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**VILLAGE OF GATES MILLS
COUNCIL AGENDA
SEPTEMBER 16, 2025
5:30 p.m.**

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

1. Roll call.
2. Minutes of Regular Council meeting of August 19, 2025. Clerk.
3. Findings and Conclusions of Fact for 640 Chagrin River Road. Mayor.
4. Pay Ordinance # 1301 \$501,259.67. Clerk.
5. Mayor's Report. Mayor.
 - a. Senior Services.
 - b. Sidewalk Project.
 - c. 2025 Road Program.
 - d. Encore at Burton Court.
 - e. Gates Mills Estates Drive.
 - f. Humphrey Benches.
6. Financial Report. Mayor.
7. Clerk's Report. Clerk.
8. Treasurer's Report. Morgan.
9. Police Department Report. Minichello.
10. Service Department Report. Biggert.
11. Fire Department Report. Majeski.
12. Committee Updates.
 - Broadband
 - Tree Canopy
 - Wastewater

13. **Resolution No. 2025-35** (Second Reading) Siemborski.
A Resolution Authorizing the Mayor to Enter Into a Purchase Agreement with Contech Engineered Solutions LLC for a Prefabricated Pedestrian Bridge System and Declaring an Emergency.
14. **Resolution No. 2025-36** (Second Reading) Siemborski.
A Resolution Accepting a Bid and Awarding a Contract for the Downtown Sidewalk Improvements; and Declaring an Emergency.
15. **Resolution No. 2025-37** (Second Reading) Siemborski.
A Resolution Authorizing the Mayor to Enter into a Contract for Emergency Repair to the Old Mill Road at County Line Road Stone Culvert and Declaring an Emergency.
16. **Resolution No. 2025-41** (First Reading) Siemborski.
A Resolution Accepting the Rates as Determined by the Tax Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor.
17. **Ordinance No. 2025-42** (First Reading) Siemborski.
An Ordinance to Amend the Annual Appropriation Ordinance No. 2024-52 to Increase Certain Appropriations and Other Expenditures of the Village of Gates Mills, Ohio for the Fiscal Year Ending December 31, 2025.
18. **Resolution No. 2025-43** (First Reading) Siemborski.
A Resolution Authorizing the Mayor to Execute and Deliver Subdivision Participation and Release Forms to Participate in the Direct Settlement of Claims Concerning Alleged Misconduct Related to Opioids Against Purdue Pharma L.P. & Sackler Family and Declaring an Emergency.
19. Council Discussion.
- a. House Bill 96.
 - b. Tabled Motion.
20. Executive Session.
21. Business from the Audience.
22. 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 19, 2025

A regular meeting of the Council of the Village of Gates Mills, Ohio was held at the Community House on Tuesday, August 19, 2025, at 5:30 p.m. with Mayor Siemborski presiding. The meeting was live-streamed to the internet.

1. Roll Call starts at 3:08

Councilmembers present: Atton, Broome, Deacon, Onysko, Press, Steinbrink, Turner.

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

2. Mayor Siemborski administered the Oath of Office to Patrolman Sam Bellissimo at 3:20

3. Fire Chief Majeski introduced and Mayor Siemborski administered the Oath of Office to Firefighters Robert Hansen at 5:49 and Travis Veleba at 8:16

4. Minutes of Regular Council Meeting of July 15, 2025 starts at 10:56

Councilmember Broome moved to approve the July 15, 2025 minutes and Councilmember Press seconded the motion.

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

Abstain: Deacon

Nays: None

Motion carried.

5. Minutes of Special Council Meeting of August 5, 2025 starts at 11:41

Councilmember Broome moved to approve the August 5, 2025 minutes and Councilmember Turner seconded the motion.

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

Nays: None

Motion carried.

6. Findings and Conclusions of Fact for 640 Chagrin River Road starts at 12:13

This item will be on the September agenda.

7. Pay Ordinance # 1300 \$707,139.52 starts at 12:27

Councilmember Broome asked about (1) payment to AKE Environmental for a cell alarm system and (2) reimbursement for Mayfield Village ambulance service.

Councilmember Broome moved to approve Pay Ordinance #1300.
Councilmember Deacon seconded the motion.

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

Nays: None

Motion carried.

8. Gates Mills Land Conservancy Report - Jamie Carracher, President starts at 14:37

Mayor Siemborski introduced Land Conservancy President Jamie Carracher here tonight to highlight and answer any questions Council might have on the written report included in their packet covering GMLC activity over the first six months of 2025.

Notable items in addition to those contained in the report:

- The date of the Land Trust Alliance Field Trip is September 4th
- The GMLC Annual Meeting is on October 15th at the Community House and all villagers are welcome

Councilmember questions and comments start at 19:34:

Atton - If we extrapolate out the \$840,000 cash balance at the end of June to the end of 2026 - which is the end of the sharing agreement term when the required cash balance is \$700,000 - it looks like the cash balance will be close to \$1,000,000 if there is no additional expenditure for land. It's a lot of money and good to have.

Carracher - Agreed. We do our due diligence when looking at uses for those funds.

Atton - His understanding is all GMLC properties will never be sold for development, yet that is not absolutely clear in the GMLC bylaws. He would feel much better if that were memorialized on paper. Does the GMLC Board agree?

Carracher - Yes, our Board definitely agrees and has researched the options to codify that. The strictest method is putting conservation easements on owned properties. The challenge is the time and expense of creating a separate legal entity to hold property, then establish the conservation easement, and then re-qualify for tax exemption - the process does not happen all at once and that's a lot of tax burden. So the Board is looking at other options and is aligned to protect acquired properties.

Press - Is it fair to say we have been told for years that GMLC would put easements on those properties and it never seems to happen?

Carracher - He can't speak to past years. The dilemma is how do we do it in a way that is sustainable and tenable. We are a 15-member volunteer board with one part-time employee.

Press - Could you tell us about the open access policy and where it applies?

Carracher - The Board voted to establish open access on (1) the Sherman Road Preserve where we periodically mow a walking trail and (2) the Wick Preserve used primarily by equestrians. There is no public access to our other properties.

Press - By putting open access on Sherman Road, are you in effect creating a kind of public park? There have been complaints about ATVs.

Carracher - The Board voted that the two properties would be open to the public using a soft launch. We haven't promoted it. We still have more work to do.

Press - If somebody gets hurt over there, who's liable?

Carracher - We have ample insurance for various use cases, and he would need to go back and research anything more specific.

Press - For many years village land conservancy collections all went to the Land Conservancy. The current arrangement which expires next year is a 50/50 split with the village. So next year there has to be a renewal of the levy and presumably a renewal of the contract between the village and the conservancy. What are your aspirations for the split next year when the new levy is presumably agreed and put on the ballot?

Carracher - We are not prepared to talk about a preferred split. We do look forward to discussing with Council and the Mayor what that might look like. We value our partnership together, and we think we're a strong contributor to the value that villagers get.

Deacon - You annually review a number of properties and monitor them for changes. What types of changes do you typically look for?

Carracher - We visit at least once a year every property that we own or have an easement on. It's part of our land trust alliance accreditation. We are looking for signs of disturbance by people or other - like trash - and we investigate. We make sure owners of easements maintain the viability of the easement. We look at environmental concerns such as tree canopy and extent of invasives. We continue to focus more and more on the stewardship side of things.

Siemborski - The village has been participating with the Land Conservancy on some of the invasives projects and are looking at other invasives eradication projects that the Land Conservancy and the village can do together later this year and next year.

9. Mayor's Report starts at 30:41

- Since reporting last month on the flooding of Gates Mills Estates Drive properties in late June, Service Director Biggert and Village Engineer Courtney have talked to most of the owners, toured the 21 yards, and determined one yard requires a significant amount of work, ten yards require some work, and ten yards require little or no work. Once they determine what is the responsibility of the village and of the homeowner, we will contact each of those individuals with a plan going forward.
- We have had calls concerning grass, weeds, and cutting trees. Most of this can be taken care of by people either knowing that there are ordinances that need to be followed or voluntarily following what they should be doing to take care of their yards. The village takes care of things generally that are within the 30' right of way.
- About 20 cars, trucks, and trailers on a large construction project at the Settlers Ridge cul-de-sac created congestion and tension among neighbors. Solutions included parking either at Feller Field or the top of Old Mill hill by Cardinal Lane and carpooling down to the work site.
- So if there are issues, call or email the Mayor, Village Engineer, or Service Director. They communicate with each other and generally go to see what the situation is and proceed from there.
- Since Councilmember Onysko suggested looking at some of our downtown buildings last month, we met with him to go through the report prepared by an outside firm last January that identified some of the issues in the main building and the cost of doing repairs. It's evident from that report the building has in many cases outlived what it was built for over 100 years ago

and then refurbished 60 years ago - there's little ADA access, no elevators. We will put together a committee this fall and start looking at what other municipalities do and develop some schematics or ideas on what we could do with the facilities.

a. Senior Services starts at 38:55

Meeting attendees of the July 10 Senior Service meeting were invited to submit potential senior service survey questions. These submissions were reviewed by residents Jan Bohinc and Joy Banish and Town Hall Coordinator Jean Misch. A final version was developed focusing on four key areas - socialization, safety, transportation, and health. On August 14th a paper copy of the survey was mailed to every household in the village. An electronic version was also made available on the village website. We are going to further encourage responses by putting reminders on Gates Mills Connect. The survey will remain open through September 30. This will give us time to analyze the survey results, have the committee meet again and be able to talk financially too about what this might mean as we get into the October/November budget season.

b. Sidewalk Project starts at 42:07

Background: In 2023 then-Mayor Schneider initiated a sidewalk/safety project to connect pedestrians from Gates Mills Elementary School to the library, post office, town center, and city hall. Resolution No. 2023-34 authorizing the Mayor to accept a grant and to execute a project award agreement with the County for the village's Chagrin River Road Public Sidewalk Extension Project was brought before Council and approved. The \$157,531 grant was received later that year - essentially the lead money on this project. Mayor Siemborski's term in office has focused on getting the rest of the money needed for the project and asking the Village Engineer to draw up the plans. Three organizations were successfully solicited for a total of over \$100,000 and we have roughly \$250,000 in the bank for the sidewalk, signage, and downtown lighting. Since that time Village Engineer Courtney and his firm have put together a sidewalk plan by creating a sidewalk on the east side of River Road starting at the lower school parking lot, proceed south to short of Colvin, cross over River Road to the west side, cross over Glenwood and proceed south, cross the creek to the Community House parking lot and the sidewalk would continue in front of the Community House. We sent two or three letters to the affected homeowners earlier in the year to be transparent and to make the plans available. Questions have been raised by several residents, especially regarding safety, leading the Mayor to hire a safety consultant (GPD Group) to determine whether the plan design is safe. As of this afternoon, GPD sent a report and a conclusion that the sidewalk design is safe. So this is not a safety issue; it may be an aesthetics issue.

We have on the agenda two items that we're asking for Council's approval tonight - (1) to award the sidewalk construction contract to the lowest bidder and (2) to put out the contract for the pedestrian bridge. The bridge has a longer manufacturer lead time, and we need to get that ordered if we want to have any chance of having this done this year.

When GPD gave us the report earlier today, they indicated there is a slightly safer plan, and that is presented on the map in front of you tonight. That plan would

have the sidewalk proceeding and crosswalk proceeding farther south on the east side of River Road almost to the corner of Colvin. The reasoning is motorists are more likely to anticipate pedestrians crossing at intersections rather than at mid-block locations, and motorists turning from side streets have better visibility of pedestrians at crosswalks immediately adjacent to an intersection. This plan has some appeal - it allows students to walk down Colvin to River Road, not to the lower parking lot, and perhaps we don't need the sidewalk at all on the east side of River Road, satisfying some of the neighbor concerns about more sidewalks than we need.

Comments and questions from Councilmembers starts at 50:28:

Turner - Along with other Councilmembers, she was supportive of this project. However, the devil is always in the details. Seeing the drawing here for the first time, she too questions the need for a sidewalk on the east side of River Road from Colvin down to the lower school parking lot. Not many individuals walk down there. From talking with the school, she understands children walk down Colvin to River Road and then into the village. The positioning of the crosswalk is important for safety reasons, and it seems like that work is done. The pedestrian bridge is important because the closeness of the current walking path to River Road on the west side has been an issue for many years. What all is planned in terms of signage, lighting, street markings, etc. from a safety and aesthetic perspective?

Siemborski - Let's get all the questions, then we can figure out the answers.

Press - His recollection is when we first talked about this during the prior administration, the cost of this project was well under \$100,000. Now we're talking about something on the order of \$300,000.

Siemborski - There is no \$300,000. The construction cost for the sidewalk, pedestrian bridge, and lighting is \$255,656.

Steinbrink- His recollection is this has always been a six figure project. There were discussions a number of years ago to clean out and rent the old Ohio Bell building owned by the village next to the lower parking lot. Connecting that potential business all the way into the village was part of the driving reason for a sidewalk down there. He agrees that section of the sidewalk might not be necessary anymore.

Deacon - We did give Chagrin Valley Gig a right of first refusal to lease or buy the Ohio Bell building, but they have not acted. Are there any restrictions on the grant? Can we plan this the way we want? Are there timing restrictions?

Siemborski - There are no operating restrictions. The grant money needs to be spent by the end of 2026.

Deacon - Asked Village Engineer Courtney to describe at the appropriate time how the bridge piece works - how it protects pedestrians.

