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Draft Council Minutes Dec 17 2024.pdf

Pay Ordinance NO 1293.pdf

Financial Report January 2025.pdf

Financial Statement Dec 31 2024.pdf

GMLC-Council Report 12-28-24 (final).pdf

GMLC 2023 Financial Review with audit notes.pdf

Police Department Report December 2024.pdf

Service Department Report December 2024.pdf

Fire Department Report December 2024.pdf

Resolution NO 2025-1.pdf

Resolution NO 2025-2.pdf

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Resolution NO 2025-4.pdf

Resolution NO 2025-5.pdf

**VILLAGE OF GATES MILLS
COUNCIL AGENDA
JANUARY 21, 2025
5:30 p.m.**

**COMMUNITY HOUSE, 1460 CHAGRIN RIVER ROAD
(Livestream available on YouTube – click on the link on
www.gatesmillsvillage.com to watch)**

1. Roll call.
2. Election of Council President Pro Tem for one-year term. Council.
3. Oath of Office to Council President Pro Tem. Mayor.
4. Mayoral appointments to Administrative Offices: Mayor.
Robert S. Reitman, Income Tax Administrator
R. Todd Hunt of Roetzel & Andress, Law Director
Michael Cicero, Prosecutor
David Biggert, Service Director, Building Official & Building Inspector
Trevor Murfello, Service Manager
Janet Mulh, Finance Administrator and Assistant Tax Administrator
D. Gregg Minichello, Chief of Police
Thomas Majeski Fire Chief
5. Mayoral Appointments to Boards, Commissions and Committees. Mayor.
Planning & Zoning Commission for Term Ending 12/31/2025- Council Representatives One-Year Term: *Craig Steinbrink (Chair) and Scott Broome*. Elector (Four-Year Term) Term Ending 12/31/2028: *Jay AuWerter and Jim Deacon*
Architectural Board of Review for Term Ending 12/31/2027: *Jann Holzman and Sandra Turner*.
Historical Review Committee for Term Ending 12/31/2025: *Sara Welsh (Chair), Laurie Deacon, Jane Lindmark, Greg Nosan, Chuck Spear, and architects David Ellison, Joseph Giglio and William Childs (alternate)*.
Volunteer Fire Fighter' Dependents Fund Board for Term Ending 12/31/2025: *David Atton and Ed Welsh*.
Real Estate Charter Board for Term Ending 12/31/2027: *Craig Steinbrink, Council Rep.*
6. Minutes of Council meeting of December 17, 2024. Clerk.
7. Pay Ordinance # 1293 \$943,163.82 Clerk.
8. Financial Statement/Treasurer's Report. Treasurer.
9. Mayor's Report. Mayor.
Gates Mills Land Conservancy (Reports in packet).
10. Clerk's Report. Clerk.
11. Committee Reports.
12. Police Department Report. Minichello.

13. Service Department Report. Biggert.
14. Fire Department Report. Majeski.
- 15. Motion: Authorization to bid the 2025 Road Maintenance Program. Siemborski.**
- 16. Resolution No. 2025-1 Siemborski.**
A Resolution Authorizing and Directing the Transfer of Certain Sums from the General Fund to the Capital Improvement Fund, Mayor's Fund, Wastewater Fund and Police Pension Fund.
- 17. Resolution No. 2025-2 Siemborski.**
A Resolution Authorizing Change Order No. 1 to the Contract with Nerone and Sons, Inc. for the Riverview Drainage Improvements at 442-443 Project for Additional Labor and Materials; and Declaring an Emergency.
- 18. Resolution No. 2025-3 Siemborski.**
A Resolution Authorizing Change Order No. 2 to the Contract with Nerone and Sons, Inc. for the Riverview Drainage Improvements at 442-443 Project for Additional Services, Labor, and Materials; and Declaring an Emergency.
- 19. Resolution No. 2025-4 Siemborski.**
A Resolution Authorizing the Mayor to Enter into a Purchase Agreement with Montrose Ford for a 2025 Ford Lightning F-150 Battery Electric Special Service Vehicle for Use by the Police Department.
- 20. Resolution No. 2025-5 (First Reading) Deacon.**
A Resolution Authorizing the Mayor to Enter into a Service Agreement, an Indefeasible Right-to-Use Agreement, and a Grant of Right of First Refusal Agreement with Chagrin Valley GIG, LLC to Provide a Fiber Optic Broadband Communications Network in the Village of Gates Mills.
21. Council Matters.
22. Business from the Audience.
23. Adjourn.

Proposed Ordinances and Resolutions on the Agenda may be obtained by calling Village Hall, 440-423-4405.

Village of Gates Mills
MINUTES OF A REGULAR MEETING OF COUNCIL
December 17, 2024

A regular meeting of the Council of the Village of Gates Mills, Ohio was held at the Community House on Tuesday, December 17, 2024, at 5:43 p.m. with Mayor Siemborski presiding. The meeting was live-streamed to the internet.

1. Roll Call starts at 5:19

Councilmembers present: Atton, Broome, Deacon, Press, Steinbrink, Turner (arrived at 5:50 p.m.), Welsh.

Other Village officials present were Treasurer Morgan, Clerk DeCapite, Service Director Biggert, Police Chief Minichello, Fire Chief Majeski, Finance Administrator Mulh, Village Engineer Courtney, and Law Director Hunt.

2. Minutes of the Regular Council meeting of November 19, 2024 starts at 5:42

Clerk DeCapite received an email from Councilmember Turner indicating the last line of page one should read “student prodigy” not “prodigal student”. An email was received from Councilmember Atton with four comments - 1) Page 2, second paragraph, second line from the bottom should read “censor” not “censure”. 2) Page 7, fifth paragraph, final line should read “...and it was the consensus of the subcommittee members present to go with 3%” rather than “...and it was the consensus of the committee to go with 3%”. 3) Page 11, second paragraph, eighth line should read “transfer” not “transport”. 4) Page 5, last paragraph, eighth line should read “interjected” not “interrupted”.

Councilmember Broome moved to approve the November 19, 2024 minutes as amended and Councilmember Deacon seconded the motion.

Ayes: Atton, Broome, Deacon, Press, Steinbrink, Welsh.
Nays: None
Motion carried.

