

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

1600 Fernwood Ave.

July 20, 2026

The Council of the Village of Marble Cliff held its regular, scheduled meeting on Monday, July 20, 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: 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 7:00 pm.

Mr. Turner moved to excuse Mr. Voelker and Ms. Sarna; Ms. Thomas seconded. Motion passed unanimously.

VARIANCES, PERMITS AND VISITORS

2041 W. Third Ave. Swimming Pool Application – Mr. Ashrawi swore in Mr. and Mrs. JV and Amy Wulf, Mr. Dan Brown, Ms. Megan Murphy, and Mr. Jim Trainer for their testimony regarding this application. Mr. Brown, a landscape architect, stated that the pool will be 20'x40' in size and centered on the pool house. There will be landscaping along Roxbury Rd. and some on the east side of the pool, too. Mr. Wulf added that he and his wife have lived in the area for a while, with an eye on this property for some time. They plan to build a wonderful gathering place for their family with the help of the professionals in attendance. He went on to say that safety is paramount and that they will install automatic covers and alarms to ensure the utmost safety. Ms. Thomas asked whether the fence surrounding the pool meets all of the requirements; Mr. Ashrawi confirmed that it does. Ms. Taylor asked if there has been any feedback from the community; Ms. Shanahan confirmed that there has been none. Ms. Youssef asked about comments from the neighbors; there have been none.

Ms. Taylor moved to approve the swimming pool application submitted for 2041 W. Third Ave.; Ms. Youssef seconded. Motion passed unanimously by the four members present.

CONSENT AGENDA

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| <ol style="list-style-type: none">1) Approval – Minutes of the regular, scheduled meeting of June 15, 20262) Received – Fire Report, June 20263) Received -- Police Report, June 20264) Received – Permit Report, June 2026 |
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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, but Ms. Taylor commented that the description of the new system in the police report was well done.

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

MAYOR'S REPORT

Mayor Cincione once again thanked everyone for their patience with the Cambridge Boulevard project, and stated that it has been nice to hear the consistently positive comments from community members regarding the construction crew and their approachability.

The Mayor also added that Jamie Gentry, our economic development consultant, had a good meeting with Charter Communications to touch base and talk about their merger with Cox Communications.

ENGINEER'S REPORT

Mr. Zmith stated that water pressure issues have been reported and is hopeful that the problems are resolved once the water line is online. The booster station upgrade may also help, but he is currently waiting on parts for the electrical upgrade.

Mr. Zmith also confirmed that the Village will receive the full \$500,000 grant and \$4.5M loan from OPWC, based on the same percentage that was projected.

Other items include upcoming CCTV for sanitary sewer laterals on Cambridge Boulevard, scanning all of the large plans in the Village archives, and re-assessing the radar sign. Ms. Shanahan stated that often times, complaints about speeding come after the fact and that the police chief asked that residents call the non-emergency police number when they witness speeders so that it can be logged for tracking times and frequency.

Mr. Turner asked about the AEP lot split and Ms. Youssef asked about the possibility of moving the poles that will be in front of the monument sign. Mr. Zmith stated that he is waiting on AEP to supply their updated plans for approval and final sign-off on the lot split, and there have been no updates regarding removing the poles.

Mr. Zmith left at this time.

SOLICITOR’S REPORT
None.

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

Ms. Taylor moved to approve the financial reports for June, 2026; Ms. Youssef seconded. Motion passed unanimously by the four members present.

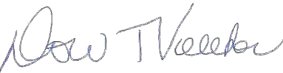
Ms. Shanahan shared that she, Ms. Sarna and Ms. Taylor will be meeting soon to talk about the Homecoming event in September. Ms. Thomas added that Ms. Troiano would like to help; Ms. Shanahan will add her to the committee list.

COUNCIL MEMBER REPORTS
None.

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

NEW BUSINESS
None.

ADJOURN
Ms. Taylor moved to adjourn the meeting; Mr. Turner seconded. Motion passed unanimously. Mayor Cincione adjourned the meeting at 7:32 pm.

Approved by:

Dow T. Voelker
Council President

Submitted by:

Stephanie A. Evans
Fiscal Officer