Atton - Agrees the stretch of sidewalk north of Colvin on the east side of Chagrin River Road is not necessary.

Onysko - In his effort to get ADA compliant with everything that's in our downtown buildings, he asked for a description of how kids get from the parking lot to the school right now.

Siemborski - There's two ways. Parent drop off/pick up is at the lower parking lot and the kids walk up/down the stairs. Buses go up Colvin and into the semicircle to drop off/pick up kids.

Onysko - By eliminating the stretch of sidewalk from the lower parking lot to Colvin, are we taking away the only capability for a wheelchair or stroller to access the school without maneuvering any stairs?

Steinbrink - All the handicap spots are in the parking lot up top behind the school, and in his opinion, there is lots of parking up there. The lower lot is for excess overflow parking.

Broome - There are much safer ways to make ADA access at the school. Colvin is very narrow. To maneuver a wheelchair from the lower lot down a sidewalk up Colvin would be an unsafe route.

At 1:01:12 Village Engineer Courtney shared his understanding that the pick up/drop off for summer camp occurs at the lower school parking lot much of the time. Running the sidewalk all the way to the lower parking lot was done so that when drop off/pick up occurs during the summertime, there would be access from the lower parking lot all the way to the Community House. Right now the kids walk along the edge of the street and then they cross over once they get down to Colvin and they walk in the grass to the lower parking lot. That's a little different than school time pedestrian activity.

At 1:01:57 the Village Engineer addressed Councilmember Turner's question. There would be one painted crosswalk at Colvin across Chagrin River Road and then also one across Glenwood at that same point. There would be ODOT compliant pedestrian signals installed that would be on demand. It is not a stop light. If somebody pushes the button, the lights are going to flash and warn oncoming northbound and southbound traffic that there is a pedestrian ready to enter into the crosswalk. That is the predominant way crosswalks are identified. Although not shown on these plans, he believes we should put up some crosswalk ahead signs in either approach coming northbound and southbound to give advanced warning as well.

At 1:02:54 the Village Engineer spoke to Councilmember Deacon's bridge question. Right now when the kids cross the creek, they walk in the street, on the bridge, for the road. This will be a pedestrian bridge that will be set behind the guardrail of that bridge on the west side of the road, and will be linked on either end by the sidewalk. Anybody walking across the creek will not have to walk in the street. They'll be able to go across a pedestrian bridge.

At 1:03:27 the Mayor invited the audience to comment at the microphone:

Dr. Birnbaum, Colvin and Chagrin River Road - Feels the Village Engineer told him this project would proceed whether he liked it or not, a claim the Village Engineer vehemently denies. Dr. Birnbaum offered the highest compliments to the community, surroundings, residents, and safety forces. He addressed the five- or six-week summer camp program because that's what the east side section of sidewalk is about. He witnesses daily the children are dropped off at the school, they play at the school playground, and then walk down Colvin in small groups always accompanied by an adult. They don't walk from the parking lot to downtown. It doesn't happen. They go up the stairs. The only cars that travel Colvin are those of the cautious people who live there. There has never been a single safety incident. He understands why we want to do this. If this is the path forward, he believes there are simple, sensible options - advanced signage to warn drivers or add a crossing guard for those 5-6 weeks. It isn't for the entire school year. Aesthetically you're going to ruin the ambiance of this neighborhood. It's a huge expense for something that isn't going to be used. He doesn't think there was a lot of transparency the way it was handled. He appreciates Councilmembers Turner and Atton and the Mayor took the time to come and

understand what he's saying. His property goes down a slope - put a sidewalk there and what happens with erosion and liability? We're actually putting children in harm's way by adding the east side sidewalk - next to a street where there's no curbs, where it's not safe to have a sidewalk, and it won't look right.

Jared Capella, Chagrin River Road - His property is going to be the most impacted. He thanked the Mayor and the Village Engineer for meeting with him about a month ago for over an hour to answer questions. At that time they discussed moving the utility pole at Glenwood and River Road in order to eliminate the big kink in the sidewalk, as shown on the plans before us tonight, leaving his fence parallel to the sidewalk. Aesthetically it will look better and it will prevent the demolition of his fence. He wonders what the status is on moving the pole.

Courtney - We bid the sidewalk straightened out and not touching your fence as an alternate. Following our meeting we reached out to First Energy about a cost to move the pole. This morning an update was received saying it sometimes takes up to 6 months to generate a number. He appealed to First Energy to get us a number sooner so that we can have a discussion with Mr. Capella about the cost of the pole and how that relates to the benefit of leaving the fence alone.

Jared Capella - Would you be willing to do a brick sidewalk so it matches the look and feel of the red brick sidewalks along Old Mill Road by the Historical Society and Hunt Club? It would look better than concrete.

Siemborski - We'd take a hard look at that and I'd be inclined to do so.

Jared Capella - He requested a safety report for the last ten years, and there have been no incidents to pedestrians walking between the school and the village. To him, as a resident and owner of the most impacted property, it sounds like we're spending a lot of money to solve a problem that doesn't exist. Council please consider that.

Ariel Capella, Chagrin River Road - Their fence proposed for relocation borders their main stretch of grass where their two young children play catch and kick a soccer ball. Their other two grassy spots aren't usable for those things. They would be losing a lot if the fence were moved.

Courtney - The intention is to not move the fence.

Ariel Capella - She walks to and from town with two children, stroller, and a puppy. Yes, there is one section by the bridge which gets a little close, especially because you're going with traffic. There is a speed limit sign right there hopefully slowing people down. She agrees additional signage for children crossing, putting in a speed bump, or a crossing guard might be useful. There's very few kids coming down Colvin and going into town after school. If the campers are the main issue, it seems they are very protected.

Siemborski - Having previously lived in the same home as the Capellas and experienced the daily walks across the bridge, he is happy to see the pedestrian bridge. He thinks it's a smart and safer thing to do.

Jamie Carracher, Colvin Road - He is a frequent walker between Colvin and downtown. The bridge, especially, is dangerous with only inches on each side. He walks with his dog and also his dad who walks crooked sometimes so he warns him - don't go 6 inches, traffic does not slow down. He has not seen the sidewalk plan and doesn't know what the solution is, but thinks there is a safety issue there.

Steinbrink - We have a number of crossing areas in the village center that aren't marked and don't have on demand flashing lights. Why is that a requirement here in this type of situation, and not elsewhere in the village?

Courtney - In a school zone.

Betsy Dvorak, Brigham Road - There was a safety assessment done and it was hot off the press today. There were two different sidewalk versions - one with the crosswalk over River Road short of Colvin Road (mid block) and one with the crosswalk over River Road almost at the intersection with Colvin Road. Did the safety assessment address both versions?

Siemborski - Yes, the report assessed both versions. Since the second version (close to the intersection) was GPD's preferred method, we copied and gave that to Council today.

Betsy Dvorak - She does not like the concept of accepting a grant for a specific purpose without knowing what our taxpayer responsibilities will be at some point in the future. There are trees and their roots can destroy the sidewalk. Are we going to destroy trees by virtue of the fact that we're erecting a sidewalk? There might be an answer, some unknown variables to consider. If we aren't talking about erecting the sidewalk for the purpose of getting the children from the school to the library, then what is the entire purpose? Since she is a taxpayer, she thinks it's important to have these questions answered. It's not a wise expenditure of our taxpayer money if the citizens of this community are going to be subsequently financially responsible for a structure that benefits parents that don't even live in this village, because very few children that live in this village actually attend GMES.

Siemborski - We can get the cost to maintain 140 feet of sidewalk as well as the various activities and purposes enhanced by the sidewalk plan.

Sean O'Hagan, Colvin Road - He and his son, wife, and dog walk around the village a lot. Thank you all for considering this. He has been excited about this project for years and remembers coming to voice his support as Council was considering resolutions to accept the county money. The dramatic speed change from 45 mph to 25 mph just before the rise over the creek, the motorists who rip through town regardless of speed limits, the poor visibility, the four-month early onset of darkness, and the weather are all considerations relevant to tonight's discussion. He has observed the teenage camp counselors doing exceptionally well, and has also observed this year a 6-year old running by himself across the street and the nearest counselor was 50 feet away. If he were a science teacher at GMES and he could get to the Chagrin River safely with a ratio of 20 kids to one teacher, he would be down there doing life science in that river but wouldn't dream of doing it right now. This is a really high impact change that we're considering for safety and what it means to be in our village.

Beth DeCapite, Colvin Road - Finds from walking that the intersection of Colvin and River Roads is dangerous. She remembers when there was a flashing traffic light at that intersection and the disappointment when it was taken down. The original purpose for promoting acceptance of the grant was not just summer camp. It would provide for the children at GMES to have safe access to the resources in the town center, the river, the arboretum.

Steve Willensky, Woodstock Road - Walks at least four mornings a week with his dog frequently going across the creek bridge. He has never seen an unattended kid crossing over to the school. He can think of a lot of other places in the village that are a lot more

dangerous - Gates Mills Blvd. His sense is this might be a nice thing to do, not a need to do thing. It's a lot of money. If you can just put the little pedestrian bridge over the creek to help people get across that one narrow section, that would probably fix it. He is not sure we need a sidewalk.

At 1:31:23 Mayor Siemborski suggested a motion to approve the pedestrian bridge so that we can get that ordered because of the lead time involved. He did not hear anybody object to the bridge, and several have raised safety concerns personally. With regard to the construction of the sidewalk, he suggests holding off on that to further evaluate the very recently received safety report and revised drawings, meet with Dr. Birnbaum and the Capellas to discuss aesthetics, and get some answers on the utility pole, the cost of pavers versus stamped concrete, and what it would look like if we started the sidewalk at the northeast corner of Colvin as opposed to running it further up north, coming back to Council at the next meeting for action on the sidewalk piece.

Moved to Agenda Item No. 23. **Resolution No. 2025-35 (First Reading)**

“A Resolution Authorizing the Mayor to Enter Into a Purchase Agreement with Contech Engineered Solutions LLC for a Prefabricated Pedestrian Bridge System and Declaring an Emergency”.

Councilmember Turner moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2025-35 be placed on its final passage. Councilmember Steinbrink seconded the motion.

At 1:33:56 Councilmember Broome acknowledged the subject of the vote is the bridge only, but where is the connection? There would have to be a little piece of something, whether it's sidewalk or no sidewalk. Village Engineer Courtney explained the sidewalk project stops about 10 feet either side of where the bridge would go. We would purchase the bridge and abutments directly, no middleman, and then that 10-foot piece of sidewalk on either side would be done as a separate quote because that'll be less than \$75,000. We don't want to pick that work yet because we need to get the bridge ordered first so we know what foundation system we're going with. Councilmember Broome said there is going to be ingress and egress on and off the bridge. We can't just vote to order the bridge - we are necessarily committing to at least 10 feet on either side of the bridge to approach the bridge.

At 1:37:48, in response to Councilmember Press' question earlier, the Village Engineer explained the factors in determining the east side of Chagrin River Road is not an appropriate location for the pedestrian bridge.

Ayes: Atton, Steinbrink, Turner.
Nays: Broome, Deacon, Onysko, Press.
Motion failed.

Resolution No. 2025-35 remains on first reading.

Moved to Agenda Item No. 24. **Resolution No. 2025-36 (First Reading)**

“A Resolution Accepting a Bid and Awarding a Contract for the Downtown Sidewalk Improvements; and Declaring an Emergency”.

Resolution No. 2025-36 remains on first reading.

At 1:40:16 Councilmember Deacon asked if just doing the bridge would come out of the grant money. Yes.

At 1:40:31 the Mayor recapped and noted this does fall a bit short of the commitment that a previous Council made about extending it to the school parking lot. Councilmember Onysko wonders where the breakdown in communication occurred. This was proposed in the previous Mayor's term, worked all the way through to right now, and at the very last minute it appears we just piecemeal part of it off. If the previous Mayor is the one who brought it up, was it presented to the community? Is there a problem with the process? Councilmember Turner offered that conceptually we supported this. This is the first time we've seen a schematic and had the opportunity for residents to comment on that schematic.

c. 2025 Road Program starts at 1:46:02

We have substantially completed the road program which included Hillcreek and Andrews. We've done patchwork on Colvin - it will need a fair amount of work next year. Our Village Engineer has received an updated village roadway assessment report from PMG that will be brought up at the Service Committee meeting sometime in September. Village Engineer Courtney reported Council awarded a contract of \$850,000 for this years road program, and we should come in about \$810,000.

10. Financial Report attached and on the website starts at 1:47:10

Mayor Siemborski reported we are even or better on municipal income taxes and on real estate taxes than last year. There were no large overages on the expense side - those that have occurred are things like police dept overtime to cover an officer on medical leave, as well as additional fire dept time for weekend staffing.

Councilmember Press noted interest income is down this year \$17,000 relative to last year. One would expect interest income would be going up as we are going from a period of low interest rates into a period of high interest rates. The Mayor explained we record interest when it is received, unlike a corporation that accrues interest, so it could be timing. Good question. We will check and get back to you.

11. Clerk's Report - None

12. Treasurer's Report starts at 1:48:49

Treasurer Morgan reported on the bond portfolio. Year to date the return is 3.14% and the trailing year is 4.46%. That may not sound like a lot, but for a conservative bond portfolio, it's doing better than its benchmarks. The market value is \$8,670,207. We're in good shape there.

To Councilmember Press' point, the yield on the portfolio should improve. As the lower coupon bonds mature, we're investing in 5% coupons that we're buying at a discount.

