

Village of Gates Mills
MINUTES OF A REGULAR MEETING OF COUNCIL
January 16, 2024

A regular meeting of the Council of the Village of Gates Mills, Ohio was held at the Community House on Tuesday, January 16, 2024, at 5:30 p.m. with Mayor Siemborski presiding. The meeting was livestreamed to the internet.

1. Law Director Hunt administered the Oath of Office to Mayor Siemborski at 2:52
2. Mayor Siemborski administered the Oath of Office to Clerk DeCapite at 3:54
3. Mayor Siemborski administered the Oath of Office to Councilmembers Broome, Turner, and Welsh at 4:55
4. Roll Call starts at 8:35

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

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

5. Minutes of the Regular Council meeting of December 19, 2023 starts at 8:48

Councilmember Welsh moved to approve the December 19, 2023 minutes and Councilmember Steinbrink seconded the motion.

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

6. Pay Ordinance # 1281 \$728,887.37 starts at 9:20

Councilmember Welsh moved to approve Pay Ordinance #1281 and Councilmember Press seconded the motion.

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

7. Financial Statement/Treasurer's Report attached and starts at 10:02

At 18:29 Councilmember Press noted his own analysis indicated that less than 1/3 of traffic camera revenue is retained by the Village. Is there a lag in receipts? What is the split for the Village, Gatso, and the Court? Mayor Siemborski and Councilmember Steinbrink answered that the initial upfront advance deposit of \$90,000 with Lyndhurst Court is shown as an expense, and there is a 30-60 day delay in

collection. The Court receives the first \$15, the Village receives the next \$10, and the balance is shared between Gatso (38%) and the Village (62%).

At 20:46 Councilmember Deacon recognized and thanked the various departments for very good operational and budget management despite increased activity yet keeping service levels up - quite a successful year.

8. Mayor Siemborski made the following Mayoral Appointments to Administrative Offices at 21:51:

Robert S. Reitman, Income Tax Administrator
R. Todd Hunt of Roetzel & Andress, Law Director
Michael Cicero, Prosecutor
David Biggert, Service Director, Building Official & Building Inspector
Trevor Murfello, Service Manager
Janet Mulh, Finance Administrator and Assistant Tax Administrator
D. Gregg Minichello, Chief of Police
Thomas Majeski, Fire Chief

Councilmember Welsh moved to approve the Mayoral Appointments to Administrative Offices. Councilmember Broome seconded the motion.

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

9. Mayoral Appointments to Boards, Commissions and Committees starts at 22:50

Mayor Siemborski explained we have over 20 committees, commissions, and boards in the Village. Not all appointments will be presented tonight, as his governance review indicates some bodies could be combined and a few need to be created.

Mayor Siemborski made the following appointments:

Planning & Zoning Commission:

One-Year Term Ending 12/31/24: Craig Steinbrink (Chair) and Scott Broome (Council Rep.)

Elector (Four-Year Term Ending 12/31/27): Emily Hamilton and Jeannine Voinovich

One Elector spot vacated by Councilmember Broome remains open.

Councilmember Turner moved to approve the Mayoral Appointments to the Planning and Zoning Commission. Councilmember Press seconded the motion.

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

Architectural Board of Review for Term Ending 12/31/2026:

Janet AuWerter. Architects: William Childs and Richard Kawalek

Councilmember Press moved to approve the Mayoral Appointments to the Architectural Board of Review and Councilmember Deacon seconded the motion.

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

Historical Review Committee for Term Ending 12/31/2024:

Sara Welsh (Chair), Laurie Deacon, Jane Lindmark, Greg Nosan, Chuck Spear, and architects David Ellison, Joseph Giglio and William Childs (alternate).

Councilmember Welsh moved to approve the Mayoral Appointments to the Historical Review Committee. Councilmember Turner seconded the motion.

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

10. Mayor's Report attached and starts at 27:27

11. Clerk's Report starts at 32:28

Clerk DeCapite welcomed Mayor Siemborski and Councilmember Broome in their new positions and will do her best to collaborate and bring the Village forward.

12. Committee Reports - None

At 32:49 Mayor Siemborski stated Committee Reports will be more formalized going forward. We will have a few every quarter. As we reshape Committees, they will be given quarterly or semiannual dates on which we would like them to report.

13. Police Department Report attached and starts at 33:15

At 36:04 Councilmember Atton suggested it would be useful to have the actual number of citations issued compared to how much traffic is traveling Mayfield Road. How many people are actually paying fines? Chief Minichello replied within 30 days we are seeing over 50% payment coming after first notice, and we've been told this is slightly higher than what was expected according to Gatso. Of the 100 or so violators who live in the Village, how many were cited? Chief Minichello answered most of them - he has the phone calls to prove it. Councilmember Press asked what would be a reason for not citing a resident? Chief Minichello replied that resident or not a resident, we have to be 100% sure what is caught on camera is the vehicle in question - i.e. license plate obstruction, side by side vehicles. Councilmember Press asked if we are giving special treatment to residents? No.

14. Service Department Report attached and starts at 39:40

Service Director Biggert commented on the high winds and storm over the weekend. Crews came in three times after hours to clean up downed trees across Riverview, Battles, Old Mill and Timberidge. Twice again for snow or ice-related. No equipment problems.

Councilmember Atton asked the status of 640 Chagrin River Road. Service Director Biggert stated when they last met in November the homeowner indicated the windows were due in. There has been no activity whatsoever and yesterday a message was sent to the homeowner for an update. Mayor Siemborski requested Service Director Biggert make a comment with specifics at the next Council meeting.

Service Director Biggert commented on the 97 building permits issued in 2023. Standby generator permits significantly impacted the number. Issuing permits for five new homes is unusual when 2-3 homes is our average.

Councilmembers Turner and Welsh inquired about our abundance of road salt and adherence to the smart salt program. Service Director Biggert explained the salt challenge is estimating amounts in June for next December.

15. Fire Department Report attached and starts at 43:55

Fire Chief Majeski thanked his fellow firefighters for their efforts over the past weekend - 13 calls including one structure fire. A firefighter was left on duty Saturday through Sunday morning to go out and monitor the problem areas, as well as cut the call response time to the structure fire. Chief Majeski also thanked Dean Hayne of First Energy Corp for his response to the Village - with 14 boom trucks/support vehicles. Mayor Siemborski noted our firefighters are all on call folks. We generally don't have fire department coverage here on a weekend.

At 46:45 Councilmember Atton asked what was the citizen complaint of overcrowding listed on the December report. Chief Majeski answered an invitational swim meet at Gilmour Academy. The Fire Chief and the Fire Marshall responded and took some corrective action; they followed up with a meeting with the new Gilmour safety person and coaching staff to discuss event set up to decrease overcrowding.

16. Gates Mills Land Conservancy - Report provided and starts at 48:21

Mayor Siemborski reminded as part of our agreement with GMLC and in good governance, over the last couple years we've agreed that on a semiannual basis GMLC would report formally to Council. Five of the 15 Conservancy Board members are mayoral appointments. Conservancy President Nat Smith has timely provided a written progress report and the latest financial report, and he is available to attend the April Council meeting to answer questions. Councilmembers Turner and Broome are also on the Conservancy Board.

