

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

1600 Fernwood Ave.

June 15, 2026

The Council of the Village of Marble Cliff held its regular, scheduled meeting on Monday, June 15, 2026, 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; Joanne C. Taylor, Marcia A. Thomas, Matthew E. Turner, and Laura Youssef; 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 7:08 pm.

Mr. Voelker moved to excuse Ms. Sarna; Ms. Taylor seconded. Motion passed unanimously.

VARIANCES, PERMITS AND VISITORS

2041 W. Third Ave. Setback Variance Application – Mr. Ashrawi swore in Mr. JV and Mrs. Amy Wulf, Ms. Megan Murphy, Mr. Dan Brown, and Ms. Donivee Walters for their testimony. Ms. Murphy reviewed the current situation and the proposed plan for a new garage. The current garage is far from the house and setbacks apply to three sides because of the unique setting for this house. Ms. Murphy stated that their solution for a new garage took cues from the house for style but keeps the garage in proportion to the house. Ms. Murphy also stated that the new owners want to preserve the house, build a pool where there was previously a tennis court, and use the existing garage as a pool house. They believe it is important to keep the pool in view from the house, especially for safety concerns. Various positioning for the new garage was considered and they determined that it would be best placed along the east property line. Inspirational images for the pool house were submitted with the application for reference with regard to the use of the existing garage. Mr. Mike Leach sent a letter of support as a neighboring property owner; no other feedback was received from neighbors or community members. Ms. Taylor asked for Mr. Voelker’s thoughts. Mr. Voelker supported the notion that the existing garage is a hardship as a garage as it is so far away from the house, and agrees that the proposed location of the new garage is the best option, keeping the view from the bay windows of the house open to the yard. Ms. Murphy added that Mr. and Mrs. Wulf have a fully developed and landscaped plan for the pool and yard, and stated that the entire project is at 37% lot coverage, including the pool. Ms. Walters stated that she is concerned that the project encroaches on her property; Ms. Murphy confirmed that it does not. Mayor Cincione stated that it is not unusual in Marble Cliff for garages to be very near property lines, especially since many were built before setbacks were established. Mr. Turner asked for confirmation that the setbacks along the street are compliant; Mr. Ashrawi and Ms. Shanahan confirmed that those setbacks are 25 feet and that this project is compliant with those setbacks. Ms. Walters asked about a fence and Ms. Murphy confirmed that there will be one around the pool. Mrs. Wulf also stated that there will be a cover over the pool when it is not is use. The pool application and fence will be on next month’s council agenda. Mr. Zmith asked if the homeowner will want to remove the driveway apron and curb cut on the north side of the property and stated that if so, they will need to submit a Right-of-Way application for this work and have the engineer’s approval. That is still under consideration.

Mr. Voelker moved to approve all of the Variances submitted for 2041 W. Third Ave.;
Ms. Taylor seconded. Motion passed unanimously by the five members present.

CONSENT AGENDA

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| <ul style="list-style-type: none">1) Approval – Minutes of the regular, scheduled meeting of May 18, 20262) Received – Fire Report, May 20263) Received -- Police Report, May 20264) Received – Permit Report, May 20265) Received – Audit Report for Fiscal Years 2024-20256) Received – Thank you note from scholarship recipient |
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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. Colleen Leary was present to follow up on a request she previously made regarding

the trees being planted on Cambridge Boulevard. She has requested a different kind of tree for the right-of-way in front of her house. Mayor Cincione stated that the trees will be installed later in the summer and that he will be the decision-maker about whether anything changes. Ms. Leary would like to discuss before they are planted.

Ms. Taylor moved to approve the Consent Agenda; Mr. Voelker seconded. Motion passed unanimously by the five members present.

MAYOR'S REPORT

Mayor Cincione stated that the Cambridge Boulevard transformation is 8 weeks in and thanked everyone for their patience with the construction, especially those who live on the street. He shared that there is discussion happening about a little more involved lighting in the landscaping on the island, and that we received official notification about the OPWC award, although we are still waiting on the news about the final \$800,000.