13. Police Department Report attached and starts at 1:49:43

Councilmember Atton commented on the big jump in citations in July from May and June. Is there a reason? The Police Chief stated seasonality is the impetus.

14. Service Department Report attached and starts at 1:50:28

Councilmember Atton referred to the recycling rates in item number 3, and asked what is a good number, what is the best achieved. Service Director Biggert answered comparisons to other cities with curbside, leaf, and tree pickup is like comparing apples to oranges. For us, comparison to the past is the best measurement.

Councilmember Atton noted a lot of soil has been moved at 640 Chagrin River Road, but not much else. Service Director Biggert agreed and stated he has asked the contractor for a brief schedule of benchmarks and timing. The contractor advised today that the homeowner insisted on doing the excavation, footers, and brick work himself. The contractor's mason will be there Friday. The permit was issued at the time of the last Council meeting and runs nine months from the date of issue.

15. Fire Department Report attached and starts at 1:52:53

Fire Chief Majeski is attending to other fire department matters. If there are questions, please contact him.

16. Committee Reports starts at 1:53:18

Broadband (Councilmember Deacon)

- Chagrin Valley Gig engagement continues with their sponsorship of the September 21st 5K Fox Trot. You may have seen details in the Pink Sheet.
- Office hours will begin in September on Wednesdays (9/3, 9/10, 9/24) from 4 p.m. to 6 p.m. at Village Hall Council Chambers. Information will be shared and questions answered. This is not for signing up.
- Engineering studies are underway. We still expect construction to begin at the first of the year. It will take 12 - 18 months. Village buildings will be done first.

Tree Canopy (Councilmember Atton) starts at 1:55:28

- Although we were unsuccessful in securing a county grant, they are here to help us put together our own planning effort starting in the 4th quarter.

Wastewater (Councilmember Broome) starts at 1:56:03

- The committee met on the 11th and unanimously recommended proceeding to Council with the Hunt Club project.

Councilmember Press again suggested tying Gates Mills Elementary, the place with the highest density of sewage and the least amount of property, into the system. Village Engineer Courtney explained there could be a substantial capacity problem with the pump station behind Village Hall and with the wastewater treatment plant at the corner of Mayfield and River Roads. In addition, since you can't tie a gravity line from

the school into the force main that goes up to the wastewater treatment plant, the school would have to be pumped as well - at great expense. Councilmember Press asked if there isn't enough capacity to go around, then shouldn't we understand which of the two projects we get the biggest bang for the buck from. The Mayor said we don't know whether the school has any interest in that or not, and he will call Dr. Barnes or Scott Snyder.

17. **Ordinance No. 2025-18 (Revised 7/15/25) (Third Reading)** starts at 1:59:03

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

Law Director Hunt stated there were not any changes of any significance whatsoever from our draft that we had last meeting. He had asked at the last meeting, because Council had gotten the draft at the last minute, to look it over for a month and that's what you have in front of you. He did make a few wording changes here and there that are not substantive provisions.

Councilmember Broome moved to approve Ordinance No. 2025-18, and Councilmember Press seconded the motion.

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

Nays: None

Motion carried.

18. **Resolution No. 2025-30 (Second Reading)** starts at 2:01:13

"A Resolution Authorizing the Mayor to Enter into an Agreement with Municipal Collections of America, Inc. for Collection Agency Services" was read by the Mayor. There was good discussion last month about this and the collection efforts allowed in the state of Ohio.

Councilmember Turner moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2025-30 be placed on its final passage. Councilmember Broome seconded the motion to suspend the rules.

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

Nays: None

Motion carried.

Councilmember Broome moved to approve Resolution No. 2025-30 and Councilmember Turner seconded the motion.

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

Nays: None

Motion carried.

19. **Resolution No. 2025-31 (First Reading)** starts at 2:03:38

"A Resolution Authorizing Additional Fees to be Paid to the Law Firm of Taft Stettinius & Hollister LLP for Special Legal Services and Declaring an Emergency" was read by

Mayor Siemborski. In May Council approved up to \$36,000 for invoices on hand. Since that time another invoice for \$598 has been received. The Mayor requested approval for an additional \$2,000 in case another broadband question for Greg Dunn comes up.

Councilmember Broome moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2025-31 be placed on its final passage. Councilmember Press seconded the motion to suspend the rules.

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

Councilmember Deacon moved to approve Resolution No. 2025-31 and Councilmember Atton seconded the motion.

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

Moved to Agenda Item No. 31. Executive Session starts at 2:05:12

Councilmember Broome moved to go into Executive Session for the purpose of seeking legal advice from our Law Director relating to real estate matters. Councilmember Deacon seconded the motion.

Ayes: Atton, Broome, Deacon, Onysko, Press, Steinbrink, Turner.
Nays: None
Motion carried. Executive Session commenced at 7:34 p.m.

Mayor Siemborski reconvened the meeting at 8:19 p.m.

20. **Resolution No. 2025-32 (First Reading)** starts at 2:50:10

“A Resolution Authorizing the Mayor to Enter into a First Amendment to the Indenture of Lease with Gavi’s River, LLC for the Coffee Shop at 1501 Chagrin River Road to Clarify Options to Renew the Term Thereof” was read by the Mayor. This amendment will align the coffee shop and the restaurant lease terms.

Councilmember Deacon moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2025-32 be placed on its final passage. Councilmember Steinbrink seconded the motion to suspend the rules.

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

Councilmember Deacon moved to approve Resolution No. 2025-32 and Councilmember Steinbrink seconded the motion.

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

Motion carried.

21. **Resolution No. 2025-33 (First Reading)** starts at 2:51:25

“A Resolution Authorizing the Mayor to Enter into a First Amendment to the Amended and Restated Indenture of Lease with Gavi’s River, LLC for the Restaurant at 1501 Chagrin River Road” was read by Mayor Siemborski. The Mayor felt several housekeeping matters needed to be documented in an amendment - hours of operation, the rate charged for sewage, the cost and sharing agreement of the Burton Court renovation, along with one or two other small things.

Councilmember Broome moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2025-33 be placed on its final passage. Councilmember Deacon seconded the motion to suspend the rules.

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

Nays: None

Motion carried.

Councilmember Deacon moved to approve Resolution No. 2025-33 and Councilmember Broome seconded the motion.

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

Nays: None

Motion carried.

22. **Ordinance No. 2025-34 (First Reading)** starts at 2:53:14

“An Ordinance Authorizing the Disposal by Sale of a Vehicle that is Unneeded for Village Purposes and Declaring an Emergency” was read by Mayor Siemborski.

Service Director Biggert stated we have taken delivery on a new 550 plow truck and the old 550 is surplus equipment with over 100,000 miles. Watts Excavating was the highest bidder at \$15,000. and is anxious for the truck, which is why we declare an emergency.

Councilmember Deacon moved that the rules requiring ordinances to be read on three different days be suspended and that Ordinance No. 2025-34 be placed on its final passage. Councilmember Steinbrink seconded the motion to suspend the rules.

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

Nays: None

Motion carried.

Councilmember Deacon moved to approve Ordinance No. 2025-34 and Councilmember Broome seconded the motion.

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

Nays: None

Motion carried.

23. **Resolution No. 2025-35 (First Reading)** - see 42:07

24. **Resolution No. 2025-36 (First Reading)** - see 42:07

25. **Resolution No. 2025-37 (First Reading)** starts at 2:54:35

“A Resolution Authorizing the Mayor to Enter into a Contract for Emergency Repair to the Old Mill Road at County Line Road Stone Culvert and Declaring an Emergency” was read by the Mayor.

Village Engineer Courtney explained we had two emergency repairs that became necessary when we found sinkholes in the road. The first one is on Brigham opposite Racebrook Road. A catch basin failed and there's a hole in the road just outside the edge line. Further investigation showed a 24" metal pipe about 75 feet long that has failed underneath the road. We solicited proposals from 6 contractors and got 3 numbers back. He recommends hiring Nerone & Sons for \$60,565.36 to repair the Brigham project.

We solicited 6 contractors for the Old Mill project. We only got one number back which was above the bid limit. The Village Engineer is seeking Council's approval to advertise for bids and have a recommendation back for next month. The Old Mill at County Line Road sinkhole is outside the limits of the pavement and we've got a little bit more time. It's a little less hazardous but still needs to be addressed. We have a 30" round stone culvert that must be over 100 years old. It's falling apart underneath the road. Soil and everything underneath the road is starting to wash into the culvert. We're going to line the culvert, grout around the outside of the pipe, and fix everything up so it's watertight again.

The Law Director suggested Resolution No. 2025-37 be kept on first reading. There are blanks within it, but the resolution will be ready next month after we get competitive bids and hopefully have a contractor that Council can approve. We do need a motion to authorize competitive bidding for the Old Mill Road/County Line Road stone culvert.

Councilmember Deacon asked if the Old Mill rickety pipe railing would be addressed as well. Village Engineer Courtney replied we don't anticipate doing anything with the wall or railing, but he will take a look.

Councilmember Broome made a motion to authorize the Village Engineer to bid the Old Mill Road at County Line Road stone culvert emergency repair. Councilmember Deacon seconded the motion.

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

Nays: None

Motion carried.

Resolution No. 2025-37 remains on first reading.

26. **Resolution No. 2025-38 (First Reading)** starts at 3:00:23

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

Councilmember Broome moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2025-38 be placed on its final passage. Councilmember Steinbrink seconded the motion to suspend the rules.

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

Councilmember Broome moved to approve Resolution No. 2025-38 and Councilmember Deacon seconded the motion.

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

Mayor Siemborski commented the Brigham and the Old Mill emergency repairs are not expected costs, but they are not surprising costs. We seem to have those kinds of things come up a couple times a year. Service Director Biggert and Village Engineer Courtney are anticipating the surplus from the road program and surplus from the guardrail program should cover probably close to 98% of both the Brigham and Old Mill projects.

27. Ordinance No. 2025-39 (First Reading) starts at 3:01:55

“An Ordinance to Amend Section 318.07 of the Traffic Code of the Village of Gates Mills to Increase the Civil Penalty for Exceeding the Speed Limit When Recorded by a Traffic Law Photo-Monitoring Device” was read by the Mayor. The memorandum in your packet suggests increasing the first tier penalty from \$135 to \$155. This \$20 increase brings the penalty established in 2023 to the 2025 levels of other communities, and \$5 is to recover the increased court filing fee in 2024. The other tiers would not change.

Councilmember Press asked if lowering the threshold is being considered, and the Police Chief responded no.

Councilmember Deacon moved that the rules requiring ordinances to be read on three different days be suspended and that Ordinance No. 2025-39 be placed on its final passage. Councilmember Atton seconded the motion to suspend the rules.

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

Councilmember Broome moved to approve Ordinance No. 2025-39 and Councilmember Deacon seconded the motion.

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

Nays: None
Motion carried.

28. Ordinance No. 2025-40 (First Reading) starts at 3:04:24

“An Ordinance to Amend Section 318.07 of the Traffic Code of the Village of Gates Mills to Increase the Civil Penalty for Exceeding the Speed Limit in a School Zone When Recorded by a Traffic Law Photo-Monitoring Device” was read by the Mayor. Per the memorandum included in your packet, in late April a traffic study by Gatso was done at our request at St. Francis, and the study indicated high levels of speeding ranging from 20-40 mph during arrival and dismissal, in both directions. We’ve checked the charges for school zone speeding in other municipalities and we are in alignment with those - \$200 starting at 6-10 miles over the speed limit, although we would start charging at 8 miles over, and then increasing fines at tiers 2 and 3.

Police Chief Minichello indicated the cameras would be on 24/7 in both directions. He doesn’t expect to see a large volume of citations covering the period outside arrival and dismissal times when the speed limit is 45 mph.

Questions and comments from Councilmembers start at 3:07:10:

Steinbrink - He understood there was not an excessive amount of speeding at St. Francis when the study was done in April. Did he misunderstand?

Minichello - Outside school zone hours, he agrees, there is not an excessive amount of speeding. During school hours, he does not agree. We didn’t talk too much about during school hours.

Steinbrink - Do you have numbers to share with us?

Minichello - Yes, but not here now.

Steinbrink - St. Francis is pretty well set back. There aren’t that many kids walking near the road. Did we also look at Gilmour and Gates Mills Elementary?

Minichello - The challenge with Gilmour is we only have one side of the street. We don’t see nearly the volume at Gates Mills Elementary as we do on Mayfield Road.

Steinbrink - Have we looked at targeted enforcement at St. Francis during school hours?

Minichello - Yes. You see a violator, go after the car, and by the time you get stopped, the car is at Mayfield and West Hill starting to go down the hill. That becomes a problem.

Deacon - The ordinance is just for the fine, but not for Gatso to do the camera?

Minichello - This is just the fine. Gatso will be providing the camera and technology. There will be an amendment to the existing contract on the agenda next month.

Broome - Is concerned that focusing all on Mayfield Road is going to push traffic to other roads that are less equipped to handle more traffic - Wilson Mills, Brigham, Old Mill. Eventually maybe we’re going to end up with cameras on other roads.

Steinbrink - He is not in favor of cameras on other roads.

Press - Why do we care about safety on Mayfield Road and not care about safety in the village?

Minichello - It’s important to note we are probably at least 3 months out.

Councilmember Press moved that the rules requiring ordinances to be read on three different days be suspended and that Ordinance No. 2025-40 be placed on its final passage. Councilmember Onysko seconded the motion to suspend the rules.

