - A board designated endowment?

Greco - Yes.

Perez - Nat Smith implied at the Town Hall it was going to take most of the levy period for them to get to that amount and at that point maybe an investment after the end of the levy.

Siemborski - If we were to work that language in, that would be something you're looking for?

Greco - Yes, but she thinks that we worked it in last time. It just was never done.

Hunt - It was an aspiration, wasn't it?

Broome - You got that calculation language. It says "...has indicated it needs...".

Hunt - You can require.

Greco - My point is I would love to require.

Young - That severely handicaps the Conservancy should an acquisition opportunity come up in the next year. He thinks their understanding of the agreement is they needed to have the on hand cash equal to \$700,000 - not necessarily an endowment. An alternative would be to require that if they do find it prudent to raid the on hand cash for an acquisition that we all agree is attractive to the village, that would be allowable only if they're able to replenish the \$700,000 in on hand cash by the end of the levy period. He thought the purpose of the \$700,000 was should the levy never pass, that the village isn't left with a problem and the Conservancy isn't left with a problem. It would require them to turn all of their property over to another organization over which we have no control.

Turner - And operationally, in the time she has been on the Land Conservancy, it's operated that way. They have the money by the end of the term. It gives them some flexibility.

Steinbrink - It should come as no surprise that the Land Conservancy has the bank balance that it does because of the efforts from five years ago to set the wheels in motion on putting this endowment together. He agrees with Councilmember Greco. He looks at it more as whatever they decide the number is, but if the levy ever fails, the security of 15% of the village, or how much the Land Conservancy owns, should never be put into question that all of a sudden another charitable organization is being brought in on all this. Then those dollars throw off enough to be able to fund operating expenses. The reality is the way land prices are today, he thinks it's going to be incredibly difficult to purchase the large tracts of land that are left in the village. Something creative is going to have to be done given where prices are. There just isn't enough there.

Siemborski - What if we ask for a board designated endowment fund; \$700,000 for the purposes of bulk protection, which can be used as long as it can be replenished to that level if there's an acquisition? If there is one, they'd bring that to the village to speak about. We would have our chance to weigh in and comment on it. That would not completely hamstring them, because they could raid that fund as long as it can be repaid by the time the levy ends.

Perez - An alternative, depending on what the operating agreement states for the split, is that if they needed additional funds, and we hadn't spent our levy funds, they could also ask for those and not write the endowment.

Turner - Have we come to an understanding about the endowment issue?

Siemborski - We'd like to have the terminology be board designated endowment fund or something similar to that. That amount be \$700,000. That amount is available for defense, etc. That will be in excess of the amount that they currently have because they follow what came from the national guidelines. That amount shall be in that fund and can be used for acquisition as long as it can be replenished by the time the levy ends.

Young - Is that something that would be legal from an endowment framework?

Siemborski - He thinks a board dedicated endowment probably can.

Perez - It would be good to hear from the Conservancy any challenges that we need to be aware of, their perspective on that requirement, if there's anything else we need to be considering related to that requirement, and if there's any limitations or challenges to implementing it.

At 1:01:14 -

Young - If we use the money for the activities the Mayor described - the four projects and the invasive removal projects that are on the books and those are planned out for the next five years - how much does the village require of the levy funds?

Siemborski - \$75,000 to \$100,000 per year.

Young - That is what percentage?

Siemborski - We need \$100,000 a year and the total levy funds is \$260,000.

Young - That's 38%.

Greco - We currently have \$450,000. The levy, if it passes, would have an additional \$260,000?

Siemborski - \$260,000 per year for both parties.

Young - And you're saying we need, in addition to the \$450,000 we have, another half million?

Siemborski - We should plan on \$100,000 a year for the village's expenses. The \$160,000 difference would be distributed to the Conservancy. The split is 60/40.

Turner - 60% to the Conservancy and 40% to the village.

Perez - Your \$100,000 - does it have a little cushion for the unknown beyond invasives and replanting, like stormwater?

Siemborski - Yes.

Perez - We are using sewer district funding on the Old Mill project for what would technically qualify as a stormwater issue. Already \$185,000 to \$190,000 was just spent for levy funding purposes that were not expected expenses.

Turner - There's a possibility that there'll be some grant money. We can't guarantee, but we'll apply.

Siemborski - Can he go to the Conservancy with the 60/40 proposition?

Greco - She would like to explore 50/50. 60/40 is too much. Continue what we currently have. 50/50. That's plenty, plus we're going to ask them to come to us if they need more. They always have that opportunity. We're hopefully going to allow the Conservancy to act like a real charity and start fundraising in a bigger way than they are now.

Young - He disagrees. That's too much for the village, and 60/40 is too much for the village. There's a difference between what is technically qualified and what the villagers would expect to be considered, what they're voting for in the conservation levy. We have to make it clear so the villagers can understand that they're not voting to buy property anymore, because 50/50 is going to put the conservancy out of the acquisition business, and that what they're voting for is infrastructure.

Greco - She thinks it's better to have more of the money in the hands of the representatives who are elected, the Council, rather than the Conservancy that has a

board of volunteers, because if the residents don't like what's happening, they can vote us out of office.

Young - They can also turn down the levy the next time it comes up.

Greco - That's right.

Young - They have the control.

Greco - That's right. You put it in the hands of the Conservancy, they are not elected officials. She finds that to be a very strong argument for keeping it the way it is now.

Young - He understands that side of the argument. The other side of the argument is what the villagers perception is. Purely his speculation, if we did a poll, we would find that most of the villagers think this is the Land Conservancy's levy, not the Council's levy. If we asked the villagers who they trusted more to steward their concerns about protecting Gates Mills, and gave them the choice of the Land Conservancy or Council, we'd lose.

Greco - Remember this isn't a Gates Mills Land Conservancy levy. This is a conservation levy.

Young - He does not think people make that distinction.

Steinbrink - He finds Councilmember Young's point interesting, and the reality is, because of the work of the Land Conservancy over the last 35 years, we've got 20% to 25% of the village is permanently conserved regardless of who owns it. It costs money to maintain all of that property - hillsides, erosion, river banks. Who's supposed to pay for all of that? He understands what Councilmember Young is saying, and there's probably some truth in there that it's land acquisition, but the reality is that was Phase 1, and we've heard from the Land Conservancy that the land acquisition will slow down. The land that's been preserved and conserved will likely need money invested in it, so that it stays in its state without big pockets of erosion. He is not in favor of doing culverts and those kinds of things - that's more infrastructure. But when we have erosion issues and river banks and other stormwater runoff issues, the thought process really is who's best to maintain that property and who's going to be hiring the contractors and the engineering studies and all the work. That typically falls on the village to handle those big projects. He favors, as he said at the last Council meeting, 50/50 with the thought that if there's ever something that comes up, the Land Conservancy can come to Council. The Land Conservancy knows what they're doing, but he worries about some of the big projects that are on the horizon. It's raw land, and unfortunately, we have to put money into it, and it's an unfortunate reality of the situation.

Turner - Given that we just had a discussion about the needs of the village and the distribution of 60/40, she would be more comfortable with some data behind the distribution. While it has been 50/50, it seems more defensible if we have some data that supports 60/40.

Siemborski - We can put together the rough math we just did on a worksheet.

Broome - To Councilmember Young's point, the last levy passed by the highest approval percentage of all the prior levies. We don't know whether that was because the agreement was 50/50 or whether that was villagers supporting the Land Conservancy.

Young - It was also the lowest turnout in history. It was less than half of prior years. The percentages are still overwhelmingly in favor.

Perez - Any use that the village has for the levy funds needs to be under the appropriate criteria that is in the ordinance. She is comfortable with both a 60/40 or a 50/50 split, and would want the data to back it up. Anything that's in the operating agreement needs to provide flexibility to the Land Conservancy should they need those levy funds and the village hasn't used them, so that they're able to access them for the goals of the

Conservancy. We've operated hand in hand for 35 years and accomplishing great things. Don't take that for granted.

Greco - Since we have residents here, should we ask what they think?

Emily Hamilton, Resident - She has battled invasive species on her own property and is spending about \$2,000 a month during the summer time working on this project. The village surrounds her entire property and it is just loaded with privet. It would be nice if they cleaned up and maintained that.

Siemborski - When you say surrounded by, is that village or Conservancy land?

Hamilton - It's Western Reserve and Gates Mills Conservancies.

Jerry Bohinc, Resident - The discussion here was all about the restrictions put on the Land Conservancy. The other side of the coin is we heard \$300,000 - \$400,000 for culverts and stuff that was normally considered to be to road construction or infrastructure construction. The two things he did not hear are 1) a \$200,000 commitment for planting 1000 trees - there is nothing like a tree to manage water runoff, and 2) when the village is going to hire their certified high quality arborist that imposes his technical skill in the permitting process, so we get control of how trees are cut down and how tree programs are approved through ARB or P & Z. What does the Western Reserve Land Conservancy do about invasive species?

Siemborski - We'll find out.

Chris Riley, Resident - To the point about the levy passing by such a high percentage, the people that she has talked to in the village are very surprised to learn that the Conservancy is its own entity. There is not a clear understanding by a number of villagers of how much autonomy it actually has. They may be supporting the Conservancy under false premises about how much control Council has. When they find out that the Conservancy can buy land and there's nothing that the village can do to stop them under the current agreement, that's concerning for a large number of people, and they don't believe her. At the last meeting, the Mayor said that's absolutely correct. Council can only advise. So she questions the 74% that support it. She supported it until she found out. The danger is in the details.