At 49:42 Councilmember Atton offered that there are two mayoral appointment seats on the GMLC Board - John Kramer's seat that expired at the end of the year and one seat is vacant - and at some point, Council has to approve for John Kramer to continue and we need to appoint another member. Is that your understanding? Councilmember Turner replied yes. When will we do that? Councilmember Turner stated that needs to be resolved soon, and Mayor Siemborski welcomed suggestions from Council for who might fit the role of Conservancy Board member.

17. Resolution No. 2023-54 (Second Reading) starts at 50:41

Resolution No. 2023-54 “A Resolution Authorizing the Mayor to Enter into a Professional Services Agreement with Reid Consulting Group for Procurement of an Internet Service Provider for Village-Wide Broadband Service” was read by Councilmember Deacon. The contract in your packet lists five phases - (a) Development of Specifications, (b) Conducting the Bidding Process, (c) Facilitating the Scoring Retreat, (d) Negotiating with Respondent(s), and (e) Drafting the Contract. This is a great next step toward taking a hard and specific look at getting Broadband for the entire Village as opposed to hit or miss - we don’t want to leave some homes behind because they are in an area not deemed cost effective by providers. No action was taken at Hunting Valley’s meeting last week on Broadband.

Mayor Siemborski added we may want to go ahead and engage Reid Consulting for the first phase (Development of Specifications) of the five phases. No matter what we do, whether it be with Hunting Valley or any other municipality, we will need to have in writing what we’re looking for. Councilmember Press said figuring out what it is we want upfront before we think about an RFP makes a lot of sense. Councilmember Turner suggested it would be helpful to consider who is going to head this up, so we can move forward if the resolution is approved at the third reading next month. Resolution No. 2023-54 will be placed on second reading.

18. Resolution No. 2024-1 starts at 58:32

Resolution No. 2024-1 “A Resolution Authorizing and Directing the Transfer of Certain Sums from the General Fund to the Mayor’s Fund, Wastewater Fund and Police Pension Fund” was read by Mayor Siemborski. From time to time we need to transfer monies from our General Fund to our special funds, and absent these appropriations, we would not be able to pay the bills to these special funds. Councilmember Broome moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2024-1 be placed upon its final passage. Councilmember Press seconded the motion to suspend the rules.

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

Nays: None.

Motion carried.

Councilmember Broome moved to approve Resolution No. 2024-1 with Councilmember Welsh seconding the motion.

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

Nays: None.

Motion carried.

19. Council Matters

Discussion regarding Comprehensive Plan and next steps starts at 1:00:48

Mayor Siemborski recapped the Plan was presented to Council last summer. Council agreed to receive the Plan and took no action on it. Available now for six months, there are 21 areas of recommendation, a lot of work to sort through, and we need to get going on some of those elements. He has put together a suggestion of one way to go forward with evaluating the Plan, but this is really for the 7 Councilmembers

to discuss - how to go forward with the results of the Plan, prioritizing them, actioning them, evaluating them.

All Councilmembers participated and concluded a Council workshop type event covering one or two topics is appropriate. Our Mayor and staff will put together their input and views on the topics.

Mayor Siemborski discussed having asked Councilmembers Turner and Atton to work with himself and Land Conservancy President Nat Smith to develop one common Village/Land Conservancy strategy and tree plan document.

Discussion of the position of Council President Pro Tem starts at 1:13:34

Mayor Siemborski explained per our Charter, the President of Council is also the Mayor. When the President of Council or the Mayor is not available, the Charter provides the Council President Pro Tem sits in for that purpose. Over the years the role has expanded beyond the Charter definition. Mayor Siemborski sees the Council President Pro Tem role that has become broader as being now narrower - it should be all responsibilities of the Mayor when the Mayor can't do the job, not that of an assistant or junior Mayor. The person who fills the position is more importantly someone with experience in operating the Village and working with Village department heads as opposed to CEO/financial experience. Staying with what's in the Charter would clean up some of the confusion as to why certain people are doing certain things.

At 1:16:08 Mayor Siemborski encouraged conversation from Council. All Councilmembers contributed questions and views - including the necessity to define on paper the working relationship between Council President Pro Tem and Councilmembers. To help anticipate what is coming up each month, a Housekeeping and Annual Legislation Schedule prepared by Finance Administrator Mulh was distributed. At 1:27:35 Mayor Siemborski thanked Council for their input.

At 1:28:17 Councilmember Steinbrink expressed concern and Law Director Hunt validated the concern that we have no Council President Pro Tem in the event the Mayor is unable to perform his duties. Councilmember Steinbrink made a motion to nominate Sandra Turner as Council President Pro Tem for a one-year term and Councilmember Deacon seconded the motion. Having no other nominations,

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

Nays: Press.

Motion carried.

At 1:31:55 in response to Councilmember Atton's question on who will fulfill the Treasurer position, Mayor Siemborski stated there will be a recommendation by the next Council meeting.

At 1:34:10 Councilmember Steinbrink asked where we stood with the timeline to go out for bid on the 2024 Road Program. Village Engineer Courtney explained historically one road program included both maintenance work and whole road

repaving leading that program to being advertised in the middle of the year with construction running late into the year. Moving forward, because our county and local road maintenance does not require a tremendous amount of design, the intention is to ask Council for authorization to bid the maintenance part of the contract next month. Following a design process, the whole road repaving authorization request would be made in the middle of the year - some portion very likely dedicated towards our half of County Line Rd.

At 1:36:17 Councilmember Turner spoke about the Gates Mills Blvd. bike path. Village Engineer Courtney has provided information about the process, details on striping, effect on traffic. This information will be provided to Council in the middle of February, and she will ask for it to be on the February agenda.

20. Business from the Audience starts at 1:37:50

Mayor Siemborski stated that going forward people from the audience should state their name, resident or non-resident, but not their address. Capturing someone's voice, name, and address can be used in a nefarious manner.

Resident Sean O'Hagan thanked the Mayor and Council for taking up the spirit of the Comprehensive Plan. He was excited to hear how they want to take good-spirited steps forward to engage with the Plan and let it influence their work. He was glad to hear talk about including the staff. He asked that priorities that are of an important magnitude and take time be looked at, like Broadband, not just the quick win priorities. Have a habit of coming back to the Plan with some sort of regularity to look for opportunity not seen earlier.

Mr. O'Hagan expressed hope that the sidewalk extension along River Road would be ready this summer and Mayor Siemborski did not think that would happen. We have applied to the State of Ohio for a portion of that funding and have no idea of what odds we have. We have raised half the money through County funds received. We need the other half from somewhere else or from our own fund.

At 1:43:30 Mayor Siemborski administered the Oath of Office to Council President Pro Tem Turner.

21. Adjourn

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Beth DeCapite", with a stylized, cursive script.

Beth DeCapite, Clerk

Approved:



Steven L. Siemborski, Mayor

**VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
DECEMBER 31, 2023**

	2023 BUDGET	Current Month	2023 Year to Date	2022 Year to Date
General Fund (GF) Revenues:				
Taxes:				
Real Estate Taxes	2,436,728	-	2,488,258	2,436,728
Municipal Income Taxes	2,600,000	185,020	2,295,100	3,111,730
Share of Sales and State Taxes	62,000	5,878	68,194	70,703
Total Tax Revenue	5,098,728	190,898	4,851,551	5,619,161
Other Sources:				
Fines and Costs	100,100	6,581	81,454	95,592
Traffic Camera Gross Receipts	200,000	209,245	596,430	-
Building/Liquor Permits & Licenses	48,000	1,832	89,161	50,480
Interest Income	150,000	9,949	153,862	112,131
Rental Income	210,200	5,517	221,289	209,051
Mills Building Rental Income	114,031	40,301	154,284	77,352
Ambulance Income	40,000	-	35,850	39,552
SRO Reimbursement	90,858	15,742	92,654	85,429
Misc	100,000	678	25,259	119,125
Total Other Sources Revenue	1,053,189	289,845	1,450,244	788,712
Assessments:				
School Board/Property Assessment	-	-	-	42,129
Total General Fund Revenues	6,151,917	480,743	6,301,795	6,450,002
Add Year Beginning General Fund Balance		7,738,899	7,811,278	7,366,903
Less Expenses:				
Administration Costs	(see Page 2)	(64,368)	(793,017)	(791,860)
Administration - Transfers		(100,000)	(1,032,500)	(1,103,000)
Police Department Costs	(see Page 3)	(291,915)	(2,140,017)	(1,706,577)
Fire Department Costs	(see Page 3)	(52,144)	(252,322)	(304,267)
Fire Department Ambulance	(see Page 3)	-	(447,197)	(354,439)
Service Department Costs	(see Page 4)	(130,792)	(1,867,596)	(1,745,483)
Total General Fund Expenses		(639,219)	(6,532,649)	(6,005,626)
Current General Fund Balance		7,580,423	7,580,424	7,811,279
Plus:				
Other Fund Current Balances		1,964,085	1,964,085	1,377,346
Total Current Balance - All Funds		9,544,508	9,544,508	9,188,625

**VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
DECEMBER 31, 2023**

	2023 BUDGET	2023 Month Expenses	2023 To Date Expenses	2022 To Date Expenses
ADMINISTRATION:				
Salaries and Wages	159,500	12,095	159,381	151,200
Health Insurance	51,600	4,244	53,677	46,588
Worker's Comp/Medicare	7,800	1,295	4,201	5,139
Employee Retirement (OPERS)	27,000	2,021	26,273	24,946
PERSONNEL COSTS	245,900	19,654	243,532	227,873
Legal - Law Director	45,000	13,077	98,099	82,619
Legal - Prosecutor	38,000	13,888	48,388	42,050
Legal - Other	500	-	499	399
Engineering	34,900	2,338	32,256	33,891
Other Professional Services	85,500	9,188	129,830	107,295
LEGAL AND PROFESSIONAL	203,900	38,491	309,072	266,254
General Insurance	140,000	-	103,976	138,120
Income Tax Expense	90,500	5,478	66,897	92,564
County Auditor Expenses	58,500	-	58,289	54,498
Office Expenses	9,500	444	6,469	9,479
Miscellaneous Expenses	4,500	300	4,783	3,072
OTHER ADMINISTRATIVE COSTS	303,000	6,223	240,413	297,733
ADMINISTRATION OPERATING COSTS	752,800	64,368	793,017	791,860
Transfers to Other Funds	996,500	100,000	1,032,500	1,103,000
TOTAL ADMINISTRATION COSTS	1,749,300	164,368	1,825,517	1,894,860

**VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
DECEMBER 31, 2023**

	2023 BUDGET	2023 Month Expenses	2023 To Date Expenses	2022 To Date Expenses
POLICE DEPARTMENT:				
Salaries and Wages	1,142,000	87,409	1,115,934	1,070,659
Overtime	42,000	4,490	49,611	41,377
Health, OPERS, MEDI, Worker Comp	262,656	27,449	253,287	260,204
PERSONNEL COSTS	1,446,656	119,348	1,418,832	1,372,240
Gasoline	28,000	4,231	21,170	24,172
Repairs and Maintenance	13,000	104	12,929	13,770
Uniforms	14,000	899	9,023	10,787
Training/Conferences	17,000	-	13,319	15,593
Dispatch Operating Fee	162,000	-	160,719	153,798
Alarm System Fee	20,000	-	18,567	22,017
Maintenance Agreements/Radio Expenses	28,000	360	25,485	20,534
Traffic Camera Program LMC	-	27,240	215,400	-
Traffic Camera Program Gatso	-	139,224	165,258	-
Other Expenses	16,000	509	12,477	16,696
V.E.G.	10,000	-	10,000	10,000
OTHER POLICE DEPART COSTS	308,000	172,566	664,346	287,367
Vehicle Purchases	62,000	-	48,451	46,970
Equipment Purchases	9,500	-	8,388	-
CAPITAL EXPENDITURES	71,500	-	56,839	46,970
TOTAL POLICE DEPARTMENT COSTS	1,826,156	291,915	2,140,017	1,706,577

FIRE DEPARTMENT:				
Salaries and Wages	130,000	8,271	144,397	129,769
PERS, MEDI, SOC SEC, Worker Comp	30,000	7,399	19,951	23,485
PERSONNEL COSTS	160,000	15,670	164,348	153,254
Vehicle Maintenance	6,000	1,815	4,132	9,252
Ambulance/EMS <i>see below</i>	382,000	-	447,197	354,439
Training/Conferences	5,500	46	2,174	2,664
Contracts & Annual Fees	22,000	767	20,577	20,775
Other Expenses	9,500	2,085	5,966	6,666
OTHER FIRE DEPARTMENT COSTS	425,000	4,713	480,046	393,796
CAPITAL EXPENDITURES	68,750	31,761	55,125	111,656
TOTAL FIRE DEPARTMENT COSTS	653,750	52,144	699,519	658,706
<i>Ambulance Income on Cover Page</i>	40,000	-	35,850	39,552

**VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
DECEMBER 31, 2023**

	2023 BUDGET	2023 Month Expenses	2023 To Date Expenses	2022 To Date Expenses
SERVICE DEPARTMENT:				
Salaries and Wages	722,500	54,416	738,249	708,074
Overtime	30,000	6,930	24,055	30,877
Health, OPERS, MEDI, Worker Comp	298,000	28,667	306,607	289,542
PERSONNEL COSTS	1,050,500	90,013	1,068,911	1,028,493
Salt/Aggregate (snow removal)	76,500	-	70,924	61,000
Building Inspection	15,000	450	11,517	14,253
Equipment Maintenance	48,000	6,780	51,136	52,537
Gasoline Expense	40,000	4,954	39,781	42,307
Supplies	33,000	3,985	36,408	32,994
OPERATING COSTS	212,500	16,169	209,766	203,091
BUILDING OPERATION & MTC				
Village Hall	140,500	8,225	128,289	105,527
Village Houses	12,600	(65)	1,133	728
Community Building	38,700	1,385	24,788	19,212
Post Office	12,000	898	16,130	19,047
OBT Building	2,120	143	1,795	1,607
Wash House	3,700	13	79	74
Burton Court	3,150	11,538	27,565	3,217
Mills Building	83,500	598	77,783	52,767
BUILDING OPERATION & MTC	296,270	22,735	277,562	202,179
Street Repair	9,000	-	9,235	8,879
Ditch, Drain, Sewers	18,500	-	31,584	30,222
Tree Grinding (Contractors)	16,500	-	800	12,500
Street Lighting	11,000	1,207	16,971	10,066
Parks	20,000	559	18,578	22,439
Guardrails, Signs, Bridges	16,600	109	5,583	16,537
STREETS AND ROADS	91,600	1,875	82,752	100,643
Vehicles	235,000	-	208,512	209,959
Other Equipment	17,000	-	20,093	1,118
CAPITAL EXPENDITURES	252,000	-	228,604	211,077
TOTAL SERVICE DEPARTMENT COSTS	1,902,870	130,792	1,867,596	1,745,483

**VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
DECEMBER 31, 2023**

	Beginning Year Balance	Year-to-date Actual Receipts	Year-to-date Actual Expenses	Unexpended Balance
Street Const Maint Repair	80,941	202,787	148,903	134,824
State Highway	25,654	16,589	15,000	27,243
Bond Retirement (KeyBank Loans)	2,730	-	-	2,730
	<u>109,324</u>	<u>219,376</u>	<u>163,903</u>	<u>164,797</u>
Capital Improvement	339,875	929,506	848,619	420,762
Water	287,998	16,500	20,494	284,003
Wastewater Plant	14,309	82,811	67,344	29,776
Park Recreation	56,232	20,530	22,815	53,947
Cemetery	47,983	12,500	5,683	54,799
Mayor's Court-Violations Bureau	1,611	22,109	22,500	1,220
Mayor's Discretionary	334	1,500	1,549	285
Purcell Trust	31,800	-	-	31,800
Land Conservation	110,976	225,151	125,809	210,318
Local Fiscal Recovery Fund (ARPA)	192,312	407,723	100,505	499,530
Building Bond Deposit	103,919	26,070	-	129,989
Underground Storage Tank	11,000			11,000
Safety Fund	56,368	20,585	50,239	26,714
Police Relief & Pension	5,238	227,510	209,644	23,104
Law Enforcement	10	255	-	265
VEST Grant	-			-
OneOhio Fund (Opiod)	569	1,200		1,769
STATE Grants	7,491	12,517	-	20,008
TOTAL OTHER FUNDS	<u>1,377,346</u>	<u>2,225,843</u>	<u>1,639,105</u>	<u>1,964,085</u>
GENERAL FUND	7,811,278	6,301,795	6,532,649	7,580,424
TOTAL ALL FUNDS	<u>9,188,624</u>	<u>8,527,638</u>	<u>8,171,754</u>	<u>9,544,509</u>

**STATE OF THE VILLAGE
DECEMBER 31, 2023**

	2023	2022
Total Current Balance - All Funds	9,544,509	9,188,624
Cash and Investments:	12/31/2023	12/31/2022
Cash:		
ANCORA	8,465,350	8,667,560
CHASE DDA	267,482	273,059
CHASE SAV - LAND CONS	210,318	110,976
CHASE VIOLATIONS BUREAU	49,426	38,995
Star Ohio	733,640	158,459
Total Cash	9,726,215	9,249,049
(OUTSTANDING CHECKS)	(181,707)	(60,425)
Total Cash and Investments	9,544,509	9,188,624

**** From Wastewater Fund**

GENERAL FUND SUMMARY	BUDGET	DECEMBER	2023 YEAR TO DATE	2022 YEAR TO DATE
Real Estate Taxes	2,436,728	-	2,488,258	2,436,728
Municipal Income Tax	2,600,000	185,020	2,295,100	3,111,730
Share of Sales and State Taxes	62,000	5,878	68,194	70,703
Other Sources	1,053,189	289,845	1,450,244	788,712
Assessments	-	-	-	42,129
TOTAL OPERATING REVENUES	6,151,917	480,743	6,301,795	6,450,002
OPERATING EXPENSES				
Administration Department	752,800	64,368	793,017	791,860
Police Department	1,826,156	291,915	2,140,017	1,706,577
Fire Department	653,750	52,144	699,519	658,706
Service Department	1,902,870	130,792	1,867,596	1,745,483
Transfers excluding Inheritance Taxes	996,500	100,000	1,032,500	1,103,000
TOTAL OPERATING EXPENSES	6,132,076	639,219	6,532,649	6,005,626
SURPLUS (DEFICIT)	19,841	(158,476)	(230,854)	444,376

Project	December 31, 2023	BUDGET	DECEMBER	YEAR TO DATE EXPENSES	COURTNEY	OTHER	SCMR/STHWY
CAPITAL IMPROVEMENT							
2022 ROAD PROGRAM				251,085		251,085	
2023 ROAD PROGRAM		1,100,000	121,607	524,432	82,110	302,322	140,000
CEDAR RD RECONST							
HILLCREEK CULVERT REPAIR		22,000	47,620	55,060	7,440	47,620	
STORM WATER REGS AND ISSUES		20,000		1,867	1,367	500	
MAYFIELD ROAD CULVERT		400,000		-	-		
COMM HOUSE LOWER LEVEL DOORS/BATH		40,000		34,531		34,531	
PUBLIC RESTROOM RENO (NEAR PARK)		30,000					
GM BLVD EMERGENCY REPAIR				58,032	3,415	54,617	
TOTAL		1,612,000	169,227	925,006	94,332	690,674	140,000

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

January 2024 Council Meeting

- 1) Police officers assisted Mayfield Village EMS with two medical emergency calls. Both resulted in the unfortunate passing of the patients.
- 2) 30 deer have been harvested to date, with one more month remaining in the season.
- 3) Police officers are currently undergoing mandatory CPR/First Aid/AED training.

Monthly Totals:

- 57 Traffic Citations.
- 24 Warnings.
- 15 Incident Reports.
- 2 Accident Reports.
- 2,722 House Checks
- 6,746 Patrol Miles.
- Total Fines \$6,581.00 YTD 81,454.00

Sincerely,



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

2023 Speed Camera Summary

- From program inception 8/17/23 through 1/8/2024: 10,535 Total citations issued. During initial 30-day warning period, 3,100 warning notices were mailed out.
- Top recorded speed was 90 MPH.
- 1% of violators are residents.
- From inception, most egregious violators percentages are down 4% to 1%, about a 75% reduction in top end speeders. The average speed of drivers receiving citations is approximately 61.5 MPH.
- Officers have reported speeding is down throughout the Village.
- At least 7 other communities in NE Ohio have a speed camera program.
- The program is working as expected.

Gates Mills Service Department

"Yours in service since 1920"

TO: Mayor
and Council Members

FROM: Dave Biggert, Service Director

RE: SERVICE DEPARTMENT REPORT – DECEMBER 2023

1. In December, 4 building permits were issued for a total construction value of \$1,447,019.

A total of 97 permits had been issued for 2023. The total construction value for the year was \$14,609,864 which includes 5 new homes.

2. In December 2022, 6 building permits had been issued for a total construction value of \$1,201,819.

A total of 76 permits had been issued for 2022. The total construction value for the year was \$7,561,494.

3. In December the Service Department took delivery and stored 157.58 tons of salt. This was the final purchase under the 2023 salt purchasing contract. A total of 1527.18 had been purchased for the year.