Ayes: Atton, Broome, Deacon, Onysko, Press, Turner.
Nays: Steinbrink
Motion carried.

Councilmember Onysko moved to approve Ordinance No. 2025-40 and Councilmember Deacon seconded the motion.

Councilmember Atton noted the reference to Gates Mills Heights at the top of page two, section two. We will fix that.

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

29. Other Council Matters starts at 3:14:05

Councilmember Onysko found the sidewalk vote was not an easy decision. It put him in an awkward position to go against the people prior to him who did all the work and give consideration to last minute comments. He would like to know when the process started and when the neighbors were notified.

At 3:17:11 Councilmember Press mentioned sound cameras are gaining popularity. Sound cameras detect very loud vehicles, like 85 decibels, primarily motorcycles or cars that have had their mufflers modified. Hunting Valley has identified a couple of different service providers, but hasn't agreed to do it yet. They cost about \$25,000. We have had noise complaints near the intersection of River and Brigham Roads, and we have had complaints on Sherman. We ought to talk about it at a future meeting.

At 3:18:29 Councilmember Press recalled in May 2024 Council passed a charter amendment motion by a vote of five to two. The purpose of the amendment was that if Council makes a significant change to voting, that had to be ratified by the voters. Then in February 2025, in his absence, Council voted to table the motion. He is giving notice that at the September meeting he will make a motion to untable it.

Councilmember Press would also like to correct the record. One of his colleagues said in the minutes of the February meeting that he felt the May motion that passed 5:2 was sprung on Council at the 11th hour. Councilmember Press checked the record and that motion was discussed at three prior Council meetings. Nothing was sprung on anyone. Councilmember Steinbrink stated that's incorrect. The language was sent out to Council 30 minutes before the meeting. Are you going to give us material to review in advance of the September meeting? What are you going to send us? It would be helpful if we all had information that you feel pertinent to discuss.

30. Business from the Audience - None

31. Executive Session - see 2:05:12 Motion to enter an executive session to receive legal advice from counsel regarding a real estate acquisition was made by Councilmember Broome and seconded by Councilmember Deacon.

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

Nays: None
Motion carried.

The Mayor reconvened the meeting at 2:50:11 on the video.

32. Adjourn

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

Respectfully submitted,

Beth DeCapite, Clerk

Approved:

Steven L. Siemborski, Mayor

Payment Listing

August 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
180-2025	03/31/2025	04/01/2025	CH	REFUND - MAYOR COURT OVERPAYMENT	\$10.00 *	V
180-2025	08/28/2025	08/28/2025	CH	REFUND - MAYOR COURT OVERPAYMENT	-\$10.00	V
299-2025	05/29/2025	05/29/2025	CH	DIVISION OF WATER	\$14.19 *	C
	Purpose:	WASH HOUSE				
299-2025	08/21/2025	08/21/2025	NEG ADJ	DIVISION OF WATER	-\$14.19	C
	Purpose:	reimb by wash house				
300-2025	05/29/2025	05/29/2025	CH	DIVISION OF WATER	\$24.50 *	C
	Purpose:	POST OFFICE				
300-2025	08/11/2025	08/11/2025	NEG ADJ	DIVISION OF WATER	-\$24.50	C
	Purpose:	reimb by usps				
364-2025	07/01/2025	07/02/2025	CH	DIVISION OF WATER	\$14.19 *	C
	Purpose:	WASH HOUSE				
364-2025	08/21/2025	08/21/2025	NEG ADJ	DIVISION OF WATER	-\$14.19	C
	Purpose:	reimb by wash house				
365-2025	07/01/2025	07/02/2025	CH	DIVISION OF WATER	\$18.52 *	C
	Purpose:	POST OFFICE				
365-2025	08/11/2025	08/11/2025	NEG ADJ	DIVISION OF WATER	-\$18.52	C
	Purpose:	REIMB BY USPS				
378-2025	07/07/2025	07/07/2025	CH	CLEVELAND ILLUMINATING CO.	\$472.77 *	C
	Purpose:	MILLS BLDG				
378-2025	08/25/2025	08/25/2025	NEG ADJ	CLEVELAND ILLUMINATING CO.	-\$36.76	C
	Purpose:	REIMB BY SARA'S				
390-2025	07/09/2025	07/09/2025	CH	ENBRIDGE GAS OHIO	\$517.74 *	C
	Purpose:	MILLS BLDG				
390-2025	08/11/2025	08/11/2025	NEG ADJ	ENBRIDGE GAS OHIO	-\$517.74	C
	Purpose:	REIMB BY SARA'S				
417-2025	07/29/2025	07/29/2025	CH	DIVISION OF WATER	\$18.52 *	C
	Purpose:	POST OFFICE				
417-2025	08/11/2025	08/11/2025	NEG ADJ	DIVISION OF WATER	-\$18.52	C
	Purpose:	REIMB BY USPS				
418-2025	07/29/2025	07/29/2025	CH	DIVISION OF WATER	\$18.52 *	C
	Purpose:	WASH HOUSE				

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

9/3/2025 8:35:59 AM

Payment Listing

UAN v2025.2

August 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
418-2025	08/21/2025	08/21/2025	NEG ADJ	DIVISION OF WATER	-\$18.52	C
	Purpose:	reimb by wash house				
424-2025	07/30/2025	07/31/2025	CH	DIVISION OF WATER	\$62.74 *	C
	Purpose:	VILLAGE HOUSE				
424-2025	08/05/2025	08/05/2025	NEG ADJ	DIVISION OF WATER	-\$62.74	C
	Purpose:	REIMB BY MINICHELLO				
429-2025	08/04/2025	08/05/2025	CH	CLEVELAND ILLUMINATING CO.	\$444.55	C
	Purpose:	TRAFFIC LIGHT				
430-2025	08/04/2025	08/05/2025	CH	CLEVELAND ILLUMINATING CO.	\$459.15	C
	Purpose:	STREET LIGHTS				
431-2025	08/04/2025	08/05/2025	CH	CLEVELAND ILLUMINATING CO.	\$579.70	C
	Purpose:	WASTE W ATER PLANT				
432-2025	08/05/2025	08/05/2025	CH	DIVISION OF WATER	\$389.20	C
	Purpose:	MILLS BLDG				
433-2025	08/05/2025	08/05/2025	CH	THE HARTFORD	\$190.74	C
	Purpose:	LIFE INSURANCE PREMIUMS				
434-2025	08/05/2025	08/05/2025	CH	PRIME PAY	\$72,548.35	C
	Purpose:	DIRECT DEPOSIT AND TAXES 2025-16				
435-2025	08/05/2025	08/06/2025	CH	CHASE BANK	\$2.50	C
	Purpose:	ACH FEE FOR JULY				
436-2025	08/05/2025	08/06/2025	CH	CHARTER COMMUNICATIONS	\$62.18	C
	Purpose:	CABLE				
437-2025	08/06/2025	08/06/2025	CH	CLEVELAND ILLUMINATING CO.	\$93.13	C
	Purpose:	CHAGRIN RIVER RD BRIDGE				
438-2025	08/06/2025	08/06/2025	CH	CLEVELAND ILLUMINATING CO.	\$133.05	C
	Purpose:	SERVICE GARAGE				
439-2025	08/06/2025	08/06/2025	CH	CLEVELAND ILLUMINATING CO.	\$188.69	C
	Purpose:	BURTON COURT				
440-2025	08/06/2025	08/06/2025	CH	CLEVELAND ILLUMINATING CO.	\$718.46	C
	Purpose:	MILLS BLDG				
440-2025	08/11/2025	08/11/2025	NEG ADJ	CLEVELAND ILLUMINATING CO.	-\$718.46	C
	Purpose:	REIMB BY SARA'S				

Payment Listing

August 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
441-2025	08/06/2025	08/06/2025	CH	FP MAILING SOLUTIONS	\$200.00	C
	Purpose:	POSTAGE UPLOAD				
442-2025	08/06/2025	08/06/2025	CH	OHIO POLICE & FIRE PENSION	\$27,557.92	C
	Purpose:	OPF EMPLOYER/EMPLOYEE CONTRIBUTIONS JULY 2025				
443-2025	08/06/2025	08/06/2025	CH	EQUIVEST	\$2,507.00	C
	Purpose:	DEFERRED COMP				
444-2025	08/06/2025	08/06/2025	CH	OHIO DEFERRED COMP	\$7,577.30	C
	Purpose:	DEFERRED COMP				
445-2025	08/06/2025	08/06/2025	CH	OHIO DEFERRED COMP	\$1,270.00	C
	Purpose:	ROTH CONTRIBUTIONS				
446-2025	08/07/2025	08/07/2025	CH	CLEVELAND ILLUMINATING CO.	\$95.92	C
	Purpose:	CARPENTER RD				
447-2025	08/07/2025	08/07/2025	CH	CLEVELAND ILLUMINATING CO.	\$99.26	C
	Purpose:	FOX HILL & MAYFIELD				
448-2025	08/07/2025	08/07/2025	CH	CLEVELAND ILLUMINATING CO.	\$99.63	C
	Purpose:	MAYFIELD & CARPENTER				
449-2025	08/08/2025	08/11/2025	CH	CLEVELAND ILLUMINATING CO.	\$33.72	C
	Purpose:	TRAFFIC LIGHT				
450-2025	08/11/2025	08/11/2025	CH	CLEVELAND ILLUMINATING CO.	\$900.90	C
	Purpose:	COMMUNITY HOUSE				
451-2025	08/11/2025	08/11/2025	CH	PRIME PAY	\$550.31	C
	Purpose:	PAYROLL SERVICES				
452-2025	08/11/2025	08/11/2025	CH	VERIZON WIRELESS	\$654.23	O
	Purpose:	POLICE, FIRE, AND SERVICE DEPT				
453-2025	08/11/2025	08/11/2025	CH	CINTAS CORPORATION #259	\$1,407.56	C
	Purpose:	SERVICE DEPT UNIFORMS				
454-2025	08/11/2025	08/11/2025	CH	OPERS PUBLIC EMPLOYEES	\$21,483.88	C
	Purpose:	JULY CONTRIBUTIONS				
455-2025	08/12/2025	08/12/2025	CH	LYNDHURST MUNI COURT	\$33,480.00	C
	Purpose:	AMOUNT FOR JULY 2025 CASES				
456-2025	08/12/2025	08/12/2025	CH	ENBRIDGE GAS OHIO	\$517.74	C
	Purpose:	MILLS BUILDING				

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

UAN v2025.2

August 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
457-2025	08/12/2025	08/12/2025	CH	ENBRIDGE GAS OHIO	\$250.33	C
	Purpose:	TOWN HALL				
458-2025	08/14/2025	08/15/2025	CH	ENBRIDGE GAS OHIO	\$71.44	C
	Purpose:	COMMUNITY HOUSE				
459-2025	08/15/2025	08/15/2025	CH	CLEVELAND ILLUMINATING CO.	\$93.82	C
	Purpose:	OLD MILL RD XMAS				
460-2025	08/15/2025	08/15/2025	CH	CLEVELAND ILLUMINATING CO.	\$94.84	C
	Purpose:	OBT BUILDING				
461-2025	08/15/2025	08/15/2025	CH	CLEVELAND ILLUMINATING CO.	\$1,429.15	C
	Purpose:	TOWN HALL				
462-2025	08/18/2025	08/19/2025	CH	HOME DEPOT CRC	\$34.98	C
	Purpose:	THERMOSTAT				
463-2025	08/19/2025	08/21/2025	CH	PRIME PAY	\$75,736.41	C
464-2025	08/20/2025	08/21/2025	CH	CLEVELAND ILLUMINATING CO.	\$1,060.78	C
	Purpose:	TOWN HALL				
465-2025	08/20/2025	08/21/2025	CH	CIGNA HEALTHCARE	\$41,558.32	C
	Purpose:	HEALTH, DENTAL, VISION PREMIUM				
466-2025	08/21/2025	08/21/2025	CH	DIVISION OF WATER	\$69.41	C
	Purpose:	FIRELINE MILLS				
467-2025	08/21/2025	08/21/2025	CH	EQUIVEST	\$2,507.00	C
	Purpose:	DEFERRED COMP				
468-2025	08/21/2025	08/21/2025	CH	OHIO DEFERRED COMP	\$7,577.30	C
	Purpose:	DEFERRED COMP				
469-2025	08/21/2025	08/21/2025	CH	OHIO DEFERRED COMP	\$1,270.00	C
	Purpose:	ROTH CONTRIBUTIONS				
470-2025	08/25/2025	08/25/2025	CH	SAM'S CLUB	\$45.00	C
	Purpose:	MEMBERSHIP RENEWAL				
471-2025	08/26/2025	08/26/2025	CH	FIRST COMMUNICATIONS, LLC	\$2,156.27	C
	Purpose:	PHONE & INTERNET				
472-2025	08/28/2025	08/29/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose:	1481 CHAGRIN RIVER - PARK				
473-2025	08/28/2025	08/29/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose:	FLOWER BOXES SOUTH BRIDGE				