ENGINEER'S REPORT

Mr. Zmith introduced a summer intern he brought with him, so that she can experience a council meeting. He reported that the new water line on Cambridge Boulevard is nearly finished and ready to connect but that the next steps involve the City of Columbus and we have to coordinate their testing and inspections before we can switch over to the new line. Four lead or galvanized lines have been found thus far, which is fewer than anticipated; those will be replaced. The construction crew is finding that many of the lateral sanitary sewer lines are more shallow than expected so we will be checking all of them with CCTV to ensure there is no damage to them. More trenching across the street will be coming in the next phase. Mr. Zmith shared that the biggest hiccup so far has been the discovery of the old trolley lines under the street.

Outside of Cambridge Boulevard, upgrading the electrical work at the booster station is expected in the next month or so. Regarding the monument sign at the AEP project, Mr. Zmith will be reaching out to ODOT to get their approval prior to installation. As for the lot split, AEP needs to get their easements submitted before we will stamp their plans to submit to the county.

Mr. Zmith is getting an estimate to patch large areas of pavement on W. 5th Ave. and suggested submitting an OPWC application in collaboration with Upper Arlington in the fall of 2027 to start in July of 2028

Ms. Youssef asked about the Grandview Master Park plan and stated that the Marble Cliff parks were shown on it. At a recent Parks meeting, people were making suggestions for some of Marble Cliff's parks so she just wanted to be clear about whether Grandview has any authority over Marble Cliff parks: they do not. There was some discussion about the railway conversion to a trail but that project has been at a standstill for awhile.

Mr. Zmith left at this time.

SOLICITOR'S REPORT

Mr. Ashrawi had nothing specific to report, but stated that he has been working on a number of items where staff has asked for his guidance. Discussion about short-term rentals came up, and whether it is permitted in Marble Cliff. Mr. Ashrawi and Mr. Voelker both stated that there is no regulation against it. Mayor Cincione suggested that Council can discuss if needed, but seemingly no need to do that at present. If there is a disruption, community members should call the police, and if there is a recurring problem, Council may want to discuss it at that time.

STAFF REPORTS

Ms. Evans presented the financial reports for May, 2026, including the bank reconciliations and income tax receipts.

Mr. Voelker moved to approve the financial reports for May, 2026; Ms. Youssef seconded. Motion passed unanimously by the five members present.

Ms. Shanahan shared that Ms. Taylor and Ms. Sarna will be helping plan a September 20th Homecoming picnic. It was suggested that this event may be a good time to promote a fundraiser for the Falco Scholarship Fund.

COUNCIL MEMBER REPORTS
None.

OLD BUSINESS
O-2742-26, An Ordinance adopting a budget for the Year 2027 for the Village of Marble Cliff, third reading.

Mr. Voelker moved to approve O-2742-26, adopting a budget for the Year 2027 for the Village of Marble Cliff; Ms. Youssef seconded. Motion passed unanimously by the five members present.

NEW BUSINESS
Mayor Cincione introduced three items for their first reading:

O-2743-26, 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; First Reading

Ms. Evans stated that the proposal and premium quote were received on May 22, and the deadline to renew is July 20, which is the date of Council’s next meeting. The premium for renewal is \$7940, which is \$146 higher than last year.

Mr. Voelker moved to suspend the rules; Ms. Taylor seconded. Motion passed unanimously by the five members present.

Mr. Voelker moved to approve O-2743-26, authorizing renewal of the Village insurance plan; Ms. Taylor seconded. Motion passed unanimously by the five members present.

R-2677-26, A Resolution to Adopt Cybersecurity Program for the Village of Marble Cliff; First Reading

Ms. Evans explained that this policy has been in the works for several months, and that the deadline to have it in place is July 1. Ms. Evans stated that she thought it could be passed by motion, but was advised that using a resolution will provide more historical documentation that the Village has abided by the law.

Mr. Voelker moved to suspend the rules; Ms. Youssef seconded. Motion passed unanimously by the five members present.

Mr. Voelker moved to approve R-2677-26, to adopt a cybersecurity program for the Village; Ms. Youssef seconded. Motion passed unanimously by the five members present.

O-2744-26, An Ordinance to Amend the Code of Ordinances of the Village of Marble Cliff, Ohio, by Removing §32.01 (Beautification Board); First Reading

ADJOURN
Ms. Youssef moved to adjourn the meeting; Ms. Taylor 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