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

Gates Mills Fire Department

December 2023 Council Report

DATE	NFIRS #	Address/Location	Description of Incident
12-02-23	2023-199	599 Battles Road	Outside Fire
12-12-23	2023-200	461 Chagrin-River Road	Smoke Detector Activation—Under Construction
12-13-23	2023-201	2050 County Line Road	Unintentional Transmission of Alarm-Dispatch
12-16-23	2023-202	7959 Gates Mills Estates	Odor investigation-Outside
12-17-23	2023-203	7060 Deerfield Lane	CO detector alarm—No Illness--Bad Detector
12-23-23	2023-204	2080 Woodstock Road	Smoke Detector Activation—Fireplace Problem-Vented
12-24-23	2023-205	1777 SOM Center Road	Fire Alarm—Cooking problem
12-26-23	2023-206	1440 West Hill Drive	Arcing Transformer
12-27-23	2023-207	2045 SOM Center Road	Citizen Complaint-Overcrowding

CURRENT MONTH TOTAL	2023 YEAR END TOTAL	2022 YEAR END TOTAL
G.M. FIRE 9	207	183
M.V. EMS 15	215 (+9 cancelations) 224	193

The December training topics were:

December 5, 2023 Year end call review.

December 19, 2023 Vehicle Checks: 1411, 1412. Review equipment changes and new hand tools on 1412.
Drill topic: Firehouse Magazine, "Audibles" as used in the fire service command and supervision.

December employee anniversaries:
Captain Rob Jamieson – 32 years
Firefighter Tim Byrne – 19 years

Thomas Majeski

January 8, 2024

To: Gates Mills Village Council

From: Nathaniel T. Smith, Director

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

Date: December 23, 2023

Since the last Council Report dated July 13, 2023, GMLC has started to work on three of the key initiatives identified in its **updated five-year strategic plan**.

- GMLC's directors have trained on and started using a new GIS tool for property inspections that identifies the boundary lines of its preserves and conservation easements.
- In September, continuing its community engagement efforts, GMLC and the Mayfield School District hosted a seminar at the Gates Mills Environmental Center called "Preserving Gates Mills" – Uniting for Land, Water, and Tree Preservation. The well attended event had three expert speakers who discussed the geological evolution of the Chagrin River valley, management of tree canopies and diseases, and the protection of the fragile Chagrin River watershed. The Conservancy also published the third edition of its 2023 online Newsletter.
- Preliminary work has continued on establishing a "Tree Canopy Committee" for Gates Mills. It will be comprised of GMLC directors, knowledgeable environmental experts and arborists, and interested Village citizens. Potential committee members have been identified, and the initial priorities and budgets for this long-term program are being finalized. GMLC will be able to share more specific details of the proposed Tree Canopy Committee with Council at the end of the first quarter. Potential projects may include:
 - Annual program of trimming and removal of diseased trees
 - Tree planting along roadways
 - Citizen Tree Planting Cooperative
 - Annual Arbor Day Events
 - Partial reforestation of the Sherman Road Preserve
 - Trail maintenance

Fund Raising: In the fourth quarter, GMLC was awarded a \$10,000 grant for removing an aggressive invasive "Tree of Heaven" from one of its preserves bordering Sherman and Chagrin River Road. The Conservancy also received one of the largest cash bequests in its history, a \$100,000 donation from longtime resident Dan Kish.

Levy Receipts: In November, GMLC received its second tax levy payment for 2023 in the amount of \$51,500 bringing the total levy proceeds in 2023 to \$114,600. During the year, there were no cash transactions involving levy funds for new land or conservation easements acquisitions.

Governance: The annual members meeting for GMLC was held on December 4th in the Community House. Two directors Robert Galloway and Nathaniel Smith were re-elected to new terms by vote of the

members. Tammy O’Neil, manager of the Wildlife Care Center at Penitentiary Glen, gave an engaging talk about natural habitat loss and the rehabilitation care given to injured wildlife at the Wildlife Care Center.

Financials: In mid-November, the independent auditor’s review of GMLC’s 2022 financial statements was completed by its certified public accountants, Bercheck & DeChellis. The accountants also completed and filed the Conservancy’s Form 990 (Return of Organization Exempt from Income Tax) with the Internal Revenue Service.

As of the end of November 2023, GMLC’s Statement of Revenues & Expenses and its cash position were as follows:

<u>Statement of Operations</u>	<u>November YTD Actual</u>	<u>Full Year 2023 Budget</u>
Revenues	\$131,700	\$32,700
Expenses	\$ 26,700	\$32,550
Net	\$105,000	\$ 150

Revenues were substantially higher than budget due primarily to a large \$100,000 bequest, the foundation award of \$10,000 for treating invasives, and strong membership contributions that were similar to the record level in 2022. Expenses are expected to be at their budgeted levels by year-end.

At the end of November, the Conservancy’s cash reserves were \$775,000. Out of this total, \$172,000 were levy funds available to support land and easement acquisitions, and the balance was designated for endowment.

Operating Funds	\$389,000
Levy Funds	\$172,000
Stewardship Reserves	<u>\$214,000</u>
Total Cash Funds	\$775,000

Land Trust Alliance (LTA) Accreditation: In October, GMLC submitted the preliminary application for re-accreditation with LTA. The final application for GMLC’s third accreditation, which must be renewed every five years, is due in March 2024, and it is subject to a comprehensive audit of its records against LTA standards.

Gates Mills Land Conservancy and Affiliate
Consolidated Statements of Assets, Liabilities and Net Assets - Cash Basis
Years Ended December 31, 2022 and 2021

	2022	2021
ASSETS		
Current Assets		
Cash and cash equivalents	\$ 849,664	\$ 776,006
Prepaid Expense	1,000	\$ -
Total Current Asset	850,664	776,006
Property and Equipment		
Land (Note C)	6,229,358	6,229,358
Office equipment	5,584	5,584
Total Property and Equipment	6,234,942	6,234,942
Accumulated depreciation	(5,584)	(5,584)
Net Property and Equipment	6,229,358	6,229,358
TOTAL ASSETS	\$ 7,080,022	\$ 7,005,364
LIABILITIES AND NET ASSETS		
Liabilities		
Current Liabilities		
Payroll taxes payable	\$ 587	\$ 596
Current portion of long-term debt	36,257	34,842
Total Current Liabilities	36,844	35,438
Long-Term Liabilities		
Long-term debt, net of current portion (Note E)	228,118	264,375
Total Liabilities	264,962	299,813
Net Assets		
Without Donor Restrictions		
Operating fund	281,799	256,011
Board designated funds	5,652,616	5,603,738
841, LLC	880,645	845,802
Total Net Assets	6,815,060	6,705,551
TOTAL LIABILITIES AND NET ASSETS	\$ 7,080,022	\$ 7,005,364

See accompanying independent accountants' review report
and notes which are an integral part of this statement.