Susan Dunsmore, Resident - She supports what has just been said. She has lived in the village for almost 30 years and admittedly have not been very well informed about how the Land Conservancy operates and recently has made an effort to become more informed. A lot of people are informed, but there's many many more that are not fully informed on how the Conservancy works in conjunction with the village and that communication is very important.

Riley - And should be put out before going to vote. If you want an informed electorate that's going to make a decision based on facts, then they need to know those kind of things.

Dorothy Shillman, Resident - When the School Board wanted to sell the 17 acres behind her property to developers, she and her neighbors put it into the Conservancy through a ten-year tax lien on their residential property. The Conservancy is supposed to maintain the properties that they own, but they're not doing that. So why should we give the Conservancy all this money? Instead, the village itself should have to maintain it. Give the Land Conservancy a space in the Pink Sheets where they can explain exactly what they're doing, how they're doing it, and how they're spending the money.

Debbie Batt, Resident - She wonders if the language could be tightened up, because people are expressing a concern that levy funding can be used for acquisitions and other things besides maintaining conserved property owned by the Land Conservancy or in which the Land Conservancy owns an interest. The Land Conservancy should have a clear obligation to maintain their property, and the fund should be applied for maintenance and conservation. Why should we be including their acquisition of other

property when they're not maintaining property that they have, and neighbors have to pay for invasive species removal on their property because the land the Land Conservancy owns is not being properly maintained. Do they have an obligation to maintain their property?

Siemborski - Three years ago, did anybody talk about invasives? We are probably at the leading edge of municipalities that are doing things about it, certainly putting money aside and actively working on it. The Conservancy knows they need to maintain their property. He will bring that up to them. He will go forward with what has been provided in the last hour or so, and he will bring back a document at the next Council meeting.

David Atton, Resident - Are you intending to have this agreement to be made by Council and the Land Conservancy in time for the beginning of early voting on October 6th?

Siemborski - His plan would be to have a conversation with them in the next 7-10 days, and give Law Director Hunt specific direction on what to change in the document, and bring to the next Council meeting on September 15th a draft that both parties have agreed to. Recognize the Conservancy has 15 people, the village has 7-8, and 23 people can't negotiate a document, so it'll have to have some flexibility to it. Hopefully it has the structure of what we've all just talked about, and we can look at the wording as opposed to the big issues.

Atton - This is just an idea. He thinks that rather than incrementing from the 2021 version of the operating agreement, you ought to stand back and say why do we need a new operating agreement, and build a case for having an operating agreement that faces the future, not the past. He thinks we will find a lot of things that we want. One very short observation - In 2021, when the whole thing was renegotiated, that was a very argumentative and difficult period of time. The village was running out of money. It was projecting short-term, medium-term deficits. There was a big fight about how much money should go to the Conservancy. But in spite of all that debate, they got the levy on the ballot in a timely fashion, and the village and the Land Conservancy negotiated an agreement that we live under. He doesn't know why this has taken so long. Five years ago we knew this was coming up. At the beginning of this year, a Committee was established to solve this problem for us in a timely fashion. That simply hasn't happened. He doesn't know why and doesn't understand it.

4. Accept the Resignation of Councilmember Onysko - see 15:12

5. Discuss Filling a Vacancy of Council - starts at 1:33:10

Councilmember Turner stated Council is required to appoint someone within 30 days of Councilmember Onysko's resignation. When we did this 1-1/2 years ago upon the passing of Councilmember Welsh, there were 5 candidates that had come forward. We posted a notice of the vacancy and invited people to submit a letter of interest and a resume of qualifications. This year we are within the deadline for getting this information in the Pink Sheet, if we can settle on a process this evening. Other ways of communicating that we have used are Gates Mills Connect, on the village website, and posting flyers in village buildings. The only requirement for applying is you have to be a resident of the village and have a minimum of three years living here.

Last time an information session for prospective Council applicants was conducted by the Mayor and the Law Director before the deadline for submitting your interest and resume. Then we conducted interviews on a weekday morning with the five

candidates in private, followed by Council discussion on another date and a majority vote to select that new Councilmember. Then the person selected was approved at the next Council meeting. Does that process seem fair? No comments indicate agreement.

Taking the date of the next Council meeting, Labor Day, Rosh Hashanah, and Councilmember schedules into consideration, the plan would be September 8th or 9th for the information session, September 10th would be the deadline for candidates to submit their interest and resume, September 12th for interviews, Council discussion and vote following the interviews or the next day, and confirmation at the September 15th Council meeting.

Last time each interview was a certain length of time and we prepared questions that were asked of each candidate. We can use those same questions. All agreed.

6. Adjourn

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

Respectfully submitted,

Beth DeCapite, Clerk

Approved:

Steven L. Siemborski, Mayor

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

UAN v2026.3

August 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
97-2026	02/20/2026	02/23/2026	CH	CUYAHOGA COUNTY TREASURER	\$19,313.56 *	C
	Purpose:	MILLS BLDG, WASH HOUSE, GATES MILLS BLVD, CELL TOWER/CARPENTER				
97-2026	02/27/2026	02/27/2026	NEG ADJ	CUYAHOGA COUNTY TREASURER	-\$2,570.57 *	C
	Purpose:	REIMBURSED BY WASH HOUSE				
97-2026	05/26/2026	05/26/2026	NEG ADJ	CUYAHOGA COUNTY TREASURER	-\$4,987.62 *	C
	Purpose:	REIMBURSED BY VERIZON FOR CELL TOWER CARPENTER RD				
97-2026	07/15/2026	07/15/2026	NEG ADJ	CUYAHOGA COUNTY TREASURER	-\$747.95 *	C
	Purpose:	REIMB BY SARA'S CAE				
97-2026	08/07/2026	08/07/2026	NEG ADJ	CUYAHOGA COUNTY TREASURER	-\$1,155.55	C
	Purpose:	REIMB BY SARA'S				
408-2026	07/21/2026	07/21/2026	CH	CIGNA HEALTHCARE	\$54,698.15 *	C
	Purpose:	HEALTH, DENTAL, VISION PREMIUMS				
408-2026	08/13/2026	08/13/2026	NEG ADJ	CIGNA HEALTHCARE	-\$878.01	C
	Purpose:	ISOLVED DEP FOR ZALEWSKI COBRA				
409-2026	07/23/2026	07/24/2026	CH	SAM'S CLUB	\$343.18 *	C
	Purpose:	BATH TISS, TOWELS, SOAP				
409-2026	08/07/2026	08/07/2026	NEG ADJ	SAM'S CLUB	-\$262.53	C
	Purpose:	REIMBURSED BY SARA'S				
421-2026	07/29/2026	07/29/2026	CH	DIVISION OF WATER	\$57.13 *	C
	Purpose:	VILLAGE HOUSE				
421-2026	08/07/2026	08/07/2026	NEG ADJ	DIVISION OF WATER	-\$57.13	C
	Purpose:	REIMB BY MINICHELLO				
432-2026	08/03/2026	08/04/2026	CH	TREASURER, STATE OF OHIO	\$50.40	C
	Purpose:	IPA QUALITY REVIEW				
433-2026	08/03/2026	08/04/2026	CH	CLEVELAND ILLUMINATING CO.	\$504.74	C
	Purpose:	TRAFFIC LIGHTS				
434-2026	08/03/2026	08/04/2026	CH	CLEVELAND ILLUMINATING CO.	\$526.23	C
	Purpose:	STREET LIGHTS				
435-2026	08/04/2026	08/04/2026	CH	DIVISION OF WATER	\$456.68	C
	Purpose:	MILLS BUILDING				
435-2026	08/07/2026	08/07/2026	NEG ADJ	DIVISION OF WATER	-\$456.68	C
	Purpose:	REIMBURSED BY SARA'S CAE				

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

UAN v2026.3

August 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
436-2026	08/05/2026	08/05/2026	CH	PRIME PAY	\$77,720.92	C
437-2026	08/05/2026	08/05/2026	CH	THE HARTFORD	\$198.99	C
	Purpose:	LIFE INSURANCE PREMIUM				
438-2026	08/05/2026	08/05/2026	CH	EQUIVEST	\$2,776.00	C
	Purpose:	DEFERRED COMP				
439-2026	08/05/2026	08/05/2026	CH	OHIO DEFERRED COMP	\$2,145.00	C
	Purpose:	ROTH CONTRIBUTIONS				
440-2026	08/05/2026	08/05/2026	CH	OHIO DEFERRED COMP	\$7,897.00	C
	Purpose:	DEFERRED COMPENSATION				
441-2026	08/07/2026	08/07/2026	CH	CLEVELAND ILLUMINATING CO.	\$416.58	C
	Purpose:	WASTEWATER PLANT				
442-2026	08/05/2026	08/11/2026	CH	CHASE BANK	\$2.50	C
	Purpose:	ACH FEE				
443-2026	08/10/2026	08/11/2026	CH	CLEVELAND ILLUMINATING CO.	\$79.41	C
	Purpose:	CHAGRIN RIVER RD BRIDGE				
444-2026	08/10/2026	08/11/2026	CH	CLEVELAND ILLUMINATING CO.	\$114.38	C
	Purpose:	SERVICE GARAGE				
445-2026	08/11/2026	08/11/2026	CH	CLEVELAND ILLUMINATING CO.	\$35.33	C
	Purpose:	TRAFFIC LIGHT				
446-2026	08/11/2026	08/11/2026	CH	CLEVELAND ILLUMINATING CO.	\$179.88	C
	Purpose:	BURTON COURT				
447-2026	08/11/2026	08/11/2026	CH	CLEVELAND ILLUMINATING CO.	\$619.48	C
	Purpose:	MILLS BUILDING				
448-2026	08/11/2026	08/11/2026	CH	ENBRIDGE GAS OHIO	\$215.00	C
	Purpose:	TOWN HALL				
449-2026	08/11/2026	08/11/2026	CH	ENBRIDGE GAS OHIO	\$313.00	C
	Purpose:	MILLS BUILDING				
450-2026	08/11/2026	08/12/2026	CH	CUYAHOGA COUNTY TREASURER	\$11,537.41	C
	Purpose:	2ND HALF RE TAX				
451-2026	08/11/2026	08/12/2026	CH	CUYAHOGA COUNTY TREASURER	\$2,546.81	C
	Purpose:	WASH HOUSE 2ND HALF RE TAXES				
451-2026	08/19/2026	08/19/2026	NEG ADJ	CUYAHOGA COUNTY TREASURER	-\$2,546.81	C
	Purpose:	REIMBURSED BY WASH HOUSE				