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

August 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
474-2025	08/28/2025	08/29/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose:	596 CHAGRIN BRIDGE				
475-2025	08/28/2025	08/29/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose:	OBT BLDG				
476-2025	08/28/2025	08/29/2025	CH	DIVISION OF WATER	\$9.85	C
	Purpose:	WASTE WATER PLANT				
477-2025	08/28/2025	08/29/2025	CH	DIVISION OF WATER	\$14.19	C
	Purpose:	WASH HOUSE				
478-2025	08/28/2025	08/29/2025	CH	DIVISION OF WATER	\$40.63	C
	Purpose:	GLENWOOD				
479-2025	08/28/2025	08/29/2025	CH	DIVISION OF WATER	\$48.00	C
	Purpose:	POST OFFICE				
480-2025	08/28/2025	08/29/2025	CH	DIVISION OF WATER	\$204.92	C
	Purpose:	TOWN HALL				
481-2025	08/29/2025	08/29/2025	CH	CHASE CARD SERVICE	\$1,922.11	C
	Purpose:	TRAFFIC CONES, OFFICE SUPPLIES, NOTARY SUPP/REG, SANDSTONE,SUMMER CONCERT, VACUUM, CONFERENCE PD				
482-2025	08/29/2025	09/02/2025	CH	STATE TREASURER OF OHIO	\$937.50	C
483-2025	08/29/2025	09/02/2025	CH	REDSS	\$125.00	C
484-2025	08/29/2025	09/02/2025	CH	LYNDHURST MUNI COURT	\$37.50	C
8197	02/06/2025	02/06/2025	AW	CUY. SOIL & WATER CONS. DST.	\$6,000.00 *	C
8197	08/25/2025	08/26/2025	NEG ADJ	CUY. SOIL & WATER CONS. DST.	-\$6,000.00	C
	Purpose:	REIMBURSED BY NORTHEAST OHIO REGL SEWER DST 8/25/25				
8199	02/06/2025	02/06/2025	AW	EJ USA, INC.	\$622.55 *	C
8199	08/11/2025	08/11/2025	NEG ADJ	EJ USA, INC.	-\$401.92	C
	Purpose:	REIMB BY SARA'S				
8568	07/08/2025	07/08/2025	AW	BAUER SUPPLY	\$399.75 *	C
	Purpose:	FOAM SOAP				
8568	08/11/2025	08/11/2025	NEG ADJ	BAUER SUPPLY	-\$199.88	C
	Purpose:	REIMB BY SARA'S				
8625	08/07/2025	08/07/2025	AW	AKE ENVIRONMENTAL, INC.	\$6,687.50	C
	Purpose:	TRASH TRAP PUMPING/DISPOSAL, NEW PUMP AND CHECK VALVE, ROUT MAINT, INSP, ANALYSIS				
8626	08/07/2025	08/07/2025	AW	AMERICAN FIRE & SPRINKLER, LLC	\$115.00	C

Payment Listing

August 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
	Purpose:	REPAIR FOR MILLS SPRINKLER SYSTEM				
8627	08/07/2025	08/07/2025	AW	AMERICAN SECURITY & AV SYSTEMS	\$4,196.16	C
	Purpose:	ALARM MONITORING				
8628	08/07/2025	08/07/2025	AW	ASCENDANCE TRUCKS	\$601.41	C
	Purpose:	FUEL/OIL FILTERS				
8629	08/07/2025	08/07/2025	AW	ATWELL'S POLICE & FIRE EQMT	\$6.00	C
	Purpose:	FLAG TAPE W/ VELCRO				
8630	08/07/2025	08/07/2025	AW	AUBURN PIPE & PLUMBERS SUPPLY	\$1,693.92	C
	Purpose:	CULVERTS, CULVERT SUPPLIES				
8631	08/07/2025	08/07/2025	AW	BEST TRUCK EQUIPMENT INC	\$870.94	C
	Purpose:	SHOVEL HOLDER, PULLEYS, SPRING, SPINDLE				
8632	08/07/2025	08/07/2025	AW	CARMEUSE LIME & STONE	\$1,095.33	C
	Purpose:	WASHED GRAVEL				
8633	08/07/2025	08/07/2025	AW	CHAGRIN VALLEY DISPATCH	\$11,419.30	C
	Purpose:	MONTHLY DISPATCH SERVICES				
8634	08/07/2025	08/07/2025	AW	MICHAEL E. CICERO	\$1,250.00	O
	Purpose:	RETAINER - PROSECUTOR				
8635	08/07/2025	08/07/2025	AW	COLLINS EQUIPMENT CORP	\$826.40	C
	Purpose:	UNDERGROUND STORAGE TANK INSPECTION/REPORT				
8636	08/07/2025	08/07/2025	AW	COUNTRYSIDE TRUCK SERVICE, INC	\$639.50	C
	Purpose:	ANNUAL PUMP TESTING				
8637	08/07/2025	08/07/2025	AW	FIRST CALL	\$39.51	C
	Purpose:	OIL FILTER				
8638	08/07/2025	08/07/2025	AW	KIMBALL MIDWEST	\$183.94	C
	Purpose:	DRILL BIT, INSECT KILLER				
8639	08/07/2025	08/07/2025	AW	NOACA	\$390.00	C
	Purpose:	DUES				
8640	08/07/2025	08/07/2025	AW	THE ORIGINAL FARINACCI LANDSCAPE DESIGN	\$507.06	C
	Purpose:	GRUB CONTROL AND FERTILIZER				
8641	08/07/2025	08/07/2025	AW	ROETZEL & ANDRESS	\$3,852.00	C
	Purpose:	LAW DIRECTOR FEES - JUNE 2025				
8642	08/07/2025	08/07/2025	AW	RUGG'S PEST MANAGEMENT	\$216.00	C
	Purpose:	BAIT BOXES				

Payment Listing

August 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
8643	08/07/2025	08/07/2025	AW	INTERSTATE BILLING SERVICE, INC	\$1,091.35	C
	Purpose:	TUBE ASSY, HOSE, KIT-FILTER				
8644	08/07/2025	08/07/2025	AW	SHERWIN WILLIAMS	\$78.97	C
	Purpose:	PAINT - MILLS BLDG				
8645	08/07/2025	08/07/2025	AW	SHUTTLE'S UNIFORM INC.	\$349.00	C
	Purpose:	UNIFORM, STRIKE PLATFORM				
8646	08/07/2025	08/07/2025	AW	SITEONE LANDSCAPE SUPPLY	\$211.29	C
	Purpose:	FERTILIZER, SPREADER				
8647	08/07/2025	08/07/2025	AW	STOW MUNICIPAL COURT	\$328.99	C
	Purpose:	GARNISHMENT				
8648	08/07/2025	08/07/2025	AW	TECHSPERT DATA SERVICES LLC	\$2,615.95	C
	Purpose:	TOTAL CARE				
8649	08/07/2025	08/07/2025	AW	VILLAGE OUTDOORS LTD	\$330.00	C
	Purpose:	ROUNDUP, FLUMIOZAZIN				
8650	08/12/2025	08/12/2025	AW	SENSYS GATSO USA, INC.	\$41,078.00	C
	Purpose:	TRAFFIC CAMERA JULY 2025				
8651	08/12/2025	08/12/2025	AW	ADVANCE OHIO	\$524.16	C
	Purpose:	SIDEWALK PROJECT LEGAL NOTICE				
8652	08/12/2025	08/12/2025	AW	ATLANTIC EMERGENCY SOLUTIONS	\$371.30	C
	Purpose:	FIRE BOOTS (2)				
8653	08/12/2025	08/12/2025	AW	CHAGRIN VALLEY NURSERIES, INC.	\$189.00	C
	Purpose:	MULCH AND TOP SOIL				
8654	08/12/2025	08/12/2025	AW	CINTAS CORPORATION #259	\$77.46	C
	Purpose:	FIRST AID SUPPLIES				
8655	08/12/2025	08/12/2025	AW	CLEVELAND TRIM & STRIPE CO.	\$225.00	C
	Purpose:	BICYCLE GRAPHICS				
8656	08/12/2025	08/12/2025	AW	THOMAS J COOK	\$700.00	C
	Purpose:	JULY INSPECTIONS				
8657	08/12/2025	08/12/2025	AW	DUSTBUSTER	\$431.26	C
	Purpose:	JULY CLEANING SERVICE				
8658	08/12/2025	08/12/2025	AW	FASTLANE TRUCK ACCESSORIES	\$128.00	C
	Purpose:	FLOOR LINERS - TRUCK				

Payment Listing

August 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
8659	08/12/2025	08/12/2025	AW	GENUINE PARTS COMPANY	\$1,099.46	C
	Purpose:	WIPERS, FILTERS, TIE ROD, DRAG LINK, STABILIZER				
8660	08/12/2025	08/12/2025	AW	KEN'S WINDOW CLEANING	\$930.00	O
8661	08/12/2025	08/12/2025	AW	MARSHALL POWER EQUIPMENT	\$141.57	C
	Purpose:	CHAINS				
8662	08/12/2025	08/12/2025	AW	PRADCO	\$185.00	C
	Purpose:	NEW EMPLOYEE SCREENING				
8663	08/12/2025	08/12/2025	AW	SHUTTLE'S UNIFORM INC.	\$490.00	C
	Purpose:	BELLISSIMO UNIFORM				
8664	08/12/2025	08/12/2025	AW	SITEONE LANDSCAPE SUPPLY	\$28.29	C
	Purpose:	DEER FENCE MESH NETTING				
8665	08/12/2025	08/12/2025	AW	STAPLES BUSINESS ADVANTAGE	\$437.45	C
	Purpose:	TONER CART, COPY PAPER				
8666	08/12/2025	08/12/2025	AW	TURNEY HOME & AUTO	\$207.59	C
	Purpose:	E1412 HRDWARE, DSP GLOVES, LEDS, BULBS, BAGS, TRUCK SUPPLIES				
8667	08/12/2025	08/12/2025	AW	VALLEY FREIGHTLINER	\$256.33	C
	Purpose:	VEH MAINT SUPPLIES, FLTR, OIL, TRANS				
8668	08/12/2025	08/12/2025	AW	VILLAGE OUTDOORS LTD	\$330.00	C
	Purpose:	WEED TRTMT FOR GUARDRAILS				
8669	08/19/2025	08/19/2025	AW	STOW MUNICIPAL COURT	\$328.99	C
	Purpose:	GARNISHMENT				
8670	08/19/2025	08/19/2025	AW	GATES MILLS LAND CONSERVANCY	\$42,311.35	O
	Purpose:	2ND HALF RE TAX SETTLEMENT				
8671	08/19/2025	08/19/2025	AW	C.W. COURTNEY COMPANY	\$35,322.45	C
	Purpose:	ROAD PROGRAM, GUARDRAIL PROG, BROADBAND, INSPECTIONS, STORM WATER REGS				
8672	08/25/2025	08/25/2025	AW	VIOLA CATLEDGE	\$200.00	O
	Purpose:	REFUND - OVERPAYMENT EMS				
8673	08/25/2025	08/25/2025	AW	A.B. FORESTRY CONSULTING LLC	\$375.00	O
	Purpose:	FELLER FIELD/GMLC INSPECTION				
8674	08/25/2025	08/25/2025	AW	AUBURN PIPE & PLUMBERS SUPPLY	\$1,131.10	C
	Purpose:	CATCH BASINS, RISER				
8675	08/25/2025	08/25/2025	AW	BAUER SUPPLY	\$175.80	C
	Purpose:	TRASH CAN LINERS, KITCHEN SUPPLIES				

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

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Payment Listing

August 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
8676	08/25/2025	08/25/2025	AW	BEST TRUCK EQUIPMENT INC	\$101.94	O
	Purpose:	GEARBOX REINFORCEMENT				
8677	08/25/2025	08/25/2025	AW	BETTER MEADOWS & WOODLANDS, LLP	\$9,680.00	O
	Purpose:	PILOT PROG - LAND CONS N OF GARDEN CLUB, FELLER FIELD				
8678	08/25/2025	08/25/2025	AW	CHAGRIN VALLEY DISPATCH	\$10,919.25	O
	Purpose:	BODY CAMERAS - 3				
8679	08/25/2025	08/25/2025	AW	COLLINS EQUIPMENT CORP	\$921.85	O
	Purpose:	FLOAT REPAIR - GAS TANK				
8680	08/25/2025	08/25/2025	AW	COMDOC, INC.	\$452.48	C
	Purpose:	XEROX CONTRACT				
8681	08/25/2025	08/25/2025	AW	CUYAHOGA LANDMARK	\$998.35	C
	Purpose:	OIL FOR CRUISERS				
8682	08/25/2025	08/25/2025	AW	DISTILLATA COMPANY	\$158.80	C
	Purpose:	WATER COOLERS				
8683	08/25/2025	08/25/2025	AW	D.H. ELLISON CO.	\$100.00	C
	Purpose:	HISTORIC BOARD MEETING 8/20/25				
8684	08/25/2025	08/25/2025	AW	FIRST CALL	\$351.23	O
	Purpose:	OIL FILTERS - PD, TRACK BAR				
8685	08/25/2025	08/25/2025	AW	K & S	\$325.00	C
	Purpose:	FOB FOR PD P/U TRUCK				
8686	08/25/2025	08/25/2025	AW	KIMBALL MIDWEST	\$164.04	C
	Purpose:	LUBRICANT				
8687	08/25/2025	08/25/2025	AW	KOLSOM TIRES	\$788.56	O
	Purpose:	4 TIRES, MOUNT AND BALANCE				
8688	08/25/2025	08/25/2025	AW	MAYORS ASSOCIATION OF OHIO	\$50.00	O
	Purpose:	DUES				
8689	08/25/2025	08/25/2025	AW	NICOLA, GUDBRANSON & COOPER	\$2,992.50	C
	Purpose:	JULY PROSECUTOR SERVICES				
8690	08/25/2025	08/25/2025	AW	RUMPKE	\$88.82	O
	Purpose:	TRASH REMOVAL				
8691	08/25/2025	08/25/2025	AW	SHUTTLE'S UNIFORM INC.	\$93.00	O
	Purpose:	T. VELBA UNIFORM - FD, SAVAGE - UNIFORM PD				

Payment Listing

August 2025

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
8692	08/25/2025	08/25/2025	AW	SPEAR'S	\$490.60	O
	Purpose:	BLADE KIT, HITCH				
8693	08/25/2025	08/25/2025	AW	TAFT STETTINIUS & HOLLISTER LLP	\$598.00	C
	Purpose:	BROADBAND				
8694	08/25/2025	08/25/2025	AW	VILLAGE OUTDOORS LTD	\$162.00	O
	Purpose:	HERBICIDE				
8695	08/25/2025	08/25/2025	AW	WADSWORTH SERVICE	\$510.44	O
	Purpose:	REPAIR A/C UNIT - COMM HOUSE				
8696	08/25/2025	08/25/2025	AW	WINZER	\$335.45	O
	Purpose:	TAPE, WIRE TIES, HARDWARE				
8697	08/25/2025	08/25/2025	AW	ZOOM CAR WASH	\$184.00	O
	Purpose:	CRUISER CAR WASHES				
Total Payments:					\$501,259.67	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$501,259.67	

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

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

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

TOTAL \$501,259.67

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, 2025

MONTHLY RESULTS AND FINANCIAL POSITION

The financial statements were provided to the Mayor, Clerk and Council prior to the September 16, 2025, Regular Council meeting.

