

The Regular, Scheduled Meeting of the Council of The Village of Marble Cliff

1600 Fernwood Ave.

June 16, 2025

The Council of the Village of Marble Cliff held its regular, scheduled meeting on Monday, June 16, 2025, at 7:00 pm. in Village Hall, 1600 Fernwood Ave., in the Village of Marble Cliff. Those in attendance were Mayor, Matthew P. Cincione; Council Members: President, Dow T. Voelker; Matthew R. Jolson, Bridget B. Sarna, Joanne C. Taylor, Marcia A. Thomas, and Kendy A. Troiano; Yazan Ashrawi, Village Solicitor; Caleb Zmith, Village Engineer; Stephanie Evans, Fiscal Officer; and Peggy Shanahan, Assistant Fiscal Officer. No representatives of the press were present. Visitors were present.

Mayor Cincione called the meeting to order at 7:00 pm.

PUBLIC HEARING

The Mayor opened the Budget Hearing and presented O-2729-25, An Ordinance Adopting a budget for the year 2026 for the Village of Marble Cliff, for its third reading.

With no public comment, Mayor Cincione adjourned the public hearing.

Mr. Voelker moved to approve Ordinance O-2729-25; Ms. Troiano seconded. Motion passed unanimously.

VARIANCES, PERMITS AND VISITORS

Mr. Ashrawi swore in Mr. Dean Marcellana, who spoke regarding his fence variance application, and reviewed the requirements for a fence variance. Mr. Marcellana presented his request for a fence variance for 1624 Roxbury Road, so that he may extend the fence that was built at the Packard Development that runs along his property line. Mr. Marcellana explained his reasons for extending the fence and answered questions posed by Council.

Mr. Jolson moved to approve the fence variance for 1624 Roxbury Road; Ms. Troiano seconded. Motion passed unanimously.

Mr. Ashrawi swore in Mr. Bryce Monson, who spoke regarding his request for solar panel installation, and reviewed the rules surrounding solar panels. Mr. Monson presented his request for adding solar panels to the roof of his house at 1370 Cambridge Boulevard. Council compared the application with the requirements for solar panels and Mr. Monson answered questions from Council members.

Mr. Jolson moved to approve the request submitted by Mr. Monson for the installation of solar panels at 1370 Cambridge Boulevard; Ms. Taylor seconded. The motion was approved unanimously.

CONSENT AGENDA

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| <ol style="list-style-type: none">1) Approval – Minutes of the regular, scheduled meeting, May 19, 20252) Received – Fire Report, May 20253) Received -- Police Report, May 20254) Received – Permit Report, May 2025 |
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Mayor Cincione introduced the Consent Agenda and asked if any items need to be pulled out for discussion. No items were pulled out for discussion.

Mr. Voelker moved to approve the Consent Agenda; Ms. Troiano seconded. Motion passed unanimously.

MAYOR'S REPORT

Mayor Cincione reported that he met with the team from Burgess & Niple and REALM for an update on the Cambridge Boulevard plans. He, along with Village staff and Council members Voelker and Sarna, were in attendance. Council was shown the updated planning deck. The Mayor suggested an Open House at Village Hall in the fall, inviting residents to stop by to see the progress and learn more about the plan.

ENGINEER'S REPORT

Mr. Zmith reported that the pavement on Cambridge Boulevard is in worse condition than expected, but that hopefully the poor condition helps with funding opportunities. He is also trying to determine if the old trolley route went down Cambridge and if there might still be rails under the street. Mr. Voelker offered to do some research to see if he can find anything about it.

Mr. Zmith also shared that the GIS should be ready for the website soon, and that representatives from 1600 Dublin Rd. have been asking about utility information. He also stated that the removal of parking stripes in the fire lane at The Packard is scheduled for Wednesday, and they've been given a deadline for the storm drain repairs. He reported that AEP may be working in 5th Avenue some as their project continues, he is getting quotes for sidewalk replacements, and is debating the best surface for the southern part of Roxbury Road.

Mr. Zmith left the meeting at this time.

SOLICITOR'S REPORT

Mr. Ashrawi introduced an associate who is working with him this summer, and then shared that he is following an Ohio Supreme Court case regarding taxpayer lawsuits. The Ohio Municipal League is filing an Amicus Brief, and Mr. Ashrawi will keep Council updated as the case progresses.

STAFF REPORTS

Ms. Evans presented the financial reports for May 2025, including the bank reconciliations and income tax receipts.

Ms. Troiano moved to approve the financial reports for May 2025; Ms. Taylor seconded. Motion passed unanimously.

Ms. Evans shared information regarding the Village's current long-term electronic data storage and a potential improved option from Blue Technology. She and Ms. Shanahan explained the short-comings of the current system, and although an improved system would cost more, asked if Council would be interested in hearing an ordinance for consideration at the next meeting. Council members were open to the suggestion but would like to see additional options. Staff will continue to research.

Ms. Shanahan reported that she has scheduled a meeting with the America 250 committee and hopes to use activities already in place to mark the occasion so that nobody feels overburdened by it. Ms. Troiano and Ms. Taylor volunteered to help as plans progress.

Ms. Shanahan also shared that there are a couple of benches near COTA bus stops that are in disrepair. COTA has indicated that these benches do not belong to them so it is up to the Village to decide what to do with them.

COUNCIL MEMBER REPORTS

Mr. Voelker stated that there was no ESID meeting this month, and while there was one last month, nothing pertained to Marble Cliff. Mr. Jolson reported that the state's audit of SOPEC has closed and there weren't great findings for 2020-2021, however, most of the problem areas were administrative in nature, and have since been resolved as the organization has further developed and instituted more professional standards.

OLD BUSINESS

Zoning Overlay District – Mr. Voelker opened the discussion by stating the he and Ms. Thomas have met and discussed four possible options. Ms. Thomas then walked Council through a slide presentation that summarized each option. She and Mr. Voelker answered questions relating to process and walked through some possible scenarios. The "No Certificate" version received the most attention, with consideration given to starting this way and possibly adding requirements if needed. Council agreed that starting with option 4, the "No Certificate" option, seems best for

now; no legislation is required to implement as the Design Guidelines have already been adopted. Links can be added to the website as a resource and will be, once a few administrative corrections are made in the Guidelines. Mr. Jolson commended the work put into this project.

O-2730-25, An Ordinance authorizing the Mayor and Fiscal Officer to execute an Agreement to renew the policy with Ohio Government Risk Management Plan for property, liability, wrongful acts, automobile, bond, crime, inland marine and electronic data processing insurance; Third reading.

Ms. Troiano moved to approve Ordinance O-2730-25; Ms. Taylor seconded. Motion passed unanimously.

O-2732-25, An Ordinance authorizing the Mayor to seek Financial Assistance from the Ohio Public Works Commission for funding for the Cambridge Boulevard Improvement Project, and to authorize the Assistance of Burgess & Niple, Inc.; Second Reading

NEW BUSINESS

ADJOURN

Ms. Troiano moved to adjourn the meeting; Mr. Jolson seconded. Motion passed unanimously. Mayor Cincione adjourned the meeting at 8:36 pm.

Approved by:



Dow T. Voelker
Council President

Submitted by:



Stephanie A. Evans
Fiscal Officer