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

UAN v2026.3

August 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
452-2026	08/11/2026	08/12/2026	CH	CHARTER COMMUNICATIONS	\$63.22	C
	Purpose:	CABLE				
453-2026	08/11/2026	08/12/2026	CH	VERIZON WIRELESS	\$656.06	C
	Purpose:	CELL SERVICES FIRE, POLICE, SERVICE				
454-2026	08/11/2026	08/12/2026	CH	CINTAS CORPORATION #259	\$1,107.04	C
	Purpose:	UNIFORMS				
455-2026	08/12/2026	08/12/2026	CH	PRIME PAY	\$484.00	C
	Purpose:	PAYROLL PROCESSING - JULY				
456-2026	08/12/2026	08/12/2026	CH	CLEVELAND ILLUMINATING CO.	\$87.53	C
	Purpose:	FOX HILL & MAYFIELD				
457-2026	08/12/2026	08/12/2026	CH	CLEVELAND ILLUMINATING CO.	\$88.77	C
	Purpose:	MAYFIELD & CARPENTER				
458-2026	08/13/2026	08/13/2026	CH	ENBRIDGE GAS OHIO	\$75.63	C
	Purpose:	COMMUNITY HOUSE				
459-2026	08/13/2026	08/13/2026	CH	CLEVELAND ILLUMINATING CO.	\$83.98	C
	Purpose:	CARPENTER RD				
460-2026	08/13/2026	08/13/2026	CH	OHIO POLICE & FIRE PENSION	\$30,246.49	C
	Purpose:	OHIO POLICE & FIRE JULY 2026 REPORT				
461-2026	08/13/2026	08/13/2026	CH	OPERS PUBLIC EMPLOYEES	\$21,673.67	C
	Purpose:	OPERS CONTRIBUTIONS JULY 2026				
462-2026	08/17/2026	08/17/2026	CH	HOME DEPOT CRC	\$51.34	C
	Purpose:	GROUNDING PLUGS, MULT-ANGLE WASH BRUSHES, OUTLET				
463-2026	08/18/2026	08/19/2026	CH	PRIME PAY	\$79,323.28	C
	Purpose:	PAYROLL 2026-17				
464-2026	08/19/2026	08/19/2026	CH	CLEVELAND ILLUMINATING CO.	\$80.73	C
	Purpose:	OLD MILL RD XMAS				
465-2026	08/19/2026	08/19/2026	CH	CLEVELAND ILLUMINATING CO.	\$1,237.86	C
	Purpose:	TOWN HALL				
466-2026	08/19/2026	08/19/2026	CH	EQUIVEST	\$2,776.00	C
	Purpose:	DEFERRED COMP				
467-2026	08/19/2026	08/19/2026	CH	OHIO DEFERRED COMP	\$2,145.00	C
	Purpose:	ROTH CONTRIBUTIONS				

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

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August 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
468-2026	08/19/2026	08/19/2026	CH	OHIO DEFERRED COMP	\$7,852.00	C
	Purpose:	DEFERRED COMP				
469-2026	08/20/2026	08/24/2026	CH	CIGNA HEALTHCARE	\$55,556.17	C
	Purpose:	HEALTH, DENTAL & VISION PREMIUM				
470-2026	08/20/2026	08/24/2026	CH	CLEVELAND ILLUMINATING CO.	\$81.00	C
	Purpose:	OBT BUILDING				
471-2026	08/21/2026	08/24/2026	CH	CLEVELAND ILLUMINATING CO.	\$916.82	C
	Purpose:	TOWN HALL				
472-2026	08/24/2026	08/24/2026	CH	CLEVELAND ILLUMINATING CO.	\$1,072.39	C
	Purpose:	COMMUNITY HOUSE				
473-2026	08/24/2026	08/24/2026	CH	FP MAILING SOLUTIONS	\$200.00	C
	Purpose:	POSTAGE MACHINE UPLOAD				
474-2026	08/24/2026	08/24/2026	CH	SAM'S CLUB	\$351.34	C
	Purpose:	BATH TISS/TOWELS/TRASH BAGS COMM HOUSE AND MILLS				
475-2026	08/25/2026	08/25/2026	CH	FIRST COMMUNICATIONS, LLC	\$2,086.83	C
	Purpose:	INTERNET/PHONE				
476-2026	08/25/2026	08/25/2026	CH	DIVISION OF WATER	\$70.69	C
	Purpose:	FIRELINE - MILLS BLDG				
477-2026	08/27/2026	08/27/2026	CH	DIVISION OF WATER	\$9.90	C
	Purpose:	FLOWER BOXES SOUTH BRIDGE				
478-2026	08/27/2026	08/27/2026	CH	DIVISION OF WATER	\$9.90	C
	Purpose:	BRIDGE				
479-2026	08/27/2026	08/27/2026	CH	DIVISION OF WATER	\$9.90	C
	Purpose:	OBT BLDG				
480-2026	08/27/2026	08/27/2026	CH	DIVISION OF WATER	\$9.90	C
	Purpose:	PARK LAND 1481 CHAGRIN				
481-2026	08/27/2026	08/27/2026	CH	DIVISION OF WATER	\$18.90	C
	Purpose:	WASH HOUSE				
482-2026	08/27/2026	08/27/2026	CH	DIVISION OF WATER	\$41.84	C
	Purpose:	VILLAGE HOUSE				
483-2026	08/27/2026	08/27/2026	CH	DIVISION OF WATER	\$196.68	C
	Purpose:	TOWN HALL				

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

UAN v2026.3

August 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
484-2026	08/27/2026	08/27/2026	CH	DIVISION OF WATER	\$271.25	C
485-2026	08/31/2026	08/31/2026	CH	CHASE CARD SERVICE	\$5,620.72	C
Purpose: MARCS, FUEL, SUPPLIES, HYDRANT WRENCH, AED AND AED SUPPLIES, SUMMER CONCERT, AGING WELL LUNCH, NEWSLETTER MAILINGS, OFFICE SUPPLIES						
486-2026	08/31/2026	09/01/2026	CH	STATE TREASURER OF OHIO	\$825.00	C
487-2026	08/31/2026	09/01/2026	CH	REDSS	\$110.00	C
488-2026	08/31/2026	09/01/2026	CH	LYNDHURST MUNI COURT	\$33.00	C
489-2026	08/31/2026	09/02/2026	CH	ANCORA ADVISORS	\$15.00	C
9351	05/18/2026	05/18/2026	AW	MICHAEL SANDERS	\$48.25 *	V
Purpose: CDL LICENSE REIMBURSEMENT						
9351	08/26/2026	08/25/2026	AW	MICHAEL SANDERS	-\$48.25	V
9493	07/31/2026	07/31/2026	AW	KT'S CUSTOM LOGOS	\$1,258.45 *	C
Purpose: BICENTENNIAL SHIRTS						
9493	08/27/2026	08/27/2026	NEG ADJ	KT'S CUSTOM LOGOS	-\$172.25	C
Purpose: REIMBURSED FROM EMPLOYEES						
9493	08/27/2026	08/27/2026	NEG ADJ	KT'S CUSTOM LOGOS	-\$13.25	C
Purpose: reimbursement for employee tshirt						
9494	07/31/2026	07/31/2026	AW	NCD CORSILLO PLUMBING, LLC	\$8,325.00 *	C
Purpose: COMMUNITY HOUSE WATER FOUNTAINS AND REPAIR						
9494	08/13/2026	08/13/2026	NEG ADJ	NCD CORSILLO PLUMBING, LLC	-\$7,850.00	C
Purpose: REIMBURSED WITH NOPEC GRANT						
9495	08/10/2026	08/10/2026	AW	BETTER MEADOWS & WOODLANDS, LLP	\$45,842.00	C
Purpose: INVASIVE SPECIES REMOVAL PROJECT						
9496	08/10/2026	08/10/2026	AW	THOMAS J COOK	\$500.00	C
Purpose: JULY INSPECTIONS						
9497	08/10/2026	08/10/2026	AW	APRIL NICHOLL	\$1,425.00	C
Purpose: DECALS AND LETTERING FOR NEW F 350						
9498	08/10/2026	08/10/2026	AW	ARIS COMPANY	\$132.50	C
Purpose: FELLER FIELD PORTA POTTY						
9499	08/10/2026	08/10/2026	AW	CHAGRIN VALLEY DISPATCH	\$12,086.17	C
Purpose: DISPATCH SERVICES						
9500	08/10/2026	08/10/2026	AW	CHAGRIN VALLEY NURSERIES, INC.	\$336.00	C
Purpose: GENERATOR WALL - SOIL, PLANTS, MULCH						