GENERAL FUND

Revenue for the month was \$1,222,582 and \$6,065,222 year-to-date. Real estate tax receipts are higher than received in 2024 by \$62,965. Year-to-date municipal income taxes are \$54,527 lower than this time last year. Receipts from real estate taxes and municipal income taxes are based on collections by Cuyahoga County and RITA. The Village is dependent on the timing of those agencies' billing and collection activities and on the timing of taxpayer remittances.

The traffic camera enforcement program gross receipts in August were \$150,670. Year-to-date receipts are trailing 2024's number by \$69,110. Vehicles are passing through the Village at lower and safer speeds, thereby achieving the primary objective of road safety. Accordingly, citations and receipts are lower in 2025 than in 2024. Expenses for the program are to Lyndhurst Municipal Court and Sensys Gatso, which appear in the Police Department expenditure area of the General Fund. Expenses in August totaled \$74,558 for a net collection of \$76,112 for the month. Net collections year-to-date are \$495,150.

Other sources of revenue, excluding the traffic camera program, were \$150,535 in August. Year-to-date the Village has received \$958,581 compared to \$801,348 in 2024's other sources of revenue. The Mills Building rental income is higher this year due to a tenant paying rent for the year in January. The Village received \$63,212, in February, from the State of Ohio's Emergency Management Agency for the reimbursement of costs associated with the tornadic storm the Village endured in August of 2024. We also received reimbursement from Northeastern Ohio Regional Sewer District for Phase 2 Stormwater Mapping, Storm Sewer work at Mayfield and Chagrin River Road and Chagrin River Watershed Partners dues in the amount of \$42,098 in March. In April, the City of Cleveland Water Department remitted \$20,000 for the emergency repair work done on Old Mill Road in 2024. In May, the Village received \$100,000 from Cuyahoga County for the emergency repairs on Old Mill Road. In August, the Village received \$36,387 from Cuyahoga County for the 2024 preventative road maintenance reimbursement program. These amounts are included under Miscellaneous in Other Sources of Revenue.

Expenditures were \$415,270 for August. Year-to-date, excluding transfers from the General Fund, expenses were \$428,744 compared to 2024 year-to-date expenses of \$4,030,307. The Village transferred \$1,241,500 to the Capital Improvement, Wastewater, and Police Pension Funds in January. Village expenses are budgeted and controlled by its four departments (Administration, Police, Fire and Service).

The Administration Department incurred expenses of \$55,531 in August. Income Tax Expenses are higher year-to-date due to a refund that was recorded in January. General Insurance includes the Village's professional and liability coverages along with flood insurance policies.

The Police Department recorded expenses of \$226,098 in August. The Department's expenses were \$1,789,221 as of the end of August, which is \$132,872 more than the prior year-to-date amount of \$1,656,349. In April, the department purchased the budgeted 2025 Ford F150 Lightning vehicle.

The Fire Department 2025 costs were \$19,297 in August. Year-to-date expenses of \$519,811 were higher than last year's amount of \$448,211. Wages are higher year-to-date this year by \$27,269 due to the increased hours for station duty, while Ambulance/EMS costs are higher than this time last year by \$37,101.

The Service Department incurred \$114,344 in expenses in August. Year-to-date, the Department has incurred \$1,336,737 which is \$2,420 less than last year's figure of \$1,339,157. Overtime wages of \$42,220 exceeded last year's amount due to the number of snow and ice storms experienced this year. Salt expense was \$73,711 compared to last year's amount of \$55,716. In April, the new Ford F600 was purchased for \$58,874. In May, Specialized Concrete and Construction completed masonry repairs and constructed new stairs at the Community House, Post Office and Mills Building. In July, the dump body, spreader, hydraulics, plow and lighting work was completed on the new Ford for \$68,699.

In summary, for eight months of the year, the Village operated with a General Fund surplus of \$534,978. Last year, the Village had a surplus of \$874,985 at this time.

The General Fund cash balance on August 31, 2025 was \$8,414,080 compared to the beginning of the year balance of \$7,879,102.

OTHER FUNDS

The Village is required to maintain other special purpose funds by statute or contract. Cash in these funds amounted to \$2,863,417 on August 31, 2025. The increase from the end of 2024 was mainly due to transfers from the General Fund.

Janet M. Mulh, MPA
Finance Administrator

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
AUGUST 31, 2025

	2025 BUDGET	Current Month	2025 Year to Date	2024 Year to Date
General Fund (GF) Revenues:				
Taxes:				
Real Estate Taxes	2,785,820	820,310	2,462,595	2,399,630
Municipal Income Taxes	2,415,000	101,067	1,642,599	1,697,126
Share of Sales and State Taxes	-	-	4,587	37,718
Total Tax Revenue	5,200,820	921,377	4,109,781	4,134,474
Other Sources:				
Fines and Costs	75,100	4,655	36,244	45,727
Traffic Camera Gross Receipts	1,520,000	150,670	996,860	1,065,970
Building/Liquor Permits & Licenses	51,040	20,948	54,342	58,092
Interest Income	273,500	27,063	178,541	192,196
Rental Income	222,360	22,835	174,438	185,815
Mills Building Rental Income	142,631	6,296	78,117	72,583
Ambulance Income	50,000	-	58,162	52,328
SRO Reimbursement	94,500	16,531	63,756	55,096
Misc AUG=24 CO PREV ROAD MAINT	66,750	52,207	314,980	139,511
Total Other Sources Revenue	2,495,881	301,205	1,955,441	1,867,318
Assessments:				
School Board/Property Assessment	-	-	-	-
Total General Fund Revenues	7,696,701	1,222,582	6,065,222	6,001,792
Add Year Beginning General Fund Balance		7,606,768	7,879,102	7,580,424
Less Expenses:				
Administration Costs	(see Page 2)	(55,531)	(642,975)	(586,590)
Administration - Transfers		-	(1,241,500)	(1,096,500)
Police Department Costs	(see Page 3)	(226,098)	(1,789,221)	(1,656,349)
Fire Department Costs	(see Page 3)	(19,097)	(169,708)	(135,209)
Fire Department Ambulance	(see Page 3)	(200)	(350,103)	(313,002)
Service Department Costs	(see Page 4)	(114,344)	(1,336,737)	(1,339,157)
Total General Fund Expenses		(415,270)	(5,530,244)	(5,126,807)
Current General Fund Balance		8,414,080	8,414,080	8,455,409
Plus:				
Other Fund Current Balances		2,863,417	2,863,417	1,923,465
Total Current Balance - All Funds		11,277,498	11,277,497	10,378,874

MISC	\$63,212 OH Emerg Mgmt
	\$42,098 NEORS D REIMB
	\$20,000 Cleveland Water
	\$100,000 County fro Old Mill
	\$36,387 County 2024 Road Mnt.

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
AUGUST 31, 2025

	2025 BUDGET	2025 Month Expenses	2025 To Date Expenses	2024 To Date Expenses
ADMINISTRATION:				
Salaries and Wages	169,664	12,962	110,926	106,593
Health Insurance	48,681	3,445	29,501	41,672
Worker's Comp/Medicare	5,500	227	2,207	2,348
Employee Retirement (OPERS)	29,000	2,356	18,897	17,698
PERSONNEL COSTS	252,845	18,990	161,532	168,311
Legal - Law Director	60,000	3,852	45,855	37,131
Legal - Prosecutor	58,750	4,243	36,615	36,621
Legal - Other	2,000	-	1,389	8
Engineering	48,610	2,970	29,473	32,698
Other Professional Services	111,500	(2,063)	94,885	78,616
LEGAL AND PROFESSIONAL	280,860	9,001	208,216	185,074
General Insurance	130,000	-	123,668	116,741
Income Tax Expense	70,000	2,929	83,849	49,551
County Auditor Expenses	73,000	23,202	53,669	55,567
Office Expenses	14,500	968	8,021	7,722
Miscellaneous Expenses	5,500	440	4,020	3,624
OTHER ADMINISTRATIVE COSTS	293,000	27,539	273,227	233,205
ADMINISTRATION OPERATING COSTS	826,705	55,531	642,975	586,590
Transfers to Other Funds	1,241,500	-	1,241,500	1,096,500
TOTAL ADMINISTRATION COSTS	2,068,205	55,531	1,884,475	1,683,090

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
AUGUST 31, 2025

	2025 BUDGET	2025 Month Expenses	2025 To Date Expenses	2024 To Date Expenses
POLICE DEPARTMENT:				
Salaries and Wages	1,280,250	95,207	796,189	749,773
Overtime	35,000	3,004	36,578	25,899
Health, OPERS, MEDI, Worker Comp	314,819	22,791	179,582	189,080
PERSONNEL COSTS	1,630,069	121,002	1,012,349	964,752
Gasoline	25,000	-	12,486	7,003
Repairs and Maintenance	17,000	1,343	9,235	8,697
Uniforms	16,000	879	6,344	5,599
Training/Conferences	13,000	263	4,611	5,028
Dispatch Operating Fee	140,000	11,419	91,354	112,503
Alarm System Fee	17,000	4,196	12,561	12,966
Maintenance Agreements/Radio Expenses	28,000	-	15,909	21,733
Traffic Camera Program LMC	336,000	33,480	228,760	237,075
Traffic Camera Program Gatso	405,000	41,078	272,950	255,312
Other Expenses	16,000	970	9,823	6,323
V.E.G.	12,000	-	12,000	11,000
OTHER POLICE DEPART COSTS	1,025,000	93,627	676,034	683,239
Vehicle Purchases	52,000		71,870	-
Equipment Purchases	26,000	11,469	28,968	8,358
CAPITAL EXPENDITURES	78,000	11,469	100,838	8,358
TOTAL POLICE DEPARTMENT COSTS	2,733,069	226,098	1,789,221	1,656,349

FIRE DEPARTMENT:				
Salaries and Wages	227,500	16,017	125,345	98,076
PERS, MEDI, SOC SEC, Worker Comp	33,900	1,284	12,148	9,298
PERSONNEL COSTS	261,400	17,301	137,494	107,374
Vehicle Maintenance	10,000	852	1,037	777
Ambulance/EMS <i>see below</i>	486,900	200	350,103	313,002
Training/Conferences	12,500	7	5,197	-
Contracts & Annual Fees	26,000	283	12,480	13,164
Other Expenses	15,000	283	9,375	4,672
OTHER FIRE DEPARTMENT COSTS	550,400	1,625	378,192	331,615
CAPITAL EXPENDITURES	131,300	371	4,125	9,222
TOTAL FIRE DEPARTMENT COSTS	943,100	19,297	519,811	448,211
<i>Ambulance Income on Cover Page</i>	<i>50,000</i>	<i>-</i>	<i>58,162</i>	<i>52,328</i>

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

	2025 BUDGET	2025 Month Expenses	2025 To Date Expenses	2024 To Date Expenses
SERVICE DEPARTMENT:				
Salaries and Wages	823,725	58,986	539,859	493,001
Overtime	30,975	907	42,220	15,686
Health, OPERS, MEDI, Worker Comp	362,200	25,360	228,994	233,374
PERSONNEL COSTS	1,216,900	85,254	811,073	742,061
Salt/Aggregate (snow removal)	60,000	-	73,711	55,716
Building Inspection	18,000	3,061	8,954	10,899
Equipment Maintenance	52,000	5,508	27,893	40,468
Gasoline Expense	40,000	870	24,248	20,259
Supplies/Uniforms	36,500	2,360	24,207	22,190
OPERATING COSTS	206,500	11,799	159,014	149,532
BUILDING OPERATION & MTC				
Village Hall	166,100	7,716	59,669	60,727
Village Houses	2,300	(22)	346	7,207
Community Building	20,700	1,630	34,149	61,320
Post Office	2,300	(14)	3,851	812
OBT Building	1,850	105	872	1,009
Wash House	4,200	(33)	222	60
Burton Court	3,200	189	3,498	4,470
Mills Building	75,100	1,161	65,669	50,755
BUILDING OPERATION & MTC	275,750	10,732	168,277	186,360
Street Repair	5,000	-	1,044	974
Ditch, Drain, Sewers	30,500	3,920	20,368	15,731
Tree Grinding (Contractors)	15,000	-	6,181	31,775
Street Lighting	20,000	1,136	9,114	12,342
Parks	21,000	931	13,011	9,565
Guardrails, Signs, Bridges	10,000	443	3,700	2,610
STREETS AND ROADS	101,500	6,431	53,418	72,997
Vehicles	120,000	-	128,018	174,689
Other Equipment	18,000	128	16,938	13,518
CAPITAL EXPENDITURES	138,000	128	144,956	188,207
TOTAL SERVICE DEPARTMENT COSTS	1,938,650	114,344	1,336,737	1,339,157

