

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

1600 Fernwood Ave.

September 15, 2025

The Council of the Village of Marble Cliff held its regular, scheduled meeting on Monday, September 15, 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; 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.

VARIANCES, PERMITS AND VISITORS

Mr. Ashrawi swore in Mr. Greg Pace, who spoke on behalf of the residents of 1504 Cambridge Boulevard regarding a request for solar panel installation on the roof of their home. Mr. Pace presented plans for the solar panels and answered questions posed by Council. The first row of panels will be placed on the front of the roof. Ms. Shanahan confirmed that there has been no feedback from neighbors. Mr. Ashrawi reviewed the requirements of the application and the aspects that council must consider in its review.

Mr. Jolson moved to approve the solar panel installation at 1504 Cambridge Blvd. as presented in the plans; Ms. Troiano seconded. Motion passed unanimously.

Ms. Martha Corbett introduced herself and stated that she has a client interested in bidding on the house for auction at 1956 Bluff Ave. She shared that she is interested in the setbacks of the property, particularly because the client would be interested in building a pool. She also asked about park hours. Council acknowledged Ms. Corbett's concerns and Mayor Cincione stated that this topic is on the agenda however no decisions would be made at this meeting.

CONSENT AGENDA

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| <ol style="list-style-type: none">1) Approval – Minutes of the regular, scheduled meeting, August 18, 20252) Received – Fire Report, August 20253) Received -- Police Report, August 20254) Received – Permit Report, August 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.

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

MAYOR'S REPORT

Mayor Cincione reported that the OPWC application for the Cambridge Boulevard project has been submitted. The Village will pay \$2 million outright, and asked for a \$500,000 grant and a \$4.5 million loan.

The mayor also shared that there are two panels of the wall installed at the AEP site, and that there is a meeting with AEP scheduled for September 30.

ENGINEER'S REPORT

Ms. Shanahan presented the Engineer's report on behalf of Mr. Zmith:

The OPWC application has been submitted and the Cambridge Boulevard plans are nearing 100% completion to be bid-ready if funding comes through in October.

The sidewalk lift & grind work is completed, but Mr. Zmith is still working through the specifics on the sidewalk replacement.

Through his research, Mr. Zmith found that the orange hue on Roxbury could be "meramac stone," similar to a location on Dublin-Granville Road. He still recommends a mill and fill unless council wants to take a gamble on an unknown. The CCTV inspection results of the sewers along Dublin showed that some minor improvements are needed.

The Grandview Fire Department may be able to install the 3 new fire hydrants that the Village has ordered.

The Packard remediation is to be completed in the next week and the plan for the #10 Arlington ravine work has been abandoned by the HOA.

Mr. Zmith will attend the AEP meeting scheduled for the end of September.

Ms. Thomas asked about the drooping street signs. Ms. Shanahan will follow up on the work order for that repair.

SOLICITOR'S REPORT

Mr. Ashrawi stated that he will work on the setbacks on Bluff Ave. given the unique situation.

STAFF REPORTS

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

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

Ms. Shanahan provided the instructions for how to report a scooter that needs to be removed and suggested Council members share this information with neighbors.

COUNCIL MEMBER REPORTS

Mr. Jolson attended the SOPEC meeting and reminded Council that it needs to select a new representative for the Village beginning in January.

OLD BUSINESS

Mayor Cincione presented O-2733-25, An Ordinance amending Section 154.078 (Swimming Pools) of the Code of Ordinances of The Village of Marble Cliff, Ohio, for its third reading.

Mr. Voelker moved to approve O-2733-25; Ms. Troiano seconded. Motion passed unanimously.

Council discussed the draft of the FAQ regarding Cambridge Boulevard improvements and offered additional questions and suggestions for formatting. Staff will continue to work on it so that it is a useful and informative document.

NEW BUSINESS

The Mayor introduced R-2673-25, A Resolution accepting the Amounts and Rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor, for its first reading.

Mr. Voelker moved to suspend the rules; Ms. Troiano seconded. Motion passed unanimously.

Ms. Troiano moved to approve R-2673-25; Ms. Taylor seconded. Roll Call: Voelker – yes; Jolson – yes; Sarna – yes; Taylor – yes; Thomas – yes; Troiano – yes. Motion passed unanimously.

In anticipation of an OPWC award, Mayor Cincione introduced R-2674-25, A Resolution declaring the official intent and reasonable expectation of the Village of Marble Cliff on behalf of the State of Ohio (the borrower) to reimburse its Cambridge Boulevard Improvements Fund for the Cambridge Boulevard Improvements Project (OPWC Project Number C__) with the proceeds of tax-exempt debt of the State of Ohio, for its first reading.

The Mayor introduced R-2675-25, A Resolution amending Resolution No. R-2166-08 to designate the Fiscal Officer as the Housing Officer, for its first reading.

Mr. Voelker moved to suspend the rules; Ms. Troiano seconded. Motion passed unanimously.

Ms. Troiano moved to approve R-2675-25; Ms. Taylor seconded. Motion passed unanimously.

Mayor Cincione introduced O-2734-25, An Ordinance amending Section 154.056 (Setbacks of Buildings on Principal Streets and Highways) of the Code of Ordinances of the Village of Marble Cliff, Ohio, for its first reading.

There was discussion surrounding this ordinance, including appropriate setback distance and the unique situation regarding the starting point for measuring it. Mr. Voelker and Mr. Ashrawi will investigate this further and report back to Council.

ADJOURN

Ms. Troiano moved to adjourn the meeting; Ms. Taylor seconded. Motion passed unanimously. Mayor Cincione adjourned the meeting at 8:14 pm.

Approved by:



Dow T. Voelker
Council President

Submitted by:



Stephanie A. Evans
Fiscal Officer