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

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August 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
9501	08/10/2026	08/10/2026	AW	WILLIAM H. CHILDS, JR	\$100.00	C
	Purpose:	ARB MEETING				
9502	08/10/2026	08/10/2026	AW	MICHAEL E. CICERO	\$1,250.00	O
	Purpose:	MONTHLY RETAINER				
9503	08/10/2026	08/10/2026	AW	COLLINS EQUIPMENT CORP	\$1,345.17	C
	Purpose:	GAS PUMP - CIRCUIT BREAKER				
9504	08/10/2026	08/10/2026	AW	COMMUNITY PARTNERSHIP ON AGING	\$11,330.00	C
	Purpose:	1ST HALF 2026 AGING SERVICES				
9505	08/10/2026	08/10/2026	AW	CONTECH ENGINEERED SOLUTIONS, LLC	\$45,600.00	C
	Purpose:	PEDESTRIAN BRIDGE AND ABUT DESIGN				
9506	08/10/2026	08/10/2026	AW	CUYAHOGA ASPHALT MATERIALS	\$1,760.40	C
	Purpose:	ROAD REPAIR MATERIALS				
9507	08/10/2026	08/10/2026	AW	DUSTBUSTER	\$575.00	C
	Purpose:	CLEANING				
9508	08/10/2026	08/10/2026	AW	GENUINE PARTS COMPANY	\$672.63	C
	Purpose:	BREAKERS, V BELT, FILTERS, LEFT BRA				
9509	08/10/2026	08/10/2026	AW	J & L DOOR SERVICE, INC.	\$3,704.00	C
	Purpose:	OVERHEAD DOOR				
9510	08/10/2026	08/10/2026	AW	RICHARD KAWALEK ARCHITECT INC	\$100.00	C
	Purpose:	ARB MEETING				
9511	08/10/2026	08/10/2026	AW	KEN'S WINDOW CLEANING	\$930.00	O
	Purpose:	WINDOW CLEANING - MILLS BUILDING				
9512	08/10/2026	08/10/2026	AW	LAKE ERIE CONSTRUCTION CO.	\$13,960.00	C
	Purpose:	CHAGRIN RIVER RD @ BRIGHAM GUARDRAIL				
9513	08/10/2026	08/10/2026	AW	MARSHALL POWER EQUIPMENT	\$177.92	C
	Purpose:	HEDGE TRIMER, PRIMER BULB, STIHL OIL				
9514	08/10/2026	08/10/2026	AW	MIDDLEFIELD MFG	\$101.11	C
	Purpose:	OIL FILTER, OIL				
9515	08/10/2026	08/10/2026	AW	ROETZEL & ANDRESS	\$9,563.00	C
	Purpose:	RETAINER, HUNT CLUB PROJECT, TAX APPEAL, ROUTINE NON LAW DIRECTOR				
9516	08/10/2026	08/10/2026	AW	SPECIALIZED CONSTRUCTION	\$76,361.00	C
	Purpose:	2026 ROAD PROGRAM				

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

UAN v2026.3

August 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
9517	08/10/2026	08/10/2026	AW	TURNEY HOME & AUTO	\$83.83	C
	Purpose:	1412 LIGHT REPAIR MARKING PAINT, DUCT TAPE, GARDEN SPRAYER				
9518	08/10/2026	08/10/2026	AW	TECHSPERT DATA SERVICES LLC	\$3,195.56	C
	Purpose:	MONTHLY TOTAL CARE PROGRAM				
9519	08/10/2026	08/10/2026	AW	ULLMAN OIL COMPANY	\$17,762.99	C
	Purpose:	UNLEADED AND DIESEL FUEL				
9520	08/10/2026	08/10/2026	AW	UNIQUE PAVING MATERIALS CORP.	\$38.00	C
	Purpose:	EMULSION				
9521	08/10/2026	08/10/2026	AW	VERDIN	\$6,692.50	C
	Purpose:	CARILLON SYSTEM INSTALL				
9522	08/10/2026	08/10/2026	AW	VILLAGE OUTDOORS LTD	\$351.00	C
	Purpose:	SEED, STRAW, WEED CONTROL				
9523	08/10/2026	08/10/2026	AW	WICHERT INSURANCE SERVICES	\$690.00	C
	Purpose:	ADD NEW CHEVY BLAZER PD				
9524	08/14/2026	08/14/2026	AW	HAYDEN GROVE	\$500.00	C
	Purpose:	SUMMER CONCERT PERFORMER				
9525	08/19/2026	08/19/2026	AW	CHAGRIN VALLEY GIG, LLC	\$420,000.00	C
	Purpose:	BROADBAND FIBER SERVICE 25-YEAR PREPAYMENT				
9526	08/26/2026	08/25/2026	AW	MICHAEL SANDERS	\$48.25	O
	Purpose:	CDL LICENSE REIMBURSEMENT				
9527	08/26/2026	08/26/2026	AW	RONYAK PAVING	\$414,710.15	C
	Purpose:	2026 ROAD PROGRAM				
9528	08/26/2026	08/26/2026	AW	SITWORX UNLIMITED, LLC	\$102,501.00	O
	Purpose:	SIDEWALK/BRIDGE ABUTMENT & ARBORETUM STAIRS				
9529	08/26/2026	08/26/2026	AW	BLUE TECHNOLOGIES	\$180.95	C
	Purpose:	MONTHLY COPIER AGREEMENT				
9530	08/26/2026	08/26/2026	AW	LYNDHURST MUNI COURT	\$20,220.00	C
	Purpose:	1011 CASES FILED FOR JULY				
9531	08/26/2026	08/26/2026	AW	SENSYS GATSO USA, INC.	\$36,149.00	C
	Purpose:	JULY PAYOUT				
9532	08/26/2026	08/26/2026	AW	MAYFIELD VILLAGE	\$2,764.17	C
	Purpose:	ANNUAL CAP CONTRIBUTION FOR 2019 AMBULANCE PURCHASE				

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

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August 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
9533	08/26/2026	08/26/2026	AW	NICOLA, GUDBRANSON & COOPER	\$4,602.50	C
	Purpose:	JULY SERVICES				
9534	08/26/2026	08/26/2026	AW	NOACA	\$195.00	O
	Purpose:	ANNUAL MEMBERSHIP DUES				
9535	08/26/2026	08/26/2026	AW	AMERICAN SECURITY & AV SYSTEMS	\$27.65	O
	Purpose:	ALARM MONITORING				
9536	08/26/2026	08/26/2026	AW	ARIS COMPANY	\$132.50	O
	Purpose:	PORTA POTTY FELLER FIELD				
9537	08/26/2026	08/26/2026	AW	ATWELL'S POLICE & FIRE EQMT	\$170.00	O
	Purpose:	STRASSHOFFER UNIFORM BOOTS				
9538	08/26/2026	08/26/2026	AW	BAUER SUPPLY	\$345.00	C
	Purpose:	FOAM SOAP - MILLS BLDG				
9539	08/26/2026	08/26/2026	AW	CLEVELAND TRIM & STRIPE CO.	\$475.00	C
	Purpose:	GRAPHICS FOR SRO EXPLORER				
9540	08/26/2026	08/26/2026	AW	CREATIVE TELECOM SOLUTIONS INC	\$206.25	C
	Purpose:	REMOVE PHONE WIRING AND TERMINATION BLOCKS FROM MDF BOARD IN BOILER ROOM				
9541	08/26/2026	08/26/2026	AW	DE MILTA SAND & GRAVEL, INC.	\$224.00	O
	Purpose:	TOPSOIL				
9542	08/26/2026	08/26/2026	AW	DISTILLATA COMPANY	\$120.70	C
	Purpose:	WATER COOLERS				
9543	08/26/2026	08/26/2026	AW	RUMPKE	\$88.82	C
	Purpose:	TRASH REMOVAL				
9544	08/26/2026	08/26/2026	AW	THE FLAG STORE, LLC	\$232.00	C
9545	08/26/2026	08/26/2026	AW	JASON PHILLIPS	\$65.00	O
	Purpose:	BRK BAR, TORQ WRENCH				
9546	08/26/2026	08/26/2026	AW	KOLSOM TIRES	\$1,357.80	C
	Purpose:	PD 4 FIRESTONE TIRES, MOUNT AND BALANCE SD 4 CARLSTER RADIAL TIRES, TIRE PLUG				
9547	08/26/2026	08/26/2026	AW	MARSHALL POWER EQUIPMENT	\$168.45	O
	Purpose:	CHAINS, CHAIN OIL				
9548	08/26/2026	08/26/2026	AW	MARS ELECTRIC COMPANY	\$24.56	C
	Purpose:	COMM HOUSE A/C REPAIR PARTS				
9549	08/26/2026	08/26/2026	AW	OHIO SCHOOL RESOURCE OFFICERS ASSN	\$55.00	O

Payment Listing

August 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
	Purpose:	DUES				
9550	08/26/2026	08/26/2026	AW	O'REILLY AUTO PARTS	\$50.20	C
	Purpose:	OIL FILTERS				
9551	08/26/2026	08/26/2026	AW	SHUTTLE'S UNIFORM INC.	\$686.00	O
	Purpose:	FD BADGES, PD HUSTOSKY UNIFORM				
9552	08/26/2026	08/26/2026	AW	STAPLES BUSINESS ADVANTAGE	\$194.69	C
	Purpose:	OFFICE SUPPLIES				
9553	08/26/2026	08/26/2026	AW	ZOOM CAR WASH	\$176.00	O
	Purpose:	PD CAR WASHES				
Total Payments:					\$1,573,771.53	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$1,573,771.53	

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.