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

	Beginning Year Balance	Year-to-date Actual Receipts	Year-to-date Actual Expenses	Unexpended Balance
Street Const Maint Repair	169,334	138,791	-	308,125
State Highway	27,207	11,250	19,999	18,457
Bond Retirement (KeyBank Loans)	2,730	-	-	2,730
	<u>199,270</u>	<u>150,041</u>	<u>19,999</u>	<u>329,312</u>
Capital Improvement	260,244	1,082,420	179,299	1,163,364
Water	302,465	16,500	25,782	293,183
Wastewater Plant	11,467	73,996	46,106	39,356
Park Recreation	22,147	26,561	25,528	23,180
Cemetery	72,220	19,500	5,484	86,237
Mayor's Court-Violations Bureau	560	8,290	8,030	820
Mayor's Discretionary	505	1,500	240	1,765
Purcell Trust	30,296	-	-	30,296
Land Conservation	326,382	265,051	185,030	406,403
Local Fiscal Recovery Fund (ARPA)	157,531	-	21,300	136,231
Building Bond Deposit	156,162	17,626	6,328	167,460
Underground Storage Tank	11,000			11,000
Safety Fund	50,473	10,500	45,592	15,382
Police Relief & Pension	33,832	246,375	146,773	133,434
Law Enforcement	-	-	-	-
VEST Grant	-	-	-	-
OneOhio Fund (Opiod)	2,348	1,509	485	3,372
STATE Grants	21,399	9,425	8,200	22,624
TOTAL OTHER FUNDS	<u>1,658,301</u>	<u>1,929,293</u>	<u>724,176</u>	<u>2,863,417</u>
GENERAL FUND	7,879,102	6,065,222	5,530,244	8,414,080
TOTAL ALL FUNDS	<u>9,537,403</u>	<u>7,994,514</u>	<u>6,254,420</u>	<u>11,277,497</u>

STATE OF THE VILLAGE
AUGUST 31, 2025

	2025	2024
Total Current Balance - All Funds	11,277,497	10,378,873
Cash and Investments:	8/31/2025	8/31/2024
Cash:		
ANCORA	8,837,019	8,616,584
CHASE DDA	237,225	294,243
CHASE SAV - LAND CONS	-	1,498
STAR OHIO -LAND CONS	406,403	361,351
CHASE VIOLATIONS BUREAU	64,294	23,006
Star Ohio	<u>1,802,953</u>	<u>1,133,970</u>
Total Cash	11,347,895	10,430,652
(OUTSTANDING CHECKS)	<u>(70,398)</u>	<u>(51,779)</u>
Total Cash and Investments	11,277,497	10,378,873

** From Wastewater Fund

GENERAL FUND SUMMARY	BUDGET	AUGUST	2025 YEAR TO DATE	2024 YEAR TO DATE
Real Estate Taxes	2,785,820	820,310	2,462,595	2,399,630
Municipal Income Tax	2,415,000	101,067	1,642,599	1,697,126
Share of Sales and State Taxes	-	-	4,587	37,718
Other Sources	2,495,881	301,205	1,955,441	1,867,318
Assessments	-	-	-	-
TOTAL OPERATING REVENUES	7,696,701	1,222,582	6,065,222	6,001,792
 OPERATING EXPENSES				
Administration Department	826,705	55,531	642,975	586,590
Police Department	2,733,069	226,098	1,789,221	1,656,349
Fire Department	943,100	19,297	519,811	448,211
Service Department	1,938,650	114,344	1,336,737	1,339,157
Transfers excluding Inheritance Taxes	1,241,500	-	1,241,500	1,096,500
TOTAL OPERATING EXPENSES	7,683,024	415,270	5,530,244	5,126,807
 SURPLUS (DEFICIT)	13,677	807,312	534,978	874,985

Project	August 31, 2025	BUDGET	AUGUST	YEAR TO DATE EXPENSES		COURTNEY	OTHER	SCMR/STHWY
	CAPITAL IMPROVEMENT							
	2025 Road Program	850,000	27,543	106,482		106,482		
	Riverview Change Orders			33,880			33,880	
	Sidewalk Project	78,125		-				
	Storm Water Regulations & Issues	20,000	496	20,373		20,373		
	Salt Bin Engineering	50,000		4,875			4,875	
	Guardrail Replacement	100,000	2,828	11,597		11,597		
	Broadband	500,000	2,095	2,095		2,095		
	Contingencies	20,000						
TOTAL	CAPITAL IMPROVEMENT	1,618,125	32,962	179,301		140,546	38,755	-

Village of Gates Mills

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

September 2025 Council Meeting (August Report)

- 1) Sgt. Dylan Hustosky has been selected to attend the Police Executive Leadership College in January 2026. PELC is recognized at the premier law enforcement leadership program in the State of Ohio.
- 2) On 8/6, a Battles Road resident was cited for dogs running at large after multiple previous warnings.
- 3) On 8/21, two Utah men working for a pest control company were issued citations for no solicitation after previous warnings.

Monthly Totals:

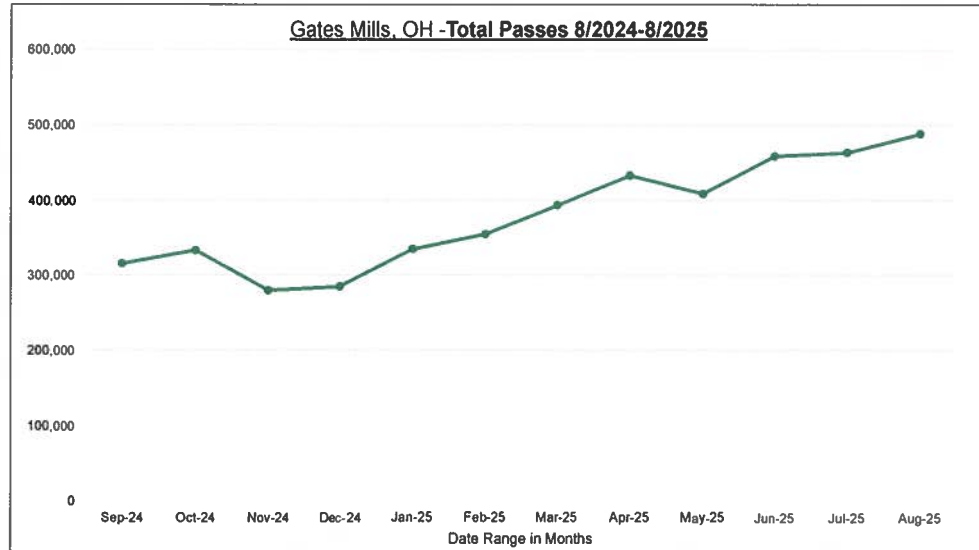
- 51 Traffic Citations.
- 47 Warnings.
- 24 Incident/Accident reports.
- 7,113 Patrol Miles.
- 1,627 House Checks.

Sincerely,

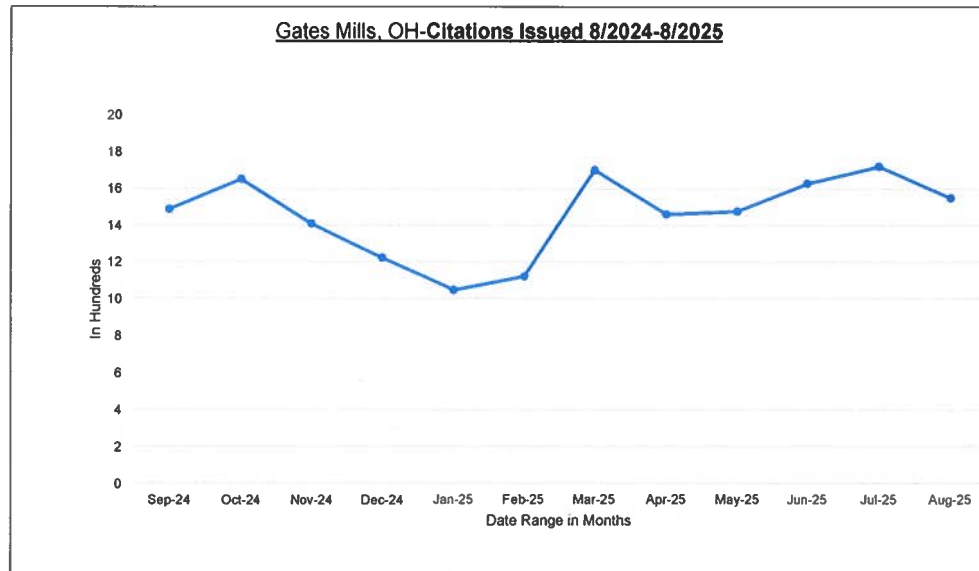


Gregg Minichello
Chief of Police
Gates Mills Police Department
Gminichello@gatesmillsvillage.com
440.423.4405 x 112

<u>Months</u>	<u>Total Passes</u>
Aug-24	323,991
Sep-24	315,742
Oct-24	333,365
Nov-24	280,084
Dec-24	285,202
Jan-25	335,446
Feb-25	355,195
Mar-25	393,904
Apr-25	433,380
May-25	409,057
Jun-25	458,990
Jul-25	463,812
Aug-25	488,419



<u>Months</u>	<u>Cites Issued</u>
Aug-24	750
Sep-24	1488
Oct-24	1652
Nov-24	1409
Dec-24	1225
Jan-25	1049
Feb-25	1124
Mar-25	1702
Apr-25	1462
May-25	1478
Jun-25	1630
Jul-25	1722
Aug-25	1551



SGG USA						
Gates Mills, OH - Summary by time periods						
Date Range	Total Passes	MPH	MPH	Plus	Avg Speed	Cites Issued
August 2024 (08/01/2024 - 08/31/2024)	323,991	617	448	1,042	44.98	750
September 2024 (09/01/2024 - 09/30/2024)	315,742	639	462	1,104	45.41	1488
October 2024 (10/01/2024 - 10/31/2024)	333,365	716	514	1,229	45.34	1652
November 2024 (11/01/2024 - 11/30/2024)	280,084	641	431	1,132	45.36	1409
December 2024 (12/01/2024 - 12/31/2024)	285,202	495	390	911	44.96	1225
January 2025 (01/01/2025 - 01/31/2025)	335,446	453	285	719	44.59	1049
February 2025 (02/01/2025 - 02/28/2025)	355,195	463	306	705	44.75	1124
March 2025 (03/01/2025 - 03/31/2025)	393,904	644	437	1,081	45.37	1702
April 2025 (04/01/2025 - 04/30/2025)	433,380	559	416	960	45.17	1462
May 2025 (05/01/2025 - 05/31/2025)	409,057	542	362	929	45.10	1478
June 2025 (06/01/2025 - 06/30/2025)	458,990	611	418	1,010	45.06	1630
July 2025 (07/01/2025 - 07/31/2025)	463,812	637	434	1200	45.15	1722
August 2025 (08/01/2025 - 08/31/2025)	488,419	656	511	1,218	45.1	1551

Gates Mills Service Department

"Yours in service since 1920"

TO: Mayor
and Council Members

FROM: Dave Biggert, Service Director

RE: SERVICE DEPARTMENT REPORT – AUGUST 2025

1. In August, 12 building permits were issued for a total construction value of \$3,449,200. This includes the permit for a new house on Fox Hill Drive.
2. In August 2024, 6 building permits had been issued for a total construction value of \$245,618.
- 3 The August Planning and Zoning meeting minutes are attached for review.

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

Respectfully Submitted,



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

PLANNING AND ZONING COMMISSION
MINUTES OF **TUESDAY, AUGUST 05, 2025**

Pursuant to notice duly given, the regular meeting of the Planning and Zoning Commission, also sitting as the Board of Zoning Appeals, was called and held on **Tuesday, August 05, 2025.**

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

Members absent: None.

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

1. Roll call.
2. The minutes of **Tuesday, July 01, 2025** regular meeting of the Planning and Zoning Commission were submitted for approval.

A motion to approve as submitted was made.

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

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

Motion Approved

3. A variance request to locate a detached accessory structure in the side yard and a rear setback variance request for the **BOWEN/TOPALSKY** residence at **451 Overlook Road** was heard. Notice has been provided to adjoining property owners.
Al Klauss, Davies Architects was present.

Mr. Klauss reviewed the proposed new detached pool house. He indicated the new building is a replacement of a previous barn that had been crushed by a large tree that came down in last year's high wind storm. He stated the new building is being located in approximately the same location just rotated slight to the right. The current request is for the building only; a separate request for the pool will come at a later date.