Gates Mills Land Conservancy and Affiliate
Consolidated Statements of Revenues, Expenses,
and Other Changes in Net Assets - Cash Basis
Years Ended December 31, 2022 and 2021

	Operating Fund	Board Designated Funds	841, LLC	Total 12/31/2022	Total 12/31/2022
Revenues					
Tax levy proceeds from the Village of Gates Mills	\$ -	\$ 110,289	\$ -	\$ 110,289	\$ 224,132
Real estate tax refunds				-	-
Members' dues	36,357			36,357	22,775
Grants & contributions	22,149			22,149	-
Other	232			232	131
Total revenue	58,738	110,289	-	169,027	247,038
Expenses					
Wages & payroll taxes	13,392			13,392	12,155
Professional fees	6,325			6,325	7,225
Acquisition of easement (Note D)	-			-	-
Land acquisition fees	-			-	-
Property improvements (Note D)	-	2,310		2,310	2,682
Real estate taxes & assessments	-	11,347		11,347	28,282
Appraisals, surveys & other fees	-			-	-
Insurance	3,837	1,683		5,520	5,504
Rent	2,400			2,400	2,400
Postage, printing & administrative	4,533			4,533	2,738
Dues	625			625	625
Promotional	863			863	605
Charitable donation	1,000	-	-	1,000	-
Total expenses	32,975	15,340	-	48,315	62,216
Other Changes					
Investment income	25	222		247	158
Interest expense			(11,450)	(11,450)	(12,810)
Total Other Changes	25	222	(11,450)	(11,203)	(12,652)
Excess (Deficit) of Revenues Over Expenses	\$ 25,788	\$ 95,171	\$ (11,450)	\$ 109,509	\$ 172,170

See accompanying independent accountants' review report
and notes which are an integral part of this statement.

Gates Mills Land Conservancy and Affiliate
Schedule I - Statement of Revenues, Expenses, and Other Changes in Net Assets - Cash Basis
Board Designated Funds
Year Ended December 31, 2022

	Levy Fund	Stewardship Fund	Quintrell Memorial Sherman Road Preserve Fund	Enforcement, Defense Fee Owned & Deed Restriction Fund	Total 12/31/2022
Revenues					
Tax levy proceeds from the Village	\$ 110,289	\$ -	\$ -	\$ -	\$ 110,289
Escrow refund					-
Total revenues	<u>110,289</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>110,289</u>
Expenses					
Professional fees	-	-	-	-	-
Land acquisition fees	-	-	-	-	-
Property improvements	1,500	-	810	-	2,310
Real estate taxes & assessments	11,347	-	-	-	11,347
Appraisals, surveys & other fees	-	-	-	-	-
Insurance	1,683	-	-	-	1,683
Administrative	-	-	-	-	-
Total expenses	<u>14,530</u>	<u>-</u>	<u>810</u>	<u>-</u>	<u>15,340</u>
Other Changes					
Investment income	140	11	-	71	222
Excess (Deficit) of Revenues Over Expenses	<u>\$ 95,899</u>	<u>\$ 11</u>	<u>\$ (810)</u>	<u>\$ 71</u>	<u>\$ 95,171</u>

See accompanying independent accountants' review report and notes which are an integral part of this statement.

Gates Mills Land Conservancy and Affiliate
Schedule II - Statement of Actual and Budgeted Revenues, Expenses,
and Other Changes in Net Assets - Operating Fund
For the Year Ended December 31, 2022

	2022		
	Actual	Budgeted	Over (Under) Budget
Revenues			
Members' dues	\$ 36,357	\$ 25,000	\$ 11,357
Annual dinner			-
Grants & contributions	22,149	500	21,649
Other	232	200	32
Total revenues	58,738	25,700	33,038
Expenses			
Wages & payroll taxes	13,392	13,300	92
Professional fees	6,325	4,750	1,575
Appraisals, surveys & other fees	-	-	-
Insurance	3,837	3,850	(13)
Rent	2,400	2,400	-
Postage, printing & administrative	4,533	2,175	2,358
Dues	625	425	200
Promotional	218	100	118
Annual dinner	645	500	145
Other Charitable donation	1,000	250	750
Total expenses	32,975	27,750	5,225
Other Changes			
Investment income	25	25	-
Over (Under) Budget of Revenues Over Expenses	\$ 25,788	\$ (2,025)	\$ 27,813

See accompanying independent accountants' review report
and notes which are an integral part of this statement.

Gates Mills Land Conservancy and Affiliate
Schedule III - Statement of Actual and Budgeted Revenues, Expenses,
and Other Changes in Net Assets - Board Designated Funds
For the Year Ended December 31, 2022

	2022		
	Actual	Budgeted	Over (Under) Budget
Revenues			
Tax levy proceeds from the Village of Gates Mills	\$ 110,289	\$ 110,000	\$ 289
Escrow refund	-	-	-
Total revenue	110,289	110,000	289
Expenses			
Professional fees	-	2,500	(2,500)
Land acquisition fees	-	-	-
Property improvements	2,310	3,000	(690)
Real estate taxes & assessments	11,347	25,600	(14,253)
Appraisals, surveys & other fees		2,000	(2,000)
Insurance	1,683	1,683	-
Other		800	(800)
Total expenses	15,340	35,583	(20,243)
Other Changes			
Investment income	222	150	72
Over (Under) Budget of Revenues Over E	\$ 95,171	\$ 74,567	\$ 20,604

See accompanying independent accountants' review report
and notes which are an integral part of this statement.

Gates Mills Land Conservancy and Affiliate
Consolidated Statements of Changes in Net Assets - Cash Basis
For the Years Ended December 31, 2022 and 2021

	<u>2022</u>	<u>2021</u>
NET ASSETS WITHOUT DONOR RESTRICTIONS		
OPERATING FUND		
Balance January 1	\$ 256,011	\$ 260,156
Increase :		
Excess of revenues over expenses	<u>25,788</u>	<u>-</u>
Total Increase	<u>25,788</u>	<u>-</u>
Decrease		
Net deficit of revenues over expenses		<u>(4,145)</u>
Total Increase/(Decrease)	<u>-</u>	<u>(4,145)</u>
Balance December 31	<u>\$ 281,799</u>	<u>\$ 256,011</u>
BOARD DESIGNATED		
Balance January 1	\$ 5,603,738	\$ 5,460,906
Increase :		
Net excess of revenues over expenses	<u>95,171</u>	<u>189,125</u>
Total Increase	<u>95,171</u>	<u>189,125</u>
Decrease:		
Transfer of funds to 841, LLC fund	<u>(46,293)</u>	<u>(46,293)</u>
Total (Decrease)	<u>(46,293)</u>	<u>(46,293)</u>
Balance December 31	<u>\$ 5,652,616</u>	<u>\$ 5,603,738</u>
841, LLC		
Balance January 1	\$ 845,802	\$ 812,319
Increase :		
Net excess of revenues over expenses	<u>-</u>	<u>-</u>
Transfer of funds from levy fund	<u>46,293</u>	<u>46,293</u>
Total Increase	<u>46,293</u>	<u>46,293</u>
Decrease:		
Net deficit of revenues over expenses	<u>(11,450)</u>	<u>(12,810)</u>
Total (Decrease)	<u>(11,450)</u>	<u>(12,810)</u>
Balance December 31	<u>\$ 880,645</u>	<u>\$ 845,802</u>

See accompanying independent accountants' review report
and notes which are an integral part of this statement.

Gates Mills Land Conservancy and Affiliate
Consolidated Statements of Cash Flows - Cash Basis
For the Years Ended December 31, 2022 and 2021

	<u>2022</u>	<u>2021</u>
Cash Flows From Operating Activities:		
Increase in net assets	\$ 109,509	\$ 172,170
Adjustments to reconcile increase in net assets to net cash provided by (used in) operating activities:		
Depreciation	-	-
(Increase)Decrease in Current Assets		
Prepaid expense	(1,000)	
Increase (decrease) in: Current Liabilities		
Deferred real estate taxes	-	(13,525)
Payroll taxes payable	(9)	62
Net Cash Provided (Used) By Operating Activities	<u>108,500</u>	<u>158,707</u>
Cash Flows From Financing Activities:		
Proceeds from long-term debt	-	-
Payments on long-term debt	(34,842)	(33,483)
Net Cash Provided (Used) By Financing Activities	<u>(34,842)</u>	<u>(33,483)</u>
Net Increase (Decrease) In Cash & Cash Equivalents	73,658	125,224
Cash & Cash Equivalents At Beginning Of Year	<u>776,006</u>	<u>650,782</u>
Cash & Cash Equivalents At End Of Year	<u><u>\$ 849,664</u></u>	<u><u>\$ 776,006</u></u>
Supplemental Disclosures of Cash Flows Information		
Cash Paid During the Years for:		
Interest	<u><u>\$ 11,450</u></u>	<u><u>\$ 12,810</u></u>

See accompanying independent accountants' review report
and notes which are an integral part of this statement

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**Gates Mills Land Conservancy and Affiliate
Notes to the Consolidated Financial Statements
December 31, 2022 and 2021**

A. Organization and Purpose

The Gates Mills Land Conservancy (the "Conservancy") is a charitable organization formed in September, 1988 under the Ohio Nonprofit Corporation Law. Its purposes are to perform the functions of and to carry out the objectives of the Village of Gates Mills, Ohio in the development of its Master Plan and to help preserve the natural, recreational and scenic resources of the Village of Gates Mills and the Chagrin River Valley located therein, by acquiring land and by placing conservation easements or deed restrictions on land through gifts, purchases or otherwise. The Internal Revenue Service has ruled that the Conservancy is a tax-exempt organization as defined under section 501 (c) (3) and as described in section 509 (a) (1) of the Internal Revenue Code. In addition, the Conservancy is a publicly supported organization under section 170(b)(1)(A)(vi) of the Internal Revenue Code, granting it the ability to receive qualified conservation contributions, defined as contributions of an entire interest, a remainder interest, or a restriction on the use of (a conservation easement) qualified real property.

The Conservancy formed a limited liability company subsidiary, 841, LLC, on May 28, 2019, for the purpose of pursuing its objectives, including the holding of title to properties purchased. The Conservancy is the sole member of 841, LLC.

B. Summary of Significant Accounting Policies

Basis of Accounting - The accompanying financial statements has been prepared on a cash basis of accounting, which is an Other Comprehensive Basis of Accounting. Consequently, revenues are recognized when received rather than when earned and expenses are recognized when paid rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

Principles of Consolidation – The accompanying consolidated financial statements for the years ended December 31, 2022 and 2021, include the accounts of the Gates Mills Land Conservancy and its sole member limited liability company subsidiary, 841, LLC. All significant intercompany accounts and transactions have been eliminated in the consolidated financial statements.

Cash and Equivalents – For purposes of the statement of cash flows, cash and cash equivalents include cash invested in liquid instruments with a maturity date of three months or less.

Gates Mills Land Conservancy and Affiliate
Notes to the Consolidated Financial Statements (continued)
December 31, 2022 and 2021

B. Summary of Significant Accounting Policies (continued)

Property and Equipment

Property and equipment with useful lives greater than one year are capitalized at cost when purchased. Property donated to the Conservancy is recorded at a zero value in the Statement of Assets, Liabilities and Net Assets – Cash Basis and the Statement of Revenues, Expense and Other Changes in Net Assets – Cash Basis. Property and equipment are depreciated over the estimated useful life on a straight-line method. For federal income tax purposes, depreciation is computed using the modified accelerated cost recovery system.

Office furniture and fixtures

7 – 10 years

Conservation Easements - The Conservancy's land conservation objectives are accomplished by accepting donations of interest in real property in the form of conservation easements. Conservation easements are perpetual agreements between landowners and the Organization, in which, the landowners agree to abide by certain restrictions designed to preserve the open space or conservation value of their land. Easements are publicly recorded and are binding on all future owners of the property. The Conservancy's principal responsibility is to ensure compliance with the terms of the easement. It meets this responsibility by annually inspecting the property and, if necessary, taking appropriate action to enforce the easement.

Each conservation easement received by the Conservancy provides that it cannot be transferred or assigned to any person or entity except to an organization that is qualified under the Internal Revenue Code to receive easements and has the commitment, ability, and resources to meet the responsibilities and obligations under the easement and to take the necessary steps to protect the conservation values of the property. Accordingly, there is no market for any of the conservation easements received by the Organization.

Conservation easements donated to the Conservancy are recorded at a zero value in the Statement of Assets, Liabilities and Net Assets – Cash Basis and the Statement of Revenues, Expense and Other Changes in Net Assets – Cash Basis. Conservation easements that are purchased are recorded at a zero value in the Statement of Assets, Liabilities and Net Assets – Cash Basis and are shown as an expense in the Statement of Revenues, Expense and Other Changes in Net Assets – Cash Basis.

C. Assets

Assets consist of cash and cash equivalents, real estate owned by the Conservancy and office equipment.

Gates Mills Land Conservancy and Affiliate
Notes to Consolidated Financial Statements (continued)
December 31, 2022 and 2021

Gates Mills Land Conservancy and Affiliate

C. Assets (continued)

Cash and Cash Equivalents

	Fund	Board Designated Funds						Total Cash 12/31/2022	Total Cash 12/31/2021
		Operating	Levy	Stewardship	Quintrell Memorial Sherman Rd Preserve	Enforcement, Defense, Fee Owned & Deed Restriction	Total Board Designated		
Citizens checking	\$ -	\$ 110,289	\$ -	\$ -	\$ -	\$ -	\$ 110,289	\$ 110,289	\$ 7,585
Huntington checking	-	-	-	-	804	-	804	804	1,614
KeyBank checking	13,926	70,077	-	-	-	-	70,077	84,003	135,948
Huntington savings, interest rate variable	-	-	-	-	-	88,903	88,903	88,903	88,832
Citizens money market, interest rate variable	-	36,073	-	-	-	-	36,073	36,073	28,472
Huntington money market, interest rate variable	-	154,804	-	-	-	-	154,804	154,804	154,680
KeyBank money market, interest rate variable	20,000	-	107,981	-	-	-	107,981	127,981	112,093
PNC Bank money market, interest rate variable	-	-	-	-	-	-	-	-	-
US Bank money market, interest rate variable	246,707	-	-	-	-	-	-	246,707	246,682
Petty cash	100	-	-	-	-	-	-	100	100
Total cash and cash equivalents	\$ 280,733	\$ 371,243	\$ 107,981	\$ 804	\$ 88,903	\$ 568,931	\$ 849,664	\$ 776,006	

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**Gates Mills Land Conservancy and Affiliate
Notes to the Consolidated Financial Statements (continued)
December 31, 2022 and 2021**

C. Assets (continued)

Land

At December 31, 2022, the Conservancy owns the following real estate:

- 1989 Gift from Soltz of 14.137 acres
- 1990 Gift from Jones of 6.9 acres
- 1990 Gift from Griesinger of 6.5 acres
- 1990 Purchase from Svette of 2.833 acres
- 1992 Gift from Smith of 19.312 acres
- 1994 Purchase from Bernardinelli of 5.1889 acres
- 1995 Gift from Feller of 4.519 acres
- 1996 Purchase from Merkel of 8.8492 acres
- 1997 Purchase from Lo Conti of 6.5845 acres
- 1997 Purchase from Votruba Builders, Inc. of 3.475 acres
- 1997 Purchase from Tichy of 2.5 acres
- 1998 Purchase from Austin of 12 acres
- 1999 Purchase from Blauschild of 3.006 acres
- 1999 Acquired through land exchange with Village of Gates Mills 11.2 acres
- 2000 Purchase from Alan Brown Construction Co. of 6.7628 acres
- 2001 Purchase from Abakumov of 25.334 acres
- 2007 Purchase from Douglas Wick of 25 acres
- 2007 Gift from Jennifer Creech of 2.6545 acres
- 2014 Purchase from William and Elizabeth Lentz of 10.85 acres
- 2014 Gift from Marabito of 2.964 acres
- 2015 Purchase from Sherman Road LLC of 38 acres
- 2015 Purchase from Phillip and Evelyn Hayes of 7.493 acres
- 2018 Purchase from Dillhoefer of .42 acres
- 2019 Purchase from Jane Clark Trust of 36.735 acres
- 2020 Purchase from Gregg Goldberg Trust of 5.6 acres
- 2020 Gift from Audrey Knight of 3.7 acres
- 2020 Purchase from Steven Lindseth of 15.75 acres

Office Equipment

Office equipment is carried at cost, less accumulated depreciation.

Gates Mills Land Conservancy and Affiliate
Notes to the Consolidated Financial Statements (continued)
December 31, 2022 and 2021

D. Property Sales, Acquisitions and Improvements

In the years-ended December 31, 2022 and 2021, there were no land acquisitions or sales.

Total property maintenance costs of \$ 2,310 and \$ 2,682 were incurred in 2022 and 2021, respectively. The 2022 costs consisted of \$ 1,500 paid from the Levy Fund for tree removal, mowing, and fence repair, and \$810 from the Sherman Road Preserve for mowing. The 2021 costs consisted of \$ 1,894 paid from the Levy Fund for tree removal and mowing, and \$ 788 paid from the Sherman Road Preserve for mowing..

E. Long-Term Debt

Long-term debt at December 31, 2022 and 2021 consisted of the following:

A note payable to the Jane Clark Revocable Trust, payable in quarterly installments of \$11,573, including interest at 4%, with the final payment due March 31, 2029 and a balance of \$299,217 and \$332,700, respectively.

	<u>2022</u>	<u>2021</u>
Total long-term debt	\$ 264,375	\$ 299,217
Less current portion	<u>(36,257)</u>	<u>(34,842)</u>
Long-term debt	<u>\$ 228,118</u>	<u>\$ 264,375</u>

Future maturities of long-term debt are as follows:

<u>Year Ending</u> <u>December 31,</u>	<u>2022</u>	<u>2021</u>
2022	\$ -0-	\$ 34,842
2023	36,257	36,257
2024	37,729	37,729
2025	39,261	39,261
2026	40,855	40,855
2027	42,514	42,514
Thereafter	<u>110,273</u>	<u>110,273</u>
Total long-term debt	<u>\$ 264,375</u>	<u>\$ 299,217</u>

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Gates Mills Land Conservancy and Affiliate
Notes to the Consolidated Financial Statements (continued)
December 31, 2022 and 2021

F. Board Designated Funds

The board of directors of the Conservancy has designated monies to four funds. Monies in these funds are to be used as described below:

Levy Fund

The Levy Fund's expenditures are to be used for the conservation, retention, protection and preservation of land, water, forest or wetland areas in their natural, scenic, open or wooded condition or as a suitable habitat for fish, plants or wildlife, which includes the acquisition of property or interests therein deemed necessary to carry out these purposes.

The Levy Fund receives funds from the proceeds of a tax levy assessed the property owners of Gates Mills. In 2022, the Gates Mills Village Council distributed 50% of the proceeds of the one-mill tax levy to the Conservancy.

On November 2, 2021, the citizens of the Village of Gates Mills renewed the one-mill levy for the five years 2022, 2023, 2024, 2025, and 2026. Beginning in 2022, under the newly passed levy, the Gates Mills Village Council will distribute 50% of the proceeds from the levy. The Conservancy can request additional funds generated by the tax levy, up to 45% of the proceeds, if needed for the purchase of additional properties, or the stewardship of existing properties.

Stewardship Fund

The Stewardship Fund's expenditures are restricted to the maintenance and care of the properties on which the Conservancy owns or holds an easement. In 2022 and 2021, there was no expenditure of stewardship funds.

Increases to the Stewardship Fund in 2022 and 2021 were as follows:

	<u>2022</u>	<u>2021</u>
Interest earned	\$ 11	\$ 11

Thomas Quintrell Memorial / Sherman Road Preserve Fund

The Thomas Quintrell Memorial / Sherman Road Preserve Fund was established from contributions received in memory of Thomas Quintrell, former member of the board of directors and officer of the Conservancy. Expenditures from the fund are restricted in use for the maintenance and improvement of the Sherman Road Preserve property acquired by the Conservancy in 2015.

Gates Mills Land Conservancy and Affiliate
Notes to the Consolidated Financial Statements (continued)
December 31, 2022 and 2021

Enforcement, Defense, Fee Owned and Deed Restriction Fund

The Enforcement, Defense, Fee Owned and Deed Restriction Fund was established to enable the Conservancy to enforce the terms of the conservation easements, defend these easements from challenges, and remedy violations to the easements. The fund also provides legal counsel for the protection of the Conservancy's fee owned properties and properties on which the Conservancy holds deed restrictions.

This board designated funds maintain the funding levels established by the Land Trust Alliance. Increases in the fund in 2022 and 2021 were increases of \$71 and \$83, respectively, from interest earned on the cash within the funds.

G. Concentrations and Commitments

As described in Note F, the Conservancy receives monies from the Village of Gates Mills collected from the proceeds of a one-mill tax levy. On November 2, 2021, the one-mill tax levy was renewed through 2026 with 74% of the voters approving the renewal. The proceeds from the levy represent a significant portion of the Conservancy's receipts. Without these proceeds, the Conservancy would have a difficult time continuing its operations.

The Conservancy is leasing office space from the Gates Mills Historical Society. On February 27, 2020, the Conservancy entered into a lease agreement with the Gates Mills Historical Society for the period beginning January 1, 2020 and ending December 31, 2024. The annual rent expense paid for the years ended December 31, 2022 and 2021 was \$2,400.

Future maturities of the rental lease are as follows:

<u>Year Ending</u> <u>December 31,</u>	<u>2022</u>	<u>2021</u>
2022	\$ -0-	\$ 2,400
2023	2,400	2,400
2024	2,400	2,400
Thereafter	<u>-0-</u>	<u>-0-</u>
	<u>\$ 7,200</u>	<u>\$ 9,600</u>

**Gates Mills Land Conservancy and Affiliate
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December 31, 2022 and 2021**

II. Income Taxes

The Conservancy is exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code and is classified as a publicly supported charity under section 509(a)(1) of the Code and section 170(b)(1)(A)(vi) of the regulations.

I. Date of Management's Review

Subsequent events were evaluated through November 8, 2023, which is the date the financial statements were available to be issued.

J. Subsequent Events

The evaluation of subsequent events did not identify any events requiring disclosure.