ORDINANCE FOR PAYMENT OF BILLS

ORDINANCE NO. 1313

PASSED SEPTEMBER 15, 2026

TOTAL \$1,573,771.53

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 AUGUST 31, 2026

MONTHLY RESULTS AND FINANCIAL POSITION

The financial statements were provided to the Mayor, Clerk, Treasurer and Council prior to the September 15, 2026, Regular Council meeting.

GENERAL FUND

Revenue for the month was \$399,771. Year-to-date revenues of \$5,250,406 were \$814,815 less than this time last year. Real estate taxes were \$872,959 lower than this time last year; however, there was a delay in billing from the County this year and the second half settlement deposit will be forthcoming. Municipal income taxes were \$184,779 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 \$122,196 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 August were \$125,230. Year-to-date receipts are \$176,391 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 are to Lyndhurst Municipal Court and Sensys Gatso, which appear in the Police Department expenditure area of the General Fund. Expenses in August totaled \$56,369 for a net collection of \$68,861 for the month. Year-to-date, net collections total \$423,121.

Other sources of revenue, excluding the traffic camera program, were \$104,036 for the month. Year-to-date, the Village has received \$1,012,775 compared to \$958,580 last year.

Expenditures for 2026, excluding transfers to other funds from the General Fund, were \$4,613,642 compared to \$4,288,741 in 2025. Village expenses are budgeted and controlled by its four departments (Administration, Police, Fire and Service).

The Administration Department incurred expenses of \$60,706 in August. Year-to-date expenses were \$52,012 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 \$206,650 in August. Year-to-date expenses were \$84,635 higher this year over last year. The traffic camera program costs, year-to-date, were \$397,348 this year compared to \$501,710 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 \$31,923 in August. Year-to-date, expenses were \$30,923 more than last year. EMS costs are lower this year than last year by \$45,171. Personnel costs are higher than last year by \$43,817 due to the increased station duty hours.

The Service Department incurred \$170,139 in expenses in August. Year-to-date expenses are \$157,332 higher this year over last year. Overtime wages of \$55,419 exceeded last year's amount by \$13,199 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 eight months, the Village operated with a General Fund shortfall of \$2,095,736. Last year, the Village had a surplus of \$534,980. For 2026, excluding transfers of \$2,732,500 to other funds from the General Fund, the surplus was \$636,764. For 2025, excluding transfers of \$1,241,500 to other funds from the General Fund, the surplus was \$1,776,480.

The General Fund cash balance on August 31, 2026 was \$6,056,834 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 \$2,956,530 on August 31, 2026. Year-to-date transfers from the General Fund included \$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 \$470,500 to the Safety Fund (for new fire engine).

Janet M. Mulh, MPA
Finance Administrator

Village of Gates Mills

Memorandum

Date: September 11, 2026
To: Council, Treasurer, Clerk
From: Mayor Siemborski

Re: Real Estate Taxes – County Remittance Delays

You will notice in the August Financial Statements that YTD real estate taxes are \$872,000 lower than last year. The County has had difficulty providing timely settlement to all municipalities. The previous announced settlement distribution for 9/9/26 was delayed (see attached 9/8/26 County memo). The County did provide a third advance to entities on 9/11/26, which amount to \$584,000 in total to the Village. General Fund received \$515,000, Police Pension Fund \$16,000 and Land Conservation Fund \$53,000. A final settlement date has not been stated as of yet.

As to the Village, recall that real estate taxes are known early in the year and so \$2.6 million budget is not in jeopardy. But this delay is highly unusual.

Good Afternoon,

We are writing to provide an update regarding the settlement distribution that was scheduled for deposit on September 9, 2026.

Unfortunately, we are experiencing an unexpected delay. Recent changes in legislation have affected the processing requirements for the HB 186 Inflation Cap Credit. Our vendor is currently working to complete the necessary processing in accordance with these new legislative guidelines, which has directly impacted our ability to issue the distribution as originally planned.

Please be assured that we are working closely with our vendor to resolve this matter as quickly as possible. We will provide an update as soon as we receive confirmation that processing has been completed and the distribution can be issued.

Thank you for your patience and understanding as we work through this unexpected delay.

Cuyahoga County Budget Commission

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
AUGUST 31, 2026

	2026 BUDGET	Current Month	2026 Year to Date	2025 Year to Date
General Fund (GF) Revenues:				
Taxes:				
Real Estate Taxes	2,652,850	40,000	1,589,636	2,462,595
Municipal Income Taxes	2,415,000	130,505	1,827,378	1,642,599
Share of Sales and State Taxes	-	-	148	4,587
Total Tax Revenue	5,067,850	170,505	3,417,162	4,109,781
Other Sources:				
Fines and Costs	60,000	5,207	31,229	36,244
Traffic Camera Gross Receipts	1,520,000	125,230	820,469	996,860
Building/Liquor Permits & Licenses	51,840	3,863	58,306	54,342
Interest Income	299,500	51,749	213,153	178,541
Rental Income	209,800	20,538	183,188	174,438
Mills Building Rental Income	144,994	10,896	107,067	78,117
Ambulance Income	80,000	-	60,986	58,162
SRO Reimbursement	99,180	8,783	58,377	63,756
Misc	316,750	3,000	300,469	314,980
Total Other Sources Revenue	2,782,064	229,266	1,833,244	1,955,440
Assessments:				
School Board/Property Assessment	-	-	-	-
Total General Fund Revenues	7,849,914	399,771	5,250,406	6,065,221
Add Year Beginning General Fund Balance		7,157,980	8,152,570	7,879,102
Less Expenses:				
Administration Costs	(see Page 2)	(60,706)	(694,987)	(642,975)
Administration - Transfers		(1,031,500)	(2,732,500)	(1,241,500)
Police Department Costs	(see Page 3)	(206,650)	(1,873,855)	(1,789,220)
Fire Department Costs	(see Page 3)	(29,159)	(245,800)	(169,707)
Fire Department Ambulance	(see Page 3)	(2,764)	(304,932)	(350,103)
Service Department Costs	(see Page 4)	(170,139)	(1,494,068)	(1,336,736)
Total General Fund Expenses		(1,500,917)	(7,346,142)	(5,530,241)
Current General Fund Balance		6,056,834	6,056,834	8,414,082
Plus:				
Other Fund Current Balances		2,956,530	2,956,530	2,863,417
Total Current Balance - All Funds		9,013,364	9,013,364	11,277,499

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
AUGUST 31, 2026

	2026 BUDGET	2026 Month Expenses	2026 To Date Expenses	2025 To Date Expenses
ADMINISTRATION:				
Salaries and Wages	175,500	13,348	113,630	110,926
Health Insurance	52,910	4,215	33,640	29,501
Worker's Comp/Medicare	6,000	233	2,475	2,207
Employee Retirement (OPERS)	29,870	2,423	19,494	18,897
PERSONNEL COSTS	264,280	20,219	169,238	161,531
Legal - Law Director	78,000	9,563	32,435	45,855
Legal - Prosecutor	60,000	5,853	37,353	36,615
Legal - Other	2,000	-	18	1,389
Engineering	50,000	3,059	40,629	29,473
Other Professional Services	188,400	16,047	158,442	94,885
LEGAL AND PROFESSIONAL	378,400	34,521	268,877	208,217
General Insurance	136,500	690	137,248	123,668
Income Tax Expense	100,000	3,926	53,983	83,849
County Auditor Expenses	75,000	-	47,121	53,669
Office Expenses	24,500	1,154	15,169	8,021
Miscellaneous Expenses	6,000	195	3,351	4,020
OTHER ADMINISTRATIVE COSTS	342,000	5,965	256,872	273,227
ADMINISTRATION OPERATING COSTS	984,680	60,706	694,987	642,975
Transfers to Other Funds	2,262,000	1,031,500	2,732,500	1,241,500
TOTAL ADMINISTRATION COSTS	3,246,680	1,092,206	3,427,487	1,884,475

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
AUGUST 31, 2026

	2026 BUDGET	2026 Month Expenses	2026 To Date Expenses	2025 To Date Expenses
POLICE DEPARTMENT:				
Salaries and Wages	1,345,750	100,862	878,218	796,189
Overtime	55,000	1,390	23,464	36,578
Health, OPERS, MEDI, Worker Comp	353,900	29,705	249,330	179,582
PERSONNEL COSTS	1,754,650	131,957	1,151,012	1,012,349
Gasoline	25,000	3,625	12,537	12,486
Repairs and Maintenance	17,000	990	17,286	9,235
Uniforms	17,000	406	8,081	6,344
Training/Conferences	12,000	55	8,293	4,611
Dispatch Operating Fee	144,500	12,086	96,888	91,354
Alarm System Fee	17,000	28	12,723	12,561
Maintenance Agreements/Radio Expenses	47,000	310	37,961	15,909
Traffic Camera Program LMC	336,000	20,220	169,120	228,760
Traffic Camera Program Gatso	405,000	36,149	228,228	272,950
Other Expenses	16,000	349	9,419	9,823
V.E.G.	13,000	-	13,000	12,000
OTHER POLICE DEPART COSTS	1,049,500	74,218	613,535	676,033
Vehicle Purchases	80,000	-	77,912	71,870
Equipment Purchases	39,000	475	31,396	28,968
CAPITAL EXPENDITURES	119,000	475	109,308	100,838
TOTAL POLICE DEPARTMENT COSTS	2,923,150	206,650	1,873,855	1,789,220

FIRE DEPARTMENT:

Salaries and Wages	314,000	22,549	161,672	125,345
PERS, MEDI, SOC SEC, Worker Comp	41,800	1,852	19,638	12,148
PERSONNEL COSTS	355,800	24,401	181,310	137,493
Vehicle Maintenance	11,000	241	2,659	1,037
Ambulance/EMS <i>see below</i>	539,000	2,764	304,932	350,103
Training/Conferences	14,500	7	10,466	5,197
Contracts & Annual Fees	28,000	284	18,858	12,480
Other Expenses	17,000	457	4,989	9,375
OTHER FIRE DEPARTMENT COSTS	609,500	3,753	341,904	378,192
CAPITAL EXPENDITURES	138,000	3,769	27,518	4,125
TOTAL FIRE DEPARTMENT COSTS	1,103,300	31,923	550,733	519,810
<i>Ambulance Income on Cover Page</i>	80,000	-	60,986	58,162

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
AUGUST 31, 2026

	2026 BUDGET	2026 Month Expenses	2026 To Date Expenses	2025 To Date Expenses
SERVICE DEPARTMENT:				
Salaries and Wages	833,360	58,777	526,824	539,859
Overtime	45,000	2,259	55,419	42,220
Health, OPERS, MEDI, Worker Comp	388,000	30,184	256,733	228,994
PERSONNEL COSTS	1,266,360	91,219	838,976	811,073
Salt/Aggregate (snow removal)	143,000	-	81,996	73,711
Building Inspection	14,000	500	12,877	8,954
Equipment Maintenance	45,000	1,656	30,489	27,893
Gasoline Expense	40,000	14,250	43,672	24,248
Supplies/Uniforms	37,000	1,996	28,581	24,207
OPERATING COSTS	279,000	18,402	197,614	159,013
BUILDING OPERATION & MTC				
Village Hall	324,400	17,995	155,295	59,669
Village Houses	1,500	(15)	108	346
Community Building	50,700	(6,363)	12,505	34,149
Post Office	5,300	271	4,176	3,851
OBT Building	1,850	91	698	872
Wash House	5,700	19	38	222
Burton Court	4,500	450	3,965	3,498
Mills Building	80,270	12,471	61,850	65,669
BUILDING OPERATION & MTC	474,220	24,919	238,635	168,276
Street Repair	5,000	1,798	3,312	1,044
Ditch, Drain, Sewers	28,500	361	20,202	20,368
Tree Grinding (Contractors)	14,000	-	-	6,181
Street Lighting	16,000	1,243	17,796	9,114
Parks	31,000	32,003	55,366	13,011
Guardrails, Signs, Bridges	6,700	99	2,458	3,700
STREETS AND ROADS	101,200	35,505	99,134	53,418
Vehicles	262,810	-	118,900	128,018
Other Equipment	9,000	94	809	16,938
CAPITAL EXPENDITURES	271,810	94	119,709	144,956
TOTAL SERVICE DEPARTMENT COSTS	2,392,590	170,139	1,494,068	1,336,736

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
AUGUST 31, 2026

	Beginning Year Balance	Year-to-date Actual Receipts	Year-to-date Actual Expenses	Unexpended Balance
Street Const Maint Repair	180,538	139,675	250,000	70,213
State Highway	24,467	11,103	25,000	10,569
Bond Retirement (KeyBank Loans)	2,730	-	-	2,730
	<u>207,735</u>	<u>150,777</u>	<u>275,000</u>	<u>83,512</u>
Capital Improvement	185,805	2,004,335	1,183,902	1,006,238
Water	293,183	49,500	26,747	315,936
Wastewater Plant	28,587	74,105	29,569	73,123
Park Recreation	18,908	17,767	14,256	22,419
Cemetery	92,675	12,500	14,138	91,037
Mayor's Court-Violations Bureau	380	8,469	7,721	1,128
Mayor's Discretionary	505	2,000	282	2,223
Purcell Trust	21,964	-	-	21,964
Land Conservation	407,341	175,350	132,283	450,408
Building Bond Deposit	181,755	14,547	2,924	193,378
Underground Storage Tank	11,000	-	-	11,000
Safety Fund	40,382	471,025	1,018	510,389
Police Relief & Pension	53,263	249,083	158,570	143,775
Law Enforcement	-	443	-	443
VEST Grant	-	-	-	-
OneOhio Fund (Opiod)	3,434	757	433	3,758
STATE Grants	30,365	5,914	10,481	25,799
TOTAL OTHER FUNDS	<u>1,577,282</u>	<u>3,236,572</u>	<u>1,857,324</u>	<u>2,956,530</u>
GENERAL FUND	8,152,570	5,250,406	7,346,142	6,056,834
TOTAL ALL FUNDS	<u>9,729,852</u>	<u>8,486,978</u>	<u>9,203,466</u>	<u>9,013,364</u>

STATE OF THE VILLAGE
AUGUST 31, 2026

	2026	2025
Total Current Balance - All Funds	9,013,364	11,277,497
Cash and Investments:	8/31/2026	8/31/2025
Cash:		
ANCORA	8,253,189	8,837,019
CHASE DDA	165,887	237,225
STAR OHIO -LAND CONS	433,931	406,403
CHASE VIOLATIONS BUREAU	29,550	64,294
Star Ohio	<u>238,691</u>	<u>1,802,953</u>
Total Cash	9,121,249	11,347,894
(OUTSTANDING CHECKS)	<u>(107,885)</u>	<u>(70,398)</u>
Total Cash and Investments	9,013,364	11,277,496

** From Wastewater Fund

GENERAL FUND SUMMARY	BUDGET	AUGUST	2026 YEAR TO DATE	2025 YEAR TO DATE
Real Estate Taxes	2,652,850	40,000	1,589,636	2,462,595
Municipal Income Tax	2,415,000	130,505	1,827,378	1,642,599
Share of Sales and State Taxes	-	-	148	4,587
Other Sources	2,782,064	229,266	1,833,244	1,955,440
Assessments	-	-	-	-
TOTAL OPERATING REVENUES	7,849,914	399,771	5,250,406	6,065,221
OPERATING EXPENSES				
Administration Department	984,680	60,706	694,987	642,975
Police Department	2,923,150	206,650	1,873,855	1,789,220
Fire Department	1,103,300	31,923	550,733	519,810
Service Department	2,392,590	170,139	1,494,068	1,336,736
Transfers excluding Inheritance Taxes	2,262,000	1,031,500	2,732,500	1,241,500
TOTAL OPERATING EXPENSES	9,665,720	1,500,917	7,346,142	5,530,241
SURPLUS (DEFICIT)	(1,815,806)	(1,101,146)	(2,095,736)	534,980

Project	August 31, 2026	BUDGET	AUGUST	YEAR TO DATE EXPENSES	COURTNEY	OTHER	SCMR/STHWY
	CAPITAL IMPROVEMENT						
	2026 Road Program	1,118,000	491,071	583,185	90,965	242,219	250,000
	Culverts-Old Mill Storm Sewer	156,500		1,957	1,957		
	Sidewalk Project	78,125	116,605	126,582	9,977	116,605	
	Storm Water Regulations & Issues (Kenwyn)	25,000		36,254	36,254		
	Salt Bin Engineering	80,000		9,909		9,909	
	Guardrail Replacement	64,500	13,960	26,304	11,116	15,188	
	Broadband	705,000	420,000	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	1,041,636	1,433,902	378,853	805,049	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

September 2026 Council Meeting (August Report)

- 1) Officer Mitchell Cole has been selected to join the Valley Enforcement Group (VEG) Regional Swat Team.
- 2) An Amazon driver was bitten by a dog while making a delivery at a Riverview Road residence. Minor injuries were sustained.
- 3) A Flock camera assisted in locating the driver involved in a hit-skip property damage accident on Berkshire Road.

Quarterly traffic camera enforcement report will be in November

Monthly Totals:

- 48 Traffic Citations.
- 38 Warnings.
- 18 Incident/Accident reports
- 1,577 House Checks
- 8,594 Patrol Miles.

Sincerely,



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

Automated License Plate Readers (ALPR) (FLOCK)

422.1 PURPOSE AND SCOPE

Automated License Plate Reader (ALPR) technology, also known as License Plate Recognition, provides automated detection of license plates. ALPRs are used by the Gates Mills Police Department to convert data associated with vehicle license plates for only official law enforcement purposes, including identifying stolen or wanted vehicles, stolen license plates and missing persons. The ALPR may also be used to gather information related to active warrants, electronic surveillance, suspect interdiction and stolen property recovery.

422.2 ADMINISTRATION OF ALPR DATA

All installation and maintenance of ALPR equipment, as well as ALPR data retention and access, shall be managed by the Chief of Police or the Chief's designee. The Chief of Police or Chief's designee will assign personnel under the Chief's command to administer the day-to-day operation of the ALPR equipment and data.

422.3 ALPR OPERATION

Use of an ALPR is restricted to the law enforcement purposes outlined below. Department personnel shall not use, or allow others to use, the equipment or database records for any unauthorized purpose.

- (a) An ALPR shall only be used for official and legitimate law enforcement business.
- (b) An ALPR may be used in conjunction with any patrol operation or official Department investigation. Reasonable suspicion or probable cause is not necessary before using ALPR.
- (c) No member of this Department shall operate ALPR equipment or access ALPR data without first completing Department-approved training.
- (d) If practicable, the officer should verify an ALPR response through LEADS before taking enforcement action that is based solely upon an ALPR alert.
- (e) No ALPR operator may access Ohio Law Enforcement Automated Data System (LEADS) data unless otherwise authorized to do so.

422.4 ALPR DATA COLLECTION AND RETENTION

All data and images gathered by an ALPR are for the official use of the Gates Mills Police Department. Because such data may contain confidential information LEADS and ALPR data is not open to public review. ALPR information gathered and retained by this Department may only be used and shared with prosecutors or others as permitted by law.

All ALPR data downloaded to the server should be stored for the minimum period established in the Department Records Retention Schedule identified in the Records Maintenance and Release

Gates Mills Police Department

Gates Mills PD Policy Manual

Automated License Plate Readers (ALPR) (FLOCK)

Policy. Thereafter, ALPR data may be purged unless it has become, or it is reasonable to believe it will become, evidence in a criminal or civil action or is subject to a lawful action to produce records. In those circumstances the applicable data should be downloaded from the server and stored digitally with the report.

422.5 ACCOUNTABILITY AND SAFEGUARDS

All saved data will be closely safeguarded and protected by both procedural and technological means. The Gates Mills Police Department will observe the following safeguards regarding access to and use of stored data:

- (a) All non-law enforcement requests for access to stored ALPR data shall be referred to the Chief of Police or the Chief's designee and processed in accordance with applicable law.
- (b) All ALPR data downloaded to the mobile workstation and server shall be accessible only through a login/password-protected system capable of documenting all access of information by name, reason for access, date and time.
- (c) Persons approved to access ALPR data under these guidelines are permitted to access the data for legitimate law enforcement purposes only, such as when the data relate to a specific criminal investigation or department-related civil or administrative action.
- (d) ALPR data, for legitimate law enforcement purposes, may be released to other authorized and verified law enforcement officials and agencies for legitimate law enforcement purposes.
- (e) ALPR system audits should be conducted on a monthly basis.

Gates Mills Service Department

"Yours in service since 1920"

TO: Mayor
and Council Members

FROM: Dave Biggert, Service Director

RE: SERVICE DEPARTMENT REPORT – AUGUST 2026

1. In August, 9 building permits were issued for a total construction value of \$351,872.
2. In August of 2025, 10 building permits had been issued for a total construction value of \$3,099,200. This includes a new house on Fox Hill Drive.
3. The August Planning and Zoning meeting minutes are attached for review.
4. The new generator for the Town Hall has been completed. We are currently working on some final adjustments and testing. The final cost for this project came in approximately 14% under the budgeted amount.

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, AUGUST 04, 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, August 04, 2026.**

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

Members absent: Craig Steinbrink and Christine Riley.

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

1. Roll call.
2. The minutes of **Tuesday, May 05, 2026** regular meeting of the Planning and Zoning Commission were submitted for approval.

Mrs. Howley recommended changes to spelling errors.

A motion to approve as revised was made.

Motion by: J. Deacon 2nd: J. Voinovich

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

Motion Approved

3. A lot split request for the **SPIRK** residence at **7890 Brigham Road** was heard. John Spirk, Owner was present.

Mr. Spirk reviewed the lot split request for the Commission. He stated he is requesting to split a single 5-acre lot from their existing property. The frontage and driveway access would be along Brigham Road. His hope is to have property available to their children and grandchildren, keeping the family together.

Mr. Hunt stated if the new lot meets all the zoning requirements, then the Commission is obligated to approve the request.

Mr. Biggert stated the proposed lot meets all the zoning requirements; no variances are needed.

Mr. Courtney stated he has no comments or objections to the proposed lot split.

After further discussion, a motion was made to approve the lot split as submitted.

Motion by: C. AuWerter 2nd: J. Deacon

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

4. A variance request to locate a detached accessory structure in the front yard area for the **HYLAND** residence at **1820 County Line Road** was heard. Notice has been provided to adjoining property owners. Dan Hyland, Owner was present.

Mr. Hyland reviewed the variance request for the Commission. He stated he is hoping to build a new detached garage for more storage. Because of the hillside slope in the rear yard area and the existing septic system located in the side yard area, the front yard is the only available area for a new building to be located.

Mr. Broome agreed the proposed location is really the only open area available for a new building. Any other area could cause an unnecessary hardship.

Mr. Broome reviewed the *Variance Worksheet*.

After further discussion, a motion was made to grant permission to locate a detached accessory structure in the front yard area as submitted.

Motion by: J. Voinovich 2nd: J. Deacon

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

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

Mr. Hunt stated at the last meeting, a member of Council mentioned he would like to see a new "digital" sign for the Community House. Council discussed the matter and have asked the Commission to review and consider digital signage for the Village.

Mr. Broome asked if Section 1167.07 "Exemption" covers the Community House sign or any other sign within the Village or the downtown area. In his opinion, Village owned signs would be exempt from the sign ordinance requirements.

Mr. Biggert stated the exemption refers to the signboards located at the three intersections.

Mr. Broome stated the exemption could be interpreted to apply to any Village owned sign.

Mr. Hunt said the exemption could possibly apply. He will review and try to edit the ordinance in a way that covers the Village owned signs for the Commission to review.

Refer to audio recording for additional detail.

There being no further business, the meeting was adjourned at **5:45 P.M.**

Craig Steinbrink, Chair

David Biggert, Secretary

Gates Mills Fire Department

August 2026 Council Report

DATE	NFIRS #	Address/Location	Description of Incident
8-6-26	2026-173	7490 Foxboro Road	CO Detector Activation.
8-8-26	2026-174	1670 County Line Road	CO detector Activation.
8-9-26	2026-175	7725 Old Mill Road	Rescue-Assist Tech Team.
8-10-25	2026-176	Chagrin River & Old Mill Roads	Power Line Down.
8-10-26	2026-177	7660 Old Mill Road	Hazardous Condition.
8-10-26	2026-178	7920 Old Mill Road	Hazardous Condition.
8-10-26	2026-179	1099 Chagrin River Road	Power Line Down.
8-10-26	2026-180	423 Riverview Road	Power Line Down.
8-10-26	2026-181	6945 Gates Road	Power Line Down.
8-10-26	2026-182	Chagrin River & Deerfield Roads	Power Line Down.
8-10-26	2026-183	6933 Gates Road	Power Line Down.
8-10-26	2026-184	1614 Berkshire Road	Power Line Down.
8-10-26	2026-185	1063 Chagrin River Road	CO Problem.
8-10-26	2026-186	530 Battles Road	CO Detector Activation.
8-10-26	2026-187	530 Battles Road	CO Detector Activation.
8-12-26	2026-188	7483 Brigham Road	Power Line Down. Front of house.
8-11-26	2026-189	875 Andrews Lane	Smoke Detector-Fire Alarm.
8-12-26	2026-190	12465 Conty Line Road	Auto Aid—Chesterland-Hawken School.
8-13-26	2026-191	1760 Chartley Road	Fire Alarm.
8-14-26	2026-192	7040 Gates Road	Public Service.
8-14-26	2026-193	7500 Chelsea Lane	Natural Gas Leak.
8-14-26	2026-194	36500 Dorchester Road	Fire Alarm.
8-15-26	2026-195	6967 Gates Road	Open Burning.
8-16-26	2026-196	7130 Robinwood Lane	CO Incident.
8-17-26	2026-197	1900 Surrey Place	Fire Alarm.
8-17-26	2026-198	481 Chagrin River Road	Overheated Dryer.
8-17-26	2026-199	Mayfield & West Hill Roads	MVC w/Injuries.
8-18-26	2026-200	1960 Woodstock Road	Fire Alarm.
8-19-26	2026-201	455 Overlook Road	Shorted Electrical Service Meter-Tree Strike.
8-21-26	2026-202	7062 Hillcreek Lane	Fire Alarm.
8-21-26	2026-203	Mayfield & Echo Glenn	Car Fire.
8-21-26	2026-204	34001 Cedar Road	Assist EMS.
8-24-26	2026-205	6656 Gates Mills Blvd.	MVC w/Injuries.
8-25-26	2026-206	1501 Chagrin River Road	Provide First Aid-Medical Assist.
8-26-26	2027-207	7621 Old Mill Road	Natural Gas Line Struck-Evacuated Building.
8-26-26	2026-208	Chagrin River Road-Holiday Hill	MVC-Power Pole Down-Road Closed.
8-26-26	2026-209	2080 Woodstock Road	Overheated Oven.
8-28-26	2026-210	1325 Chagrin River Road	Public Service.

DATE	NFIRS #	Address/Location	Description of Incident
8-30-26	2026-211	2045 SOM Center Road	Fire Alarm-Natatorium (pool heater).
8-31-26	2026-212	669 Chagrin River Road	Natural Gas Leak.

CURRENT MONTH TOTAL	2026 YEAR TO DATE	2025 YEAR TO DATE
G.M. FIRE 40	212	142
M.V. EMS 26	112	162
Cancelled & Releases 3	10	12

The August training topics were:

August 11, 2026:

Review forestry firefighting tactics, demonstrate forestry equipment. Review Tech Team callout and Tech Team Rescue. Retirement announcement for Lt. Dan Dickson.

August 25, 2026:

Review procedures for car fires and use of foam systems, on board and portable foam adductors on engine 1412. Used practice foam concentrate and charged handline to apply foam blanket to a simulated car fire. Explained the venturi system for foam production and how to troubleshoot lack of foam production. Explained use of Purple K extinguisher for use with foam application.

August employee anniversaries:
Engineer Andrew Reda – 22 years

Yours in Safety,
Tom Majeski, Fire Chief

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

**RESOLUTION NO. 2026-44
BY MAYOR SIEMBORSKI**

**A RESOLUTION ACCEPTING THE RATES AS DETERMINED BY THE BUDGET
COMMISSION AND AUTHORIZING THE NECESSARY TAX
LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR**

WHEREAS, this Council, in accordance with the provisions of law, has previously adopted a tax budget for the next succeeding fiscal year, commencing January 1, 2027 and

WHEREAS, the Budget Commission of Cuyahoga County, Ohio has certified its action thereon to this Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this council, and what part thereof is outside and what part inside the ten mill tax limitations:

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

SECTION 1. That the rates as determined by the Budget Commission in its certification, be and the same are hereby accepted.

SECTION 2. That there be and is hereby levied on the tax duplicate of said Village the rate of each tax necessary to be levied inside and outside the ten mill limitations as follows:

<u>Fund</u>	<u>County Auditor's Estimate Of Tax Rate To Be Levied</u>	
	<u>Inside 10</u>	<u>Outside 10</u>
	<u>Mill Limit</u>	<u>Mill Limit</u>
General Fund	3.18	10.00
Police Pension	0.30	

SECTION 3. That the Clerk be and is hereby directed to certify a copy of this Resolution to the County Auditor of Cuyahoga County.

SECTION 4. That this Resolution shall go into immediate effect.

Passed: September 15, 2026

Council President

ATTEST:

Clerk

APPROVED:

Mayor

**ORDINANCE NO. 2026 – 45
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 Police Department Other Expenses be increased by \$7,000.

SECTION 3. That the appropriation from the General Fund to the Service Department Other Expenses be increased by \$30,975.

SECTION 4. That the appropriation from the Wastewater Fund be increased by \$70,000.

SECTION 5. 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

**RESOLUTION NO. 2026-46
BY MAYOR SIEMBORSKI**

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.

WHEREAS, the Ohio Public Works Commission's ("OPWC") State Capital Improvement Program and the Local Transportation Improvement Program (commonly known as the "Issue 1" funding programs) both provide assistance to political subdivisions for capital improvements to public infrastructure;

WHEREAS, the Village of Gates Mills is planning to make capital improvements to the Gates Mills Interurban Pedestrian Bridge, which will involve the repair and/or replacement of several structural members of the bridge; and

WHEREAS, the infrastructure improvement herein described is considered to be a priority need for the community and is a qualified project under the OPWC programs.

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

SECTION 1. The Mayor is authorized to apply to the OPWC for funds as described above.

SECTION 2. The Mayor is authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

SECTION 3. The actions of this Council concerning and relating to the passage 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.

SECTION 4. 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 assess and repair the bridge 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 September, 2026.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

**RESOLUTION NO. 2026-47
BY MAYOR SIEMBORSKI**

**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.**

WHEREAS, the Ohio Public Works Commission's ("OPWC") State Capital Improvement Program and the Local Transportation Improvement Program (commonly known as the "Issue 1" funding programs) both provide assistance to political subdivisions for capital improvements to public infrastructure;

WHEREAS, the Village of Gates Mills is planning to make capital improvements to the Epping and Berkshire Road Stormwater Drainage System, abandoning the current storm sewer system and installing a new storm sewer system within the public right of way that will drain to a nearby creek; and

WHEREAS, the infrastructure improvement herein described is considered to be a priority need for the community and is a qualified project under the OPWC programs.

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

SECTION 1. The Mayor is authorized to apply to the OPWC for funds as described above.

SECTION 2. The Mayor is authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

SECTION 3. The actions of this Council concerning and relating to the passage 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.

SECTION 4. . 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 motorists in the Village in order to make this public improvement for safety purposes 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 September, 2026.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

25445471 _2

RESOLUTION NO. 2026-48

By: Mayor Siemborski

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.

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, the actual cost of the Project has exceeded the original estimated amount and it is necessary for the parties to amend the Agreement to increase the funding by \$72,301.00;

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 \$72,301.00 for an amended total amount of \$197,301.00.

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 September, 2026.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

RESOLUTION NO. 2026-49

BY MAYOR SIEMBORSKI

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH CMG CONTRACTING FOR THE BATTLES ROAD CULVERT PROJECT AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to legal notice therefor, duly published according to law, five (5) sealed bids were received, ranging from \$134,590.00 to \$207,150.00, for the 2026 Battles Road Culvert Project (the "Project");

WHEREAS, therefore, the following bid is considered to be the lowest and best bid received for the Battles Road Culvert Project, as recommended by the City Engineer: CMG Contracting in the amount of \$134,590.00.

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

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

SECTION 1: This Council authorizes the Mayor to enter into a contract with CMG Contracting for the Project for an amount not to exceed \$134,590.00.

SECTION 2: The Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with the law.

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

Passed the ____ day of _____, 2026.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

PRELIMINARY LEGISLATION
(LPA-ODOT-Let Project Agreement)
(CONSENT)

~~Ordinance~~/Resolution # : 2026-50

PID No. : 104322

County/Route/Section : CUY US 322 14.11

Agreement No: _____

The following is a/an Resolution enacted by the Village of Gates Mills of Cuyahoga
(Motion/Ordinance/Resolution) (Local Public Agency)
County, Ohio, hereinafter referred to as the Local Public Agency (LPA).

SECTION I – Project Description

WHEREAS, the STATE has determined the need for the described project:

Resurface Mayfield Rd (US-322) from the WCL to the ECL in Gates Mills.

NOW THEREFORE, be it ordained by the Village of Gates Mills of Cuyahoga County, Ohio.
(LPA)

SECTION II – Consent Statement

Being in the public interest, the LPA gives consent to the Director of Transportation to complete the above described project as detailed in the LPA-ODOT-Let Agreement entered into between the parties, if applicable.

SECTION III – Cooperation Statement

The LPA shall cooperate with the Director of Transportation in the development and construction of the above described project and shall enter into a LPA Federal ODOT Let Project Agreement, if applicable, as well as any other agreements necessary to develop and construct the Project.

The State shall assume and bear 100% of all of the costs of the improvement.

The LPA agrees to pay 100% of the cost of those features requested by the LPA which are determined by the State and Federal Highway Administration to be unnecessary for the Project.

SECTION IV Authority to Sign

The LPA hereby authorizes Mayor of said Village to
(Signature authority) (LPA-or its division, department or agency)
enter into and execute contracts with the Director of Transportation which are necessary to develop plans for and to complete the above-described project; and to execute contracts with ODOT pre-qualified consultants for the preliminary engineering phase of the Project.
Upon request of ODOT, the Mayor is also empowered to execute any appropriate documents to
(Signature authority)

affect the assignment of all rights, title, and interests of the Village of Gates Mills to ODOT arising from any
(LPA)
agreement with its consultant in order to allow ODOT to direct additional or corrective work, recover damages due to errors or omissions, and to exercise all other contractual rights and remedies afforded by law or equity.

SECTION V – Utilities and Right-of-Way Statement

The LPA agrees that all right-of-way required for the described project will be acquired and/or made available in accordance with current State and Federal regulations. The LPA also understands that right-of-way costs include eligible utility costs.

The LPA agrees that all utility accommodation, relocation and reimbursement will comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

SECTION VI – Maintenance

Upon completion of the Project, and unless otherwise agreed, the LPA shall: (1) provide adequate maintenance for the Project in accordance with all applicable State and Federal law, including, but not limited to, Title 23, U.S.C., Section 116; (2) provide ample financial provisions, as necessary, for the maintenance of the Project; (3) maintain the right-of-way, keeping it free of obstructions; and (4) hold said right-of-way inviolate for public highway purposes.

SECTION VII-Emergency measure

(as applicable)

The Resolution is hereby declared to be an emergency measure to expedite the highway project and
(Motion/Ordinance/Resolution)
to promote highway safety. Following appropriate legislative action, it shall take effect and be in force immediately upon its passage and approval, otherwise it shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____, 2_____.
(Date)

Attested: _____
(Clerk)

(Contractual Agent of LPA – title)

Mayor / President of Council

**CERTIFICATE OF COPY
STATE OF OHIO**

_____ of _____ County, Ohio
(LPA)

I, _____, as Clerk of the _____
(LPA)
of _____ County, Ohio, do hereby certify that the foregoing is a true and correct copy of
_____ adopted by the legislative Authority of the said
(Motion/Ordinance/Resolution)
_____ on the _____ day of _____, 2_____.
(LPA)

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, if applicable,
this _____ day of _____ 2_____.

SEAL

(Clerk)

_____ of _____ County, Ohio
(LPA)

(If the LPA is designated as a City then the "City Seal" is required. If no Seal, then a letter stating "No Seal is required to accompany the executed legislation.")