He also stated the request is for two variances, one is for permission to locate a detached accessory structure in the side yard and the other is a 9'-6" rear yard setback variance.

Mr. AuWerter asked how the old barn was being used and how will the new pool house building be used.

Mr. Klauss stated the pictures of the previous building shows overhead garage doors so he assumed it was being used as a garage. He reviewed the current plans for the new building stating it will contain a small kitchen, small bath, living area, and set of steps leading up to a second floor loft area to be used as an office for the homeowner. There will also be a covered porch area on the east side for entertaining and leading out to the pool.

Mrs. Riley stated years ago her family lived on the street and at that time the building had stalls inside and was used to house lamas and peacocks.

Mr. Broome asked if the previous building had a kitchen or a bathroom.

Mr. Klauss stated the building did not have either. The purpose for the bathroom is because of the future swimming pool.

Mr. Steinbrink asked Mr. Hunt is the proposed new structure considered a non-conforming structure.

Mr. Hunt stated no, it is an accessory use because it is going to serve the pool area. The kitchen, bathroom and loft office can be part of that use; however it cannot be used as a full living area by a full time resident such as the main house.

Mr. Klauss stated the building is not going to be used as a living space but for entertaining purposes and to access the pool.

Mr. Steinbrink stated the challenge with this request is the previous building that was destroyed or demolished was a barn or garage used for storage of vehicles and/or animals, the new structure is changing its use with the bathroom and kitchen it becomes a non-conforming livable structure. The current owners may not use the new structure as a living quarters but the next owner or owners may wish to live in it or rent out. He continued by stating the code is clearly written to restrict or prohibit this type of non-conforming use. The Village would have no issue with rebuilding the structure and using as it originally was, now the use is completely changing.

Mr. AuWerter suggested the pool is another issue to deal with. The current request does not deal with the pool which will also need a variance or variances; the problem is you want to build a pool house with a covered patio in

anticipation of the future pool. At a later date the owners will come back for the variances for the pool which may not get approved which will lead the owners to be upset because they spent time and money for a pool house that has no pool. This puts the Board and the Village in an awkward position.

Mr. Biggert stated the owners need to understand, an approval on the pool house variances does not mean or guarantee they will receive any approvals from the Board on the pool, they are proceeding at their own risk.

Mr. AuWerter suggested it might be a better idea to resubmit the variance requests together for the pool house and the pool.

Mr. Courtney agreed with the comments made by Mr. AuWerter. He agreed it would be smarter to resubmit for the pool house and the pool or remove the pool from the drawing so it is completely clear no pool is include in the current proposal or approval.

Mr. Broome stated he feels the current request even with the proposed pool is a modest request; the bigger issue that needs to be dealt with is the change in use. The code limits one single family home per lot. An apartment like structure such as this, typically leads to other things that is not desirable to the Village.

Mr. Klauss asked if a deed restriction that limits how the building is used could be used in this case.

Mr. Hunt stated it could be done and in fact the Village has required deed restrictions in similar situations.

Mr. Steinbrink expressed his concern of the pool being shown on the drawing and being applied for variances at a later date. Recommended the drawing and requested should also include the pool or the proposed pool location should be removed from the drawing.

Mr. Klauss stated if the future pool is a concern for the Board, he feels the owners would be willing to place a deed restriction limiting the buildings use.

Mr. Hunt stated the proposed building is not non-conforming; it is the Boards decision that determines if it is an accessory building, accessory to the main house. The Board will decide if the kitchen, bath, and office loft is an accessory use, he believes it is. The Village allows for this type of use, we do not allow a separate living unit on a property with a main house..

Mr. Hunt suggested the owners should be made aware there is no guarantee the necessary variances for the pool will be granted at a later date even if the pool house variances have been granted now.

Mr. Biggert stated he could send the Architect and owner a detailed email making them aware of this fact.

Mr. Broome read the definition of an "accessory use" from the ordinance for the Board.

Mr. AuWerter asked what if at a later date the building is changed to a living space.

Mr. Hunt stated the owners would be in violation of the code and the approval if granted.

Mr. Broome stated the building looks like an apartment.

Mr. Steinbrink asked if the Board be more comfortable if the proposal and drawing includes the pool.

Mrs. Riley indicated her concern with the letter that was included in the proposal, indicates the intent to replace a barn with a barn; the proposed building is really a pool house.

Mr. Deacon agreed, the loft could easily be converted into a bedroom. The Village does not want an apartment with a pool. He stated the board is trying to avoid rental properties.

Mr. Klauss indicated the deed restriction would prohibit an apartment.

Mr. Deacon stated it would, hard to enforce.

Mr. Steinbrink stated the past deed restrictions from the Board have been for buildings that already exist, the owner is only renovating the building into a more useable space. This proposal is a totally new building. The previous deed restrictions also limit the use to the homeowner and it cannot be rented.

Mr. Steinbrink continued by stating, the proposal was submitted for the replacement of a barn that already existed and the use of the new barn is now changing, it's no longer a barn or garage used for storage. The new building is going to be used as an accessory use home office/pool house. He gets the sense that if the pool is included on the drawings and in the request, it makes a much stronger case the building is an accessory use and building to the main house structure.

Mr. AuWerter stated he felt it would be better and the Board might be more incline to approve the new building along with the pool, avoids a potential problem at a later date when and if the owners submit for a pool variance.

Mr. Hunt stated he misspoke, it is the Building Officials duty to determine if the pool house proposal is an accessory use. If the owners do not agree with his decision, they have the right to appeal the decision to the BZA.

Mr. Broome stated the decision needs to be whether the request is an "additional primary use" or an "accessory use" subordinate to the main house use.

Mr. Biggert recommended the applicant submit a revised plan and request that includes the pool and the necessary variances for the pool house and the pool.

Mr. AuWerter agreed with the recommendation and stated it would be a good idea if the property owners attend the next meeting.

After further discussion, a motion was made to continue the discussion at the September meeting.

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

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

4. Permission to expand an existing non-conforming detached accessory structure with a greenhouse in the front yard and a side setback variance request for the **CALLUM** residence at **36399 Dorchester Road** was heard. Notice has been provided to adjoining property owners.
Jim Callum, Homeowner was present.

No representative was in attendance to provide testimony.

After further discussion, a motion was made to continue the discussion at the September meeting.

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

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

Refer to audio recording for additional detail.

There being no further business the meeting was adjourned at **5:41 P.M.**

Craig Steinbrink, Chair

David Biggert, Secretary

Gates Mills Fire Department
August 2025 Council Report

DATE	NFIRS #	Address/Location	Description of Incident
8-1-25	2025-115	Old Mill & County Line Rds.	MVC- With Injuries
8-2-25	2025-116	Brigham Road	MVC- With Injuries
8-3-25	2025-117	County Line & Grey Eagle	MVC-With Injuries
8-4-25	2025-118	433 Riverview Road	Structure Fire
8-4-25	2025-119	7530 Old Mill	Medical Assist—Fall With Injuries
8-5-25	2025-120	7695 Deerfield Lane	CO Detector Activation
8-5-25	2025-121	1950 Berkshire Road	Power Line Down
8-6-25	2025-122	2045 SOM-Science Bldg.	Fire Alarm-Accidental
8-7-25	2025-123	7833 Brigham Road	Fire Alarm
8-8-25	2025-124	Sherman & Ashford Ct.	Electrical Problem
8-10-25	2025-125	34000 Dorchester Road	Fire Alarm
8-11-25	2025-126	7620 Old Mill	Fire Alarm
8-11-25	2025-127	999 Chestnut Run	Fire Alarm
8-13-25	2025-128	Old Mill & Gates Mills Blvd.	MVC-Pedestrian Struck
8-13-25	2025-129	35149 Dorchester	Fire Alarm
8-14-25	2025-130	1259 West Hill Drive	Fire Alarm
8-16-25	2025-131	34001 Cedar-Kelley Middle	Fire Alarm
8-17-25	2025-132	36199 Kenwyn Place	Fire Alarm
8-19-25	2025-133	7820 Old Mill Road	Fire Alarm
8-19-25	2025-134	1200 West Hill Road	Fire Alarm
8-19-25	2025-135	1200 West Hill Road	Fire Alarm
8-21-25	2025-136	7820 Old Mill Road	Fire Alarm
8-21-25	2025-137	7620 Old Mill Road	Fire Alarm
8-26-25	2025-138	7521 River Oaks Trail	Fire Alarm
8-26-25	2025-139	6699 Gates Mills Blvd.	Outside Equipment Fire
8-26-25	2025-140	12465 County Line	Fire Alarm-Hawken School –Chesterland –Auto Aid
8-27-25	2025-141	1723 SOM Center	MVC-With Injuries
8-30-25	2025-142	1059 Hillcreek	CO- Alarm

CURRENT MONTH TOTAL	2025 YEAR TO DATE	2024 YEAR TO DATE
G.M. FIRE 28	142	211
M.V. EMS 21	162	141
Cancelled 2 & Releases 5	12	

The August training topics were:

August 12, 2025	Mutual Aid Drill at Mayfield Village Fire Department- Rope Training.
August 26, 2025	Practical on Size-up Reports for Blue Card Management System. Review Fire Call #111 General Order 12-Station Duties and Functional Responsibilities. General Order #13 Knox Box Locations. Use of Multi-Gas and Freon/Gas leak detector.
August 1 to 31 st , 2025	New Recruit training while on Station Duty. Hansen, Fritz, Veleba, and Day.

August employee anniversaries:
Fire Fighter Andrew Reda – 21 years

Yours in Safety,
Tom Majeski, Fire Chief

RESOLUTION NO. 2025-35

BY MAYOR SIEMBORSKI

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

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

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

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

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

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

Passed the ____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

RESOLUTION NO. 2025- 36

BY MAYOR SIEMBORSKI

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

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

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

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

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

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

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

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

Passed the ____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

RESOLUTION NO. 2025-37

BY MAYOR SIEMBORSKI

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

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

WHEREAS, Siteworx LLC submitted the best proposal in the amount of \$88, 035.00 (Section 1 & 1A #16) of the two (2) proposals received for the Project;

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

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 Siteworx LLC for the Project for an amount not to exceed the amount of \$88,035.00.

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 Old Mill at County Line Stone Culvert Emergency Repair at the earliest possible time for the health and safety of the public and in this construction season; wherefore, provided this Resolution receives the affirmative vote of two-thirds of the members of Council elected or appointed thereto, it shall take effect immediately upon its passage and execution by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed the ____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

**RESOLUTION NO. 2025-41
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, 2026 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>Mill Limit</u>	<u>Outside 10</u> <u>Mill Limit</u>
General Fund	3.18	10.00
Police Pension	0.30	
Land Conservation		1.00

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 16, 2025

Council President

ATTEST:

Clerk

APPROVED:

Mayor

ORDINANCE NO. 2025 – 42

BY MAYOR SIEMBORSKI

**AN ORDINANCE TO AMEND THE ANNUAL APPROPRIATION ORDINANCE
NO. 2024-52 TO INCREASE CERTAIN APPROPRIATIONS AND
OTHER EXPENDITURES OF THE VILLAGE OF GATES MILLS, OHIO FOR
THE FISCAL YEAR ENDING DECEMBER 31, 2025.**

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 2024-52 as passed by Council on December 17, 2024.

SECTION 2. That the appropriation from the General Fund to the Administration Department Other Expenses be increased by \$45,000.

SECTION 3. That the appropriation from the Land Conservation Fund be increased by \$10,000.

SECTION 4. 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 _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

RESOLUTION NO. 2025-43

By Mayor Siemborski

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER SUBDIVISION PARTICIPATION AND RELEASE FORMS TO PARTICIPATE IN THE DIRECT SETTLEMENT OF CLAIMS CONCERNING ALLEGED MISCONDUCT RELATED TO OPIOIDS AGAINST PURDUE PHARMA L.P. & SACKLER FAMILY AND DECLARING AN EMERGENCY.

WHEREAS, the Village of Gates Mills is a non-litigating subdivision eligible to participate in the settlement of the claims concerning alleged misconduct related to opioids in connection with Purdue's bankruptcy proceedings known as the Purdue Pharma L.P. & Sackler Family Direct Settlement, CL-1735158;

WHEREAS, to participate in the aforementioned settlement, the Village must submit Subdivision Participation and Release Forms to the Implementation Administrator, Rubris; and

WHEREAS, this Council finds and determines that it is necessary and in the best interest of the Village of Gates Mills to authorize the Mayor to execute and deliver to Rubris the Subdivision Participation and Release Forms to participate in the aforementioned settlement.

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

Section 1: The Mayor is hereby authorized to execute and deliver to Rubris the Subdivision Participation and Release Forms to settle the Village's claims and participate in the Purdue Pharma L.P. & Sackler Family Direct Settlement, CL-1735158. The Mayor, Law Director and the Clerk of Council are hereby further authorized to take all actions and execute all documents necessary to effectuate said settlement.

Section 2: The actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings held in compliance with all legal requirements.

Section 3: This Resolution is declared to be an emergency measure, which is immediately necessary for the public peace, health, safety, and welfare; such necessity existing for the further reason of immediately executing and delivering the Subdivision Participation and Release Form in a timely manner before the same is due on or before September 30, 2025, wherefore, provided this Resolution receives the affirmative vote of two-thirds of the members of Council elected or appointed to it, 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.

WHEREFORE, this Resolution shall take effect and be in force immediately upon its passage and approval by the Mayor.

Passed the _____ day of September, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor