

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

1600 Fernwood Ave.

November 17, 2025

The Council of the Village of Marble Cliff held its regular, scheduled meeting on Monday, November 17, 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, Kendy A. Troiano, and Marcia A. Thomas; Anthony Severyn on behalf of 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. Mr. Jolson was not present at the start but was enroute to the meeting at that time.

VARIANCES, PERMITS AND VISITORS

1421 Dublin Rd. Permanent Sign Application – Mr. Severyn swore in Mr. Keith Cobb of Litech Lighting, who presented his application for a new permanent sign at the Marathon gas station on Dublin Rd. The proposed sign is the same size as the current one, and is a replacement panel for it that has updated graphics.

Mr. Voelker moved to approve the permanent sign permit for 1421 Dublin Rd.; Ms. Troiano seconded. Motion passed by the five Council members present.

1956 Bluff Ave. Demolition Permit Application – Mr. Severyn swore in Ms. Katy Bainbridge and other visitors who may want to speak regarding this application. Ms. Bainbridge introduced herself and spoke to the requirements needed for the demolition permit application, specifically the lack of historical value of the house and the lack of valuable use as it stands. Ms. Bainbridge shared inspirational ideas for the home she plans to build on the property but said her architect is not available to start until January. She would like to take the house down now, however, in order to reduce the risks and liability that would be associated with leaving it sit vacant while they work through their plans. Her contractor has confirmed that there is no asbestos in the house and that he will be able to recycle the bricks. She plans to seed and maintain the grass on the lot until she is ready to start construction. Ms. Shanahan confirmed that no negative calls have been received with regard to the application. Mr. John Hoberg, a neighbor to the property, stated that he has no objections to the demolition and is pleased to have the Bainbridges moving in. He did share, however, that he has concerns about the stone pillars at end of Bluff Ave. and asked Council to consider how best to protect them during the demolition and building process. There was some discussion about this, and Council agreed that they need to be protected. Staff will work with the Village Engineer to make a plan to ensure the preservation of the pillars. Ms. Bainbridge stated that when their house is completed, they would like to restore the pillars to their original beauty. Mr. Jeff Kneile introduced himself as the resident of 1956 Village Court, in close proximity to 1956 Bluff, and wanted to ensure that the correct house was being demolished. Mr. Hoberg asked about the orientation of the house to confirm that it will be facing Cambridge Blvd and thus his home will be facing the garage of the new home. Mr. Severyn asked for confirmation by Council that the criteria has been met; Mr. Voelker led by stating that he believed it had and that based on the application and Ms. Bainbridge's testimony, there is evidence that 1) there is no historical value, and with 2) and 3) combined, there is no valuable use to it in its current state. Council members agreed.

Mr. Voelker moved to approve the demolition permit for 1956 Bluff Ave.; Ms. Troiano seconded. Motion approved with 5 votes. Mr. Jolson abstained from voting as he arrived late to the discussion.

CONSENT AGENDA

- | |
|--|
| <ol style="list-style-type: none">1) Approval – Minutes of the regular, scheduled meeting, October 20, 20252) Received – Fire Report, October 20253) Received -- Police Report, October 20254) Received – Permit Report, October 2025 |
|--|

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; Ms. Taylor seconded. Motion passed unanimously.

MAYOR'S REPORT

Mayor Cincione shared that the election was a success and thanked everyone for their interest in the Village. He introduced Matt Turner, who was in attendance, and won a seat on Council. He will be sworn in in January.

Mayor Cincione brought to Council's attention that Village Code includes a requirement for a Beautification Committee that once existed to monitor trees, landscaping, etc. Since that time, the Village has staff to oversee these things, and the Village hires professional services to do the work. He asked Council whether they see a continued need for this part of the Code, and whether they would entertain an ordinance to amend the Code being brought forward for their consideration. Council agreed to hear an ordinance to amend the Code.

Similarly, the Mayor asked the same question about the Historic Preservation Board. If the Village continues to have it in its Code, there are meeting requirements from the Ohio History Connection that must be followed. The Mayor reminded Council that this Board was established when the Packard development started their plans and were interested in receiving tax credits. They ultimately declined the credits and there have been no other historical projects since then. There was discussion on this matter, and consideration was given to the notion that this Board may be useful in the future. Ultimately, Council decided to hear an ordinance to amend the Code.

The Mayor also asked Council to consider the current Village policy regarding the replacement of driveway aprons. The Village currently pays 50% of the cost if the Engineer deems that replacement is necessary. The Mayor asked whether Council would like to maintain this policy or if it needs revised. Council agreed that the policy should remain as is. Village staff will work with the Engineer to address those aprons that need attention.

ENGINEER'S REPORT

Mr. Zmith reported that the City of Columbus water department did some work on Cardigan Ave. but in the process two valves were broken which led to some water main leaks. They completed the repairs and the situation was resolved, however, they let the office know that the Village has a lot of old valves so it could happen again. Mr. Zmith also shared that he is continuing to work to on identifying a parcel number for the Cambridge island and that sidewalk panel replacements may need to wait until Spring because of the weather.

He reported that the draft scoring results of the OPWC application are in and the Village scored 202, which he indicated is a good score. He is preparing the bidding packages and will be ready to publicize them on Dec. 8th, following the receipt of more information expected to come on November 24th. At that point the Village should know where it stands in ranking, which should be a good indicator of whether the project will be funded or if it will need to go into the small government pool.

Ms. Troiano asked about the garage being built at 1399 Cambridge Blvd. and stated that several people have commented on its height. Ms. Shanahan will check with the building department to ensure that requirements are being met.

Mr. Zmith left the meeting at this time.

SOLICITOR'S REPORT

None.

STAFF REPORTS

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

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

Ms. Shanahan reminded Council that the holiday party is Monday, Dec. 1, 2025 and asked for volunteers to help. Santa and a horse-drawn carriage will be there. Volunteers should arrive at 5pm.

Ms. Shanahan also presented data regarding the Village’s curbside composting program and asked whether Council would like to continue funding it for another year. Ms. Troiano suggested extending it for another year, stating that it runs smoothly and residents seem to appreciate it. Ms. Shanahan confirmed that participation is increasing and that the Village now has 63 residences using it and the average cost to the Village is \$689 per month. Council members agreed and suggested it be included in the 2026 budget.

Ms. Shanahan provided data regarding the EV chargers, their cost to the Village, income received from them, and the status of Village residents receiving free charging. Council members appreciated this information and discussed the possibility of increasing the cost for users. Staff will do more research into the cost per kWh to the Village as well as the amount per kWh charged to customers.

Ms. Shanahan shared that she is working with a company to make Village-branded clothing and other “swag” available through an online store. It is free of charge to the Village and allows consumers to order directly from its site.

COUNCIL MEMBER REPORTS

None.

OLD BUSINESS

Mayor Cincione reviewed 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 third reading.

Mayor Cincione introduced O-2735-25, An Ordinance to make Appropriations for Current Expenses and Other Expenditures of the Village of Marble Cliff, State of Ohio, during the Fiscal Year ending December 31, 2026, for its second reading.

Mayor Cincione introduced O-2736-25, An Ordinance authorizing the Salaries of the Fiscal Officer and Assistant Fiscal Officer for the Fiscal Year 2026, for its second reading.

O-2737-25, An Ordinance authorizing the Mayor and Fiscal Officer to enter into a Sanitary Sewer Service Agreement with the City of Columbus, for its second reading.

NEW BUSINESS

Mayor Cincione presented O-2738-25, An Ordinance authorizing the Mayor and Fiscal Officer to enter into a Contract for Professional Legal Services with Frost Brown Todd, LLC, for a One-Year Period from February 1, 2026 through January 31, 2027, for its first reading.

Mayor Cincione presented O-2739-25, An Ordinance authorizing the Mayor to enter into a 3-Year Agreement with Environmental Management, Inc. for Landscape Maintenance and Seasonal Leaf Collection in the Village of Marble Cliff, for its first reading.

Mr. Severyn stated that Frost Brown Todd will have a name change in January and may require an amendment to O-2738-25 before its passage.

Prior to adjournment, Ms. Shanahan added that the Village’s updated Code is coming to the website soon, and that she and Ms. Taylor are working on a plan to celebrate Marble Cliff’s 125th anniversary with a Homecoming event next September.

ADJOURN

Ms. Troiano moved to adjourn the meeting; Mr. Jolson seconded. Motion passed unanimously. Mayor Cincione adjourned the meeting at 8:15 pm.

Approved by:



Dow T. Voelker
Council President

Submitted by:



Stephanie A. Evans
Fiscal Officer