3. Pay Ordinance # 1292 \$579,224.09 starts at 10:25

Councilmember Welsh moved to approve Pay Ordinance #1292. Councilmember Steinbrink seconded the motion.

Councilmember Atton questioned payments to Hall Public Safety for \$17,000 and Nicola, Gudbranson & Cooper. Finance Administrator Mulh responded the Hall payment was to upfit the cruiser and NGC is our prosecutor. The Mayor added Mike Cicero, our prosecutor, works for NGC. We will talk about his agreement later tonight.

Ayes: Atton, Broome, Deacon, Press, Steinbrink, Turner, Welsh.
Nays: None
Motion carried.

4. Mayor's Report starts at 12:11

Sidewalk and Lighting Project - Funded by County ARPA Grant money and other sources - starts at 12:47 - In 2022 we started to look at better connecting the downtown city center through sidewalks and improved lighting to the lower school lot. We received the majority of the Cuyahoga County ARPA funds requested for the project, and Council accepted that funding with the understanding that we would have to raise the balance if no additional funding was available. The Mayor contacted three organizations seeking contributions to cover the difference between what we needed and what we had in hand - all three sources came through and we are very thankful. The next order of business is to meet with the four or five neighbors along the pathway that are affected to inform and hear their views, and to meet with the Service Director and Village Engineer to review scope and cost and prepare to bring documentation to Council that allows us to go out for bid for both the concrete work and pedestrian bridge, probably in February.

Councilmember Atton asked if the School District was contributing. They are. Councilmember Atton asked for a description of the pedestrian bridge, and the Mayor responded it would be about four feet wide and run parallel to the car bridge crossing the creek at the end of the Community House driveway. Lead time is believed to be six months.

Councilmember Steinbrink commended the Mayor for his great job. The center of the village will be better for it.

Safety Fund - starts at 16:34 - After the August 6th storm the Mayor and the Fire Chief had identified publicly one of our wish list goals was to have a common set of radios that our fire and service departments could use and be on the same band. To our fortune, one of our residents picked up on that and offered to pay the entire cost of the equipment - close to \$30,000. We have received the check, deposited it in the Safety Fund, and placed the order for equipment that takes 60-90 days to receive.

Councilmember Broome wanted to be sure we properly thanked the resident. That's one of the reasons the village is such a great place.

Rumpke Recycling - starts at 18:56 - The recent delivery of recycling totes to resident driveways and the arrival of the bill with a 30% increase brought some attention from residents and calls/emails were received. Mayor Siemborski thought it would be helpful to recap what we did and why we find ourselves in this position.

In anticipation of the end of our 5-year contract with Rumpke (3-year contract with two annual renewals), last spring Council discussed specifications and approved the document to be sent out for bid. Our biggest and most costly requirement is pickup at home at the end of the driveway. We have a variety of driveways that require the contractor to use pickup trucks to gather the rubbish and then to consolidate it behind City Hall. Bidders indicated there was no assurance they would be able to secure the trucks if they did win the contract. Additionally, we have low recycling participation - 11% compared to the 25% state requirement/32% county achievement - resulting in more trash going to the landfill at an additional cost. We received one bid from Rumpke and three no bids. The Rumpke recycling option cost was the same as regular trash pickup. A test program using recycling totes at 50 village homes occurred last summer

and the overwhelming majority liked and found the totes increased their recycling. Calls to Rumpke executives for a price reduction failed. It was pointed out that residents could go from weekly to biweekly service and that would keep the cost at the 2024 rate. We moved forward with the recycling tote option at \$129 per quarter/\$520 per year.

At 24:49 resident Jim Long stated he has received calls regarding garbage collection, especially pricing. The Mayor confirmed that over the years payment for trash removal by residents directly or by the village for all has seesawed back and forth. The current obligation for the entire village amounts to 900 homes at \$520 per year - about \$500,000 and that would be a heck of an additional obligation for the village to take on. Not saying we won't one day, or that Council may think differently.

Resident Dorothy Shillman advised she called Rumpke with questions, and they were very dismissive of her. She doesn't know where to put the tote. The Mayor answered leave the tote where your garbage is picked up. Totes will be picked up by a second pickup truck. Mrs. Shillman doesn't think our new residents get enough information when they buy their house.

At 31:28 Councilmember Atton expressed frustration that Rumpke was the only bidder in 2019 and five years later we are in the same situation again where Rumpke has a monopoly in a sense. This expense is a problem for some people, and he does not recall Council addressing the problem in the five year intervening period. Council has no incentive to deal with this cost because people pay their own bills. Most municipalities include garbage pickup in their real estate taxes and we don't. We've got a lot of cash and we don't seem to be doing much with it except investing in treasuries. Hunting Valley has pickup at the house done by Waste Management.

Mayor Siemborski responded efforts to increase recycling over the next year or two and to manage those statistics to a degree will make us a little more attractive. It's important to give the bidders a year's notice so there's enough time to order and procure pickup trucks. Councilmember Atton finds we have three years to do that - in the meantime, it would be good if we were paying part of the bill. That would give us incentive to figure out an alternative.

At 34:34 Mrs. Shillman warned of fraudulent recycling claims. Councilmember Turner asked if recycling would occur every week or twice a month, and Service Director Biggert answered the same frequency as your garbage - weekly or biweekly. Councilmember Turner suggested that if you return your recycling tote, you can't use the blue bags - you put everything into the garbage and we have no way of getting credit for recycling from that household - the Service Director agreed.

Councilmember Press finds if we want to lower our garbage pickup cost, whoever is paying the bill, we're going to have to consider the willingness of residents to take their garbage out to the street. If we do that, we'll get a large number of bids. Service Director Biggert stated the competitors' large automatic trucks cannot go down some of our streets - Racebrook/some private drives/not safe on Brigham Road.

Councilmember Deacon referred to the large postcard with trash and recycling specifics mailed out by Rumpke to village residents and found it to be helpful.

5. Clerk's Report - None

6. Financial Report attached and on the website starts at 39:11

Mayor Siemborski reported our 11-month results are on track to achieve a good financial year for the village. For 2024 we budgeted \$7,100,000 of revenues and expenses and approach the year to operate under our breakeven model. We've had some positives in tax collections - mostly municipal income tax receipts. Those positive variances have enabled us to tackle both budgeted and unbudgeted expenses that we weren't expecting such as the \$323,000 Old Mill Road emergency repairs and some of the \$100,000 unreimbursed August 6 storm costs. We forecast the village will end the year with a small \$100,000 to \$200,000 surplus. The Mayor is pleased we were able to achieve this small surplus, and he appreciates the active management of the Chiefs, Service Director, and Finance Administrator to manage their departmental budgets.

The Mayor reported in December we will be distributing about \$500,000 of large payments from the Capital Improvement Fund to close out the 2024 road program - primarily County Line Road work started in the spring and the Old Mill Road emergency work done in September and October. The Capital Improvement Fund accordingly will be reduced to about \$250,000 - a balance that allows us to address unforeseen problems next year. We've maintained this level for the last couple years.

Councilmember Press finds it unusual that the Mills Building rental income is lower in 2024 than in 2023 as indicated in the financial narrative. Mayor Siemborski responded that one of the larger tenants sometimes pays a year in advance, so in 2023 we received two years' worth of rental payments and then none in 2024.

Councilmember Atton asked if Sara's Place rent will increase next year, and the Mayor believes mid-2025.

7. Police Department Report attached and starts at 42:51

The Police Chief reported we still have a full-time officer out on leave with a broken wrist and there's no timetable for her return, so there's quite a few extra shifts to fill this month. An increase in fraudulent scams prompted a special notification to residents last week. It seems necessary to arrange another seminar by the FBI fraudulent investigative unit - probably in February.

Councilmember Atton clarified that police dept report item 2 occurred at the Gates Mills Environmental Education Center. The traffic on Mayfield Road has dropped below 10,000 cars a day - three years ago it was over 20,000. It's amazing. Police Chief Minichello advised Gatso is currently looking into that to see if there's problems with the processes they have in place. Considering Old Mill was closed for six weeks, there could be something going on with the calculations. Councilmember Atton would like to see a column added for the number of citations issued by month.

At 46:09 - Regarding the person that caused an accident and fled (police dept item 3), the Police Chief reported one of our flock cameras was used to identify the vehicle of the person who had a severe medical issue and drove in the wrong lane on Mayfield Road. Kirtland Police assisted us with the follow up investigation at her home

and she was cited accordingly. Councilmember Welsh asked if other locations for flock cameras were being considered, and the Police Chief answered the target area for a sixth camera is Brigham Road after the first of the year. Chesterland is going to be contracting Flock Safety too. That could only benefit us. Councilmember Steinbrink asked if the village pursues the individual from Kirtland for the sign damage and grass replacement costs as part of the court case. Yes.

Councilmember Atton suggested a video covering the fraudulent scam material might be helpful to the old people who don't want to come out to get information.

8. Service Department Report attached and starts at 49:40

The Service Director has asked his staff to bring any of the recently delivered totes still at the curb up to the house.

9. Fire Department Report attached and starts at 50:41

Fire Chief Majeski added to the Mayor's Report on the radio acquisition. Not only does it allow for the fire and service departments to talk to one another, but it also gives us interoperability with a lot of the departments and mutual aid around us. Those five portables will not only be in the hands of the service dept employees, but they're also on the fire dept, so it enhances our communications even in our own fire dept.

Councilmember Broome thanked the Fire Chief for doing all the hydrants, and the Fire Chief replied he hopes to get them all painted next year. Councilmember Welsh asked where we stood with Cleveland Water replacing the hydrants no longer functional. The Fire Chief advised Cleveland Water usually does them in groups and we have had at least 13 replaced so far. Unfortunately, people keep running into our hydrants and it just keeps adding to the list. We cover the hydrants with red plastic to keep the corrosion down from the road salt.

10. Committee Reports starts at 53:20

a. Tree Canopy Committee (Councilmember Turner)

- Since Council approved the contract with Better Meadows & Woodlands last month to move forward with the pilot project, all documents have been signed. An approval was given by Metroparks for accessing their property.
- Work will begin in January at Feller Field following direct contact with neighbors of contiguous properties and installation of signs.
- A Tree Canopy Committee logo was designed by Jean Misch and approved.
- The Committee will have a landing page on the village website that can be found under "Community" at the beginning of the year when the whole village goes onto a new platform.
- The Committee is working with Judy Semroc of Naturespark Ohio who will come to two of the four properties (the GM Land Conservancy property and the village property north of Mayfield Road) and inventory birds, plants, animals and insects for the purpose of having pre- and post-project data. The Committee is also working with PlanIT Geo to do a GIS data analysis of the tree canopy for the purpose of having baseline data comparisons between

2013 and 2023 and a future date. Residents can see changes in their own properties and might be encouraged to improve their canopy.

- Next meeting is Tuesday January 14 at Village Hall - all are invited

Councilmember Atton added there's been a resignation by Lucy Chamberlain, due to out of town commitments, that needs to be replaced. Our sister subcommittees, Wildlife and Waterways, don't exist yet.

Councilmember Deacon finds Judy Semroc's inventory of plant material to be very interesting and hopes it will be available on or linked to the Tree Canopy Committee's page on the village website.

b. Fiber Optic/Broadband Committee (Chairperson Deacon) starts at 59:35

- The Committee has been working diligently to negotiate terms and reach agreement with Ohio Gig. We prepared a draft agreement with our legal counsel, Taft's Greg Dunn, and we've gotten comments from Committee members. We met last week with Greg and CV Gig to go through and discuss open items, additional information we requested, and we had some additional questions. We are now working to continue to negotiate some of the key terms and also do financial diligence. Getting it right and getting the detail right is important.
- Ohio Gig does have capital allocated to our project as well as Hunting Valley and Kirtland.

Councilmember Atton thinks, as a bystander in this process, what would be very valuable would be a summary of the terms that we expect to finish up with compared to those that Hunting Valley already achieved. He thinks the commercial terms could be way different. We know Hunting Valley did not put any capital into the program - they did their contribution through in kind contribution. We don't have the same in-kind possibility, so we're going to be putting cash into the equation. We need to know what we're actually buying with that cash in order to assess whether that's a good investment or not. We need to understand the credit worthiness of the Gigs altogether in the short and long run. Councilmember Deacon responded we started out with the term sheet that was essentially the Hunting Valley agreement. We are still negotiating the in-kind side. Putting cash in is to be determined and it may not be necessary but again being negotiated. Councilmember Atton stated in the budget we're about to approve, \$500,000 is penciled in for this project. Councilmember Deacon answered that's a placeholder and whether or not it will be to that level is to be determined. We are different from Hunting Valley and trying to get the best arrangement that we can overall for our residents.

At 1:04:01 Councilmember Atton revealed his Spectrum bill is over \$300 of which only about \$90 is for internet. So when we talk about a rate of \$75-80, we are comparing to \$90, not \$300. He is concerned about his ability to buy the same services from Gig that currently is available from Spectrum - TV, telephone, channels. He wants to understand what the total bill is, not just the internet portion. Councilmember Deacon agreed and expects, as soon as we reach agreement, Ohio Gig to come in and meet with residents at Town Halls to explain how to lower your bill using streaming and other things.

Councilmember Press stressed that residents still have the option of buying from whoever they buy from today - Spectrum, AT&T, etc. You don't have to sign up for this service if you don't wish to. Councilmember Atton asked if you will have an ongoing right to sign up down the road, if you don't sign up immediately. You will.

11. **Resolution No. 2024-49 (First Reading)** starts at 1:06:35

"A Resolution Authorizing a Contract with Wichert Insurance Services, Inc. to Furnish and Provide Liability and Property Insurance Coverages for the Village of Gates Mills, its Officials and Employees and Declaring an Emergency" was read by Mayor Siemborski. The Insurance Committee considered the rate increase of 4-1/2% received about 10 days ago to be fair and reasonable in the marketplace and recommended approval. Councilmember Steinbrink asked if there was any consideration given to taking some of the deductibles from \$1000 to \$10,000 or \$50,000 for significant premium savings. No.

Councilmember Broome moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2024-49 be placed on its final passage. Councilmember Turner seconded the motion. Councilmember Welsh asked the reason for the urgency. The Mayor answered this goes into effect January 1, and the Finance Administrator added "emergency" in the resolution means it goes into effect immediately instead of 30 days.

Ayes: Atton, Broome, Deacon, Press, Steinbrink, Turner, Welsh.
Nays: None
Motion carried.

Councilmember Broome moved to approve Resolution No. 2024-49 and Councilmember Welsh seconded the motion.

Ayes: Atton, Broome, Deacon, Press, Steinbrink, Turner, Welsh.
Nays: None
Motion carried.

12. **Resolution No. 2024-50 (First Reading)** starts at 1:10:28

"A Resolution Authorizing Reappointment of Michale E. Cicero to Village Prosecutor as of January 1, 2025, and Approving His Compensation" was read by Mayor Siemborski. Mr. Cicero's last increase in compensation was ten years ago. His current rate of \$125 per hour will be \$175 per hour going forward. He is compensated in two ways - a retainer of \$15,000 per year for legal services and an hourly rate of \$175 for specific work that's documented in a monthly invoice. His workload has increased over the last couple years largely due to traffic enforcement cases.

Councilmember Atton moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2024-50 be placed on its final passage. Councilmember Press seconded the motion to suspend the rules.

Ayes: Atton, Broome, Deacon, Press, Steinbrink, Turner, Welsh.
Nays: None
Motion carried.

Councilmember Turner moved to approve Resolution No. 2024-50 and Councilmember Broome seconded the motion.

Ayes: Atton, Broome, Deacon, Press, Steinbrink, Turner, Welsh.
Nays: None
Motion carried.

13. **Ordinance No. 2024-51 (First Reading)** starts at 1:13:37

“An Ordinance Setting Forth the Rate of Compensation for Engineering Services for the Village; and Declaring an Emergency” was read by Mayor Siemborski. These rates would go into effect on January 1 for new work. Work that currently is being completed will be completed under the existing rates. Three years ago, we competitively bid all engineering work and went through somewhat of a beauty pageant of other providers. The conclusion at the time was that Village Engineer Courtney and his firm have substantial knowledge gained through his and his predecessor father’s knowledge of village infrastructure/buildings/etc. The Mayor finds this rate increase to be reasonable in the marketplace and he supports this resolution - it’s a multiyear rate card so we don’t have to revisit this every year. Councilmember Press asked why it is an emergency. The Mayor responded January 1 is the desired start date for new projects/end date for old projects. Councilmember Press asked if they were unable to conclude what their increase was going to be until the last minute, and the Mayor replied no, the Village Engineer gave me his rate card 4-6 weeks ago. I have been evaluating and felt now is a good time to bring it before Council.

Councilmember Steinbrink moved that the rules requiring ordinances to be read on three different days be suspended and that Ordinance No. 2024-51 be placed on its final passage. Councilmember Atton seconded the motion to suspend the rules.

Ayes: Atton, Broome, Deacon, Steinbrink, Turner, Welsh.
Nays: Press
Motion carried.

Councilmember Steinbrink moved to approve Ordinance No. 2024-51 and Councilmember Broome seconded the motion.

Ayes: Atton, Broome, Deacon, Steinbrink, Turner, Welsh.
Nays: Press
Motion carried.

14. Moved to Agenda Item No. 15. **Ordinance No. 2024-53 (First Reading)** - starts at 1:17:16

“An Ordinance to Amend the Annual Appropriation Ordinance No. 2023-49 to Increase Certain Appropriations and Other Expenditures of the Village of Gates Mills, Ohio for the Fiscal Year Ending December 31, 2024” was read by the Mayor. We need more money appropriated for items not anticipated in the 2024 budget - primarily storm related overtime and the Old Mill repair. Specifically, Police Dept Salaries and Wages (\$20,000), Service Dept Salaries and Wages and Benefits (\$20,000 and \$7,000), and the Capital Improvement Fund (\$230,000).

Councilmember Press moved that the rules requiring ordinances to be read on three different days be suspended and that Ordinance No. 2024-53 be placed on its final passage. Councilmember Atton seconded the motion to suspend the rules.

Ayes: Atton, Broome, Deacon, Press, Steinbrink, Turner, Welsh.
Nays: None
Motion carried.

Councilmember Broome moved to approve Resolution No. 2024-53 and Councilmember Deacon seconded the motion.

Ayes: Atton, Broome, Deacon, Press, Steinbrink, Turner, Welsh.
Nays: None
Motion carried.

15. Moved to Agenda Item No. 14. **Ordinance No. 2024-52 (First Reading)** - starts at 1:19:36

“An Ordinance Providing Appropriations for Expenditures for the Village of Gates Mills, Ohio, for Fiscal Year Ending December 31, 2025, Repealing Certain Ordinances and Declaring an Emergency” was read by Mayor Siemborski. This is Council’s approval to spend the amount of money in our 2025 budget. We previously reported our 2025 budget shows revenue of \$7,696,000 and general fund expenses of \$7,683,024. This ordinance also indicates expenditures planned from the various special or restricted funds that we have - total expenditures from all funds is \$10,138,680. Our practice the last several years has been to ask for approval at the amount of the budget rather than putting in any kind of cushion. That means that we will come back to Council periodically and ask for more appropriation because the events that happen aren’t exactly what we had budgeted.

Councilmember Turner moved that the rules requiring ordinances to be read on three different days be suspended and that Ordinance No. 2024-52 be placed on its final passage. Councilmember Welsh seconded the motion to suspend the rules.

At 1:22:28 Councilmember Atton explained his interpretation of the appropriation process and admitted it’s something he would like to understand better.

Ayes: Atton, Broome, Deacon, Press, Steinbrink, Turner, Welsh.
Nays: None
Motion carried.

Councilmember Press moved to approve Ordinance No. 2024-52 and Councilmember Welsh seconded the motion.

Ayes: Atton, Broome, Deacon, Press, Steinbrink, Turner, Welsh.
Nays: None
Motion carried.

Councilmember Deacon thinks we have a good Finance Committee who's prepared the budget and she has a lot of confidence in this as it's based on the budget.

16. **Resolution No. 2024-54 (First Reading)** starts at 1:26:04

"A Resolution Authorizing Change Order No. 2 to the Contract with Cole Burton Contractors, LLC for the Village's 2024 Road Maintenance Program; and Declaring an Emergency" was read by Mayor Siemborski. The Mayor recalled the Old Mill Road emergency repair was handled as a change order to the contract for the 2024 road maintenance program with Cole Burton to capture the competitive rate and administrative ease. We are declaring an emergency because we need to have this paid out by the end of the year. The quicker we get our paperwork in and pay the bill, the quicker we can ask for reimbursement from the county (\$100,000) and the city (\$20,000).

Councilmember Broome moved that the rules requiring ordinances to be read on three different days be suspended and that Resolution No. 2024-54 be placed on its final passage. Councilmember Welsh seconded the motion to suspend the rules.

Ayes: Atton, Broome, Deacon, Press, Steinbrink, Turner, Welsh.
Nays: None
Motion carried.

Councilmember Steinbrink moved to approve Ordinance No. 2024-45 and Councilmember Welsh seconded the motion.

Ayes: Atton, Broome, Deacon, Press, Steinbrink, Turner, Welsh.
Nays: None
Motion carried.

The Mayor asked the Village Engineer to comment on the cost increase and what conditions were found once the pavement was removed. Village Engineer Courtney provided that the initial estimate for the emergency repairs of Old Mill after the water dept repaired the break was \$207,250. After laying out the elevations of the new pavement, we found we needed to go up the hill another 50 feet so there wouldn't be a big bump. Additionally, when we started to remove the outside lane pavement, we found the old road underneath, four feet thick from the hill movement/pave over cycle, undermined from the water main break, and requiring removal, haul away, and filling the void with 304 limestone. Those two things increased the cost to \$323,000.

Councilmember Steinbrink added that's still an active hill slide and we will continue to have issues. The Village Engineer agreed, but we now have full depth concrete pavement that's been overlaid with asphalt which will bridge over any small movements. It also gives us the ability to pressure grout underneath the pavement to fill any voids if they develop - we can find those with ground penetrating radar. Then the hillside stabilization can take place without having to remove and replace the roadway. We should just be able to put a sheet pile wall in along the low side.

Village Engineer Courtney reported the County Line Road project numbers had been finalized. Of the \$700,000 that Council had budgeted, it came in about \$60,000 under that.

The Mayor and Village Engineer updated our progress with the pavement management program that started six years ago wherein all village roads were identified as excellent/poor/failed. When we complete Hillcreek and Andrews next year, that will remove all the failed pavements from our inventory of roads and will bring our overall pavement condition index to 70 out of 100 - the low end of good.

The Mayor advised two reports - one covering guardrail damage (expect low six figures) and one covering village building maintenance assessments/costs - should be available mid-January.

17. Council Matters starts at 1:33:52

Councilmember Turner announced the Pink Sheet celebrates 77 years of publication. Since 1947 it's been the official newsletter of the village, vital to the social fabric and vibrancy of the community, and an excellent example of our volunteerism. Congratulations to the current leadership - Cathy DiVincenzo, Gail Palmer, Sue Roby, Becky Burrington, Jennifer Pinto, and Meghan Perez.

At 1:35:17 Councilmember Press stated we agreed at the last meeting in November that we needed to do more as far as doing a post audit and a look back at 640 River Road to see where our process has let us down that left us in the situation we find ourself. The November minutes were vague and he was hoping for more clarity, accountability, and actually do something. The Mayor asked if there was desire to resurrect that. Councilmember Deacon suggested we talk to ARB or historic about what it would look like if we do move forward. Councilmember Press thinks Celeste McClung was the somebody who would go look at the procedures, whether they were followed, look for any holes in the rules, and come back with a conclusion, while Councilmember Deacon thinks Celeste was looking at the historic district in a more general bigger picture exercise. The Mayor believes he has a person that could do that.

At 1:38:21 Councilmember Press stated the Mayor apologized in November for not having done anything with the charter amendment survey. Not hearing it mentioned this evening, can we clarify who is going to do what to make it happen. The Mayor replied he and the staff will provide Town Hall dates, prepare the survey, and send to Council as a draft by the next meeting.

At 1:39:12 Councilmember Press mentioned Pepper Pike appointed a charter commission of citizens about a year ago. They are concluding their deliberations Thursday night and will be making a recommendation to the Pepper Pike Council. He volunteered to follow that and report back when there's something to report. Councilmember Atton agreed to go along as well.

At 1:40:17 Councilmember Atton asked where we stand on the sewage integration project with the Chagrin Valley Hunt Club, in particular on changing our own sewage rates. The Mayor believes we should hear by Friday where the grant and loan funding application approvals stand. As to the rate adjustments, we have gathered some data and would look to make those effective midyear allowing time for review and for notice to tenants.

At 1:42:15 Councilmember Broome thanked all departments and employees for all their work over the year. The village looks awesome. Thank you everyone at the table and everyone that contributed and volunteered in other ways.

18. Business from the Audience - None

19. Adjourn

There being no further business, it was moved by Councilmember Atton, seconded by Councilmember Broome, and unanimously carried, that the council meeting be adjourned.

Respectfully submitted,

Beth DeCapite, Clerk

Approved:

Steven L. Siemborski, Mayor

VILLAGE OF GATES MILLS, CUYAHOGA COUNTY

1/17/2025 8:22:31 AM

Payment Listing

UAN v2025.1

December 2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
616-2024	11/05/2024	11/05/2024	CH	CLEVELAND ILLUMINATING CO.	\$418.59 *	C
616-2024	12/02/2024	12/09/2024	NEG ADJ	CLEVELAND ILLUMINATING CO.	-\$418.59	C
629-2024	11/06/2024	11/06/2024	CH	DIVISION OF WATER	\$354.69 *	C
629-2024	12/02/2024	12/09/2024	NEG ADJ	DIVISION OF WATER	-\$354.69	C
650-2024	11/22/2024	11/22/2024	CH	CINTAS CORPORATION #259	\$1,435.25 *	C
650-2024	12/02/2024	12/09/2024	NEG ADJ	CINTAS CORPORATION #259	-\$188.07	C
662-2024	12/02/2024	12/09/2024	CH	CLEVELAND ILLUMINATING CO.	\$388.79	C
663-2024	12/03/2024	12/09/2024	CH	DIVISION OF WATER	\$60.61	C
663-2024	12/13/2024	12/13/2024	NEG ADJ	DIVISION OF WATER	-\$60.61	C
664-2024	12/03/2024	12/09/2024	CH	DIVISION OF WATER	\$13.69	C
665-2024	12/03/2024	12/09/2024	CH	DIVISION OF WATER	\$9.50	C
666-2024	12/03/2024	12/09/2024	CH	DIVISION OF WATER	\$9.50	C
667-2024	12/03/2024	12/09/2024	CH	DIVISION OF WATER	\$9.50	C
668-2024	12/03/2024	12/09/2024	CH	DIVISION OF WATER	\$9.50	C
669-2024	12/03/2024	12/09/2024	CH	DIVISION OF WATER	\$9.50	C
670-2024	12/04/2024	12/09/2024	CH	DIVISION OF WATER	\$1,179.44	C
671-2024	12/04/2024	12/09/2024	CH	DIVISION OF WATER	\$354.69	C
671-2024	12/27/2024	12/27/2024	NEG ADJ	DIVISION OF WATER	-\$354.69	C
672-2024	12/04/2024	12/09/2024	CH	CLEVELAND ILLUMINATING CO.	\$353.36	C
672-2024	12/27/2024	12/27/2024	NEG ADJ	CLEVELAND ILLUMINATING CO.	-\$353.36	C
673-2024	12/04/2024	12/09/2024	CH	THE HARTFORD	\$203.34	C
674-2024	12/04/2024	12/09/2024	CH	ENBRIDGE GAS OHIO	\$177.00	C
674-2024	12/27/2024	12/27/2024	NEG ADJ	ENBRIDGE GAS OHIO	-\$177.00	C
675-2024	12/04/2024	12/09/2024	CH	ENBRIDGE GAS OHIO	\$173.00	C
676-2024	12/04/2024	12/09/2024	CH	CLEVELAND ILLUMINATING CO.	\$114.27	C
677-2024	12/04/2024	12/09/2024	CH	CLEVELAND ILLUMINATING CO.	\$92.75	C
678-2024	12/04/2024	12/09/2024	CH	CLEVELAND ILLUMINATING CO.	\$85.58	C
679-2024	12/04/2024	12/09/2024	CH	DIVISION OF WATER	\$18.70	C
680-2024	12/04/2024	12/09/2024	CH	DIVISION OF WATER	\$9.50	C
681-2024	12/04/2024	12/09/2024	CH	CHASE BANK	\$2.50	C
682-2024	12/05/2024	12/09/2024	CH	CLEVELAND ILLUMINATING CO.	\$448.23	C
683-2024	12/05/2024	12/09/2024	CH	CLEVELAND ILLUMINATING CO.	\$495.16	C

Payment Listing

December 2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
684-2024	12/09/2024	12/09/2024	CH	CLEVELAND ILLUMINATING CO.	\$89.92	C
685-2024	12/09/2024	12/09/2024	CH	CLEVELAND ILLUMINATING CO.	\$90.82	C
686-2024	12/09/2024	12/09/2024	CH	CLEVELAND ILLUMINATING CO.	\$87.97	C
687-2024	12/09/2024	12/09/2024	CH	DELTA DENTAL	\$1,988.05	C
688-2024	12/09/2024	12/09/2024	CH	TREASUER OF STATE	\$1,074.00	C
689-2024	12/09/2024	12/09/2024	CH	AETNA HEALTH INC. (OHIO)	\$42,231.96	C
690-2024	12/09/2024	12/09/2024	CH	PRIME PAY	\$79,158.42	C
691-2024	12/10/2024	12/12/2024	CH	ENBRIDGE GAS OHIO	\$181.96	C
692-2024	12/10/2024	12/12/2024	CH	CLEVELAND ILLUMINATING CO.	\$38.85	C
693-2024	12/11/2024	12/12/2024	CH	CLEVELAND ILLUMINATING CO.	\$398.41	C
694-2024	12/13/2024	12/13/2024	CH	PRIME PAY	\$499.25	C
695-2024	12/13/2024	12/13/2024	CH	CLEVELAND ILLUMINATING CO.	\$85.80	C
696-2024	12/13/2024	12/13/2024	CH	CLEVELAND ILLUMINATING CO.	\$85.58	C
697-2024	12/13/2024	12/13/2024	CH	CLEVELAND ILLUMINATING CO.	\$778.22	C
698-2024	12/13/2024	12/13/2024	CH	CHARTER COMMUNICATIONS	\$62.21	C
699-2024	12/13/2024	12/13/2024	CH	VERIZON WIRELESS	\$642.52	C
700-2024	12/13/2024	12/13/2024	CH	CINTAS CORPORATION #259	\$1,467.78	C
700-2024	12/27/2024	12/27/2024	NEG ADJ	CINTAS CORPORATION #259	-\$188.07	C
701-2024	12/13/2024	12/13/2024	CH	EQUIVEST	\$2,488.00	C
702-2024	12/13/2024	12/13/2024	CH	OHIO DEFERRED COMP	\$7,138.54	C
703-2024	12/13/2024	12/13/2024	CH	OHIO DEFERRED COMP	\$935.00	C
704-2024	12/13/2024	12/13/2024	CH	OHIO POLICE & FIRE PENSION	\$29,030.93	C
705-2024	12/16/2024	12/19/2024	CH	FP MAILING SOLUTIONS	\$200.00	C
706-2024	12/16/2024	12/19/2024	CH	HOME DEPOT CRC	\$828.91	C
707-2024	12/19/2024	12/19/2024	CH	BWC	\$34,180.00	C
708-2024	12/20/2024	12/20/2024	CH	CLEVELAND ILLUMINATING CO.	\$318.57	C
709-2024	12/20/2024	12/20/2024	CH	PRIME PAY	\$78,773.57	C
710-2024	12/23/2024	12/23/2024	CH	OPERS PUBLIC EMPLOYEES	\$20,704.20	C
711-2024	12/23/2024	12/23/2024	CH	LYNDHURST MUNI COURT	\$28,440.00	C
712-2024	12/23/2024	12/23/2024	CH	SAM'S CLUB	\$110.00	C
713-2024	12/24/2024	12/27/2024	CH	FIRST COMMUNICATIONS, LLC	\$2,875.75	C
714-2024	12/27/2024	12/27/2024	CH	EQUIVEST	\$2,488.00	C

Payment Listing

December 2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
715-2024	12/27/2024	12/27/2024	CH	OHIO DEFERRED COMP	\$935.00	C
716-2024	12/27/2024	12/27/2024	CH	OHIO DEFERRED COMP	\$7,138.54	C
717-2024	12/27/2024	12/27/2024	CH	DIVISION OF WATER	\$67.20	C
718-2024	12/30/2024	12/30/2024	CH	CHASE CARD SERVICE	\$4,720.68	C
719-2024	12/31/2024	01/02/2025	CH	STATE TREASURER OF OHIO	\$937.50	C
720-2024	12/31/2024	01/02/2025	CH	REDSS	\$125.00	C
721-2024	12/31/2024	01/02/2025	CH	LYNDHURST MUNI COURT	\$37.50	C
7957	10/31/2024	10/31/2024	AW	MATTHEW GENGLER	\$25.00 *	V
7957	12/31/2024	12/31/2024	AW	MATTHEW GENGLER	-\$25.00	V
7968	11/18/2024	11/18/2024	AW	ALL CONSTRUCTION SERVICES	\$240.00 *	V
7968	12/31/2024	12/31/2024	AW	ALL CONSTRUCTION SERVICES	-\$240.00	V
7973	11/18/2024	11/18/2024	AW	CERTASITE, LLC	\$424.64 *	C
7973	12/02/2024	12/09/2024	NEG ADJ	CERTASITE, LLC	-\$247.31	C
7988	11/18/2024	11/18/2024	AW	KEN'S WINDOW CLEANING	\$870.00 *	C
7988	12/02/2024	12/09/2024	NEG ADJ	KEN'S WINDOW CLEANING	-\$240.00	C
8026	11/27/2024	11/27/2024	AW	MARS ELECTRIC COMPANY	\$389.34 *	C
8026	12/02/2024	12/09/2024	NEG ADJ	MARS ELECTRIC COMPANY	-\$389.34	C
8041	12/10/2024	12/10/2024	AW	COLE BURTON CONTRACTORS, LLC	\$242,398.52	C
8042	12/13/2024	12/13/2024	AW	ABATE LANDSCAPING FLORIST	\$93.45	C
8043	12/13/2024	12/13/2024	AW	ADVANCED MEDICAL SERVICES	\$155.00	C
8044	12/13/2024	12/13/2024	AW	AKE ENVIRONMENTAL, INC.	\$2,437.70	C
8045	12/13/2024	12/13/2024	AW	CHAGRIN VALLEY DISPATCH	\$14,062.93	C
8046	12/13/2024	12/13/2024	AW	CHAGRIN VALLEY TIMES	\$57.50	C
8047	12/13/2024	12/13/2024	AW	WILLIAM H. CHILDS, JR	\$100.00	C
8048	12/13/2024	12/13/2024	AW	MICHAEL E. CICERO	\$850.00	C
8049	12/13/2024	12/13/2024	AW	COMDOC, INC.	\$35.24	C
8050	12/13/2024	12/13/2024	AW	CUYAHOGA ASPHALT MATERIALS	\$279.62	C
8051	12/13/2024	12/13/2024	AW	DUSTBUSTER	\$510.00	C
8052	12/13/2024	12/13/2024	AW	FIRE SAFETY SERVICES, INC.	\$4,780.00	C
8053	12/13/2024	12/13/2024	AW	DYLAN HOOKER	\$1,399.77	C
8054	12/13/2024	12/13/2024	AW	DYLAN HUSTOSKY	\$308.65	C
8055	12/13/2024	12/13/2024	AW	JOSEPH GIGLIO	\$100.00	C

Payment Listing

December 2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
8056	12/13/2024	12/13/2024	AW	KIMBALL MIDWEST	\$182.30	C
8057	12/13/2024	12/13/2024	AW	KOLSOM TIRES	\$618.32	C
8058	12/13/2024	12/13/2024	AW	MARS ELECTRIC COMPANY	\$74.00	C
8059	12/13/2024	12/13/2024	AW	MICRO CENTER AVR	\$17.99	C
8060	12/13/2024	12/13/2024	AW	MULLET'S HARNESS SHOP	\$253.95	C
8061	12/13/2024	12/13/2024	AW	RUGG'S PEST MANAGEMENT	\$120.00	C
8062	12/13/2024	12/13/2024	AW	REID CONSULTING GROUP	\$2,505.00	O
8063	12/13/2024	12/13/2024	AW	SHUTTLER'S UNIFORM INC.	\$608.00	C
8064	12/13/2024	12/13/2024	AW	SIGNAL SERVICE COMPANY	\$150.00	C
8065	12/13/2024	12/13/2024	AW	SPORT RACK	\$6,211.75	C
8066	12/13/2024	12/13/2024	AW	TECHSPERT DATA SERVICES LLC	\$1,993.38	C
8067	12/13/2024	12/13/2024	AW	THE FIRE HOUSE	\$2,927.00	C
8068	12/13/2024	12/13/2024	AW	TURNEY HOME & AUTO	\$385.73	C
8069	12/13/2024	12/13/2024	AW	ULLMAN OIL COMPANY	\$3,126.79	C
8070	12/13/2024	12/13/2024	AW	WICHERT INSURANCE SERVICES	\$36.00	C
8071	12/13/2024	12/13/2024	AW	WINZER	\$364.13	C
8072	12/23/2024	12/23/2024	AW	SENSYS GATSO USA, INC.	\$30,286.00	O
8073	12/23/2024	12/23/2024	AW	AKE ENVIRONMENTAL, INC.	\$791.00	C
8074	12/23/2024	12/23/2024	AW	AMERICAN LEGAL PUBLISHING	\$465.00	O
8075	12/23/2024	12/23/2024	AW	BRONNER'S COMMERCIAL DISPLAY	\$2,350.69	O
8076	12/23/2024	12/23/2024	AW	C.W. COURTNEY COMPANY	\$9,842.00	C
8077	12/23/2024	12/23/2024	AW	CHAGRIN VALLEY DISPATCH	\$390.00	O
8078	12/23/2024	12/23/2024	AW	WILLIAM H. CHILDS, JR	\$100.00	O
8079	12/23/2024	12/23/2024	AW	CONCORD ROAD EQUIPMENT MFG	\$1,369.46	C
8080	12/23/2024	12/23/2024	AW	THOMAS J COOK	\$700.00	C
8081	12/23/2024	12/23/2024	AW	DISTILLATA COMPANY	\$123.15	C
8082	12/23/2024	12/23/2024	AW	D.H. ELLISON CO.	\$100.00	O
8083	12/23/2024	12/23/2024	AW	GENUINE PARTS COMPANY	\$1,045.81	C
8084	12/23/2024	12/23/2024	AW	JOSEPH GIGLIO	\$100.00	C
8085	12/23/2024	12/23/2024	AW	MARS ELECTRIC COMPANY	\$311.39	C
8085	12/27/2024	12/27/2024	NEG ADJ	MARS ELECTRIC COMPANY	-\$224.88	C
8086	12/23/2024	12/23/2024	AW	MOTOROLA SOLUTIONS, INC.	\$10,483.53	O

Payment Listing
 December 2024

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
8087	12/23/2024	12/23/2024	AW	JANET M. MULH	\$2,256.89	C
8088	12/23/2024	12/23/2024	AW	NICOLA, GUDBRANSON & COOPER	\$2,287.50	C
8089	12/23/2024	12/23/2024	AW	OHIO TREASURER OF STATE	\$905.00	C
8090	12/23/2024	12/23/2024	AW	PRADCO	\$185.00	O
8091	12/23/2024	12/23/2024	AW	RUMPKE	\$88.82	C
8092	12/23/2024	12/23/2024	AW	SANTEEE LOCK & MORE, LLC	\$148.00	C
8093	12/23/2024	12/23/2024	AW	SHUTTLETT'S UNIFORM INC.	\$302.00	C
8094	12/23/2024	12/23/2024	AW	SITEONE LANDSCAPE SUPPLY	\$294.21	O
8095	12/23/2024	12/23/2024	AW	STANLEY STEEMER	\$540.00	O
8095	12/27/2024	12/27/2024	NEG ADJ	STANLEY STEEMER	-\$540.00	C
8096	12/23/2024	12/23/2024	AW	ZOOM CAR WASH	\$96.00	C
8097	12/23/2024	12/23/2024	AW	CHESTER TOWNSHIP	\$65,808.09	C
8098	12/24/2024	12/24/2024	AW	COLE BURTON CONTRACTORS, LLC	\$125,829.31	C
8099	12/31/2024	12/31/2024	AW	NERONE & SONS, INC.	\$42,000.00	O
8100	12/31/2024	12/31/2024	AW	MICRO CENTER A/R	\$2,814.85	O
8101	12/31/2024	12/31/2024	AW	PRESTON FORD	\$1,354.29	O
8102	12/31/2024	12/31/2024	AW	SHUTTLETT'S UNIFORM INC.	\$977.00	O
8103	12/31/2024	12/31/2024	AW	MATTHEW GENGLER	\$25.00	O
Total Payments:					\$943,163.82	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$943,163.82	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

TOTAL	\$943,163.82
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Clerk

Mayor

CLERK'S CERTIFICATE

I hereby certify that at the time of making the contracts or orders for the expenditures provided for in the foregoing ordinance and at the time of the execution of such certificate a sufficient sum appropriated for the purpose of such contract was in the treasury or in process of collection to the credit of an appropriate fund free from any previous encumbrances.

(This ordinance is not of "a general or permanent nature" and need not be read three times nor published)

Clerk

VILLAGE OF GATES MILLS
FINANCIAL REPORT FOR THE PERIOD ENDING December 31, 2024
January 17, 2025

MONTHLY RESULTS AND FINANCIAL POSITION

The financial statements were provided to the Mayor, Clerk, Treasurer and Council prior to the January 2025 Council meeting.

GENERAL FUND

Year-to-date revenue was \$7,799,529 including \$1,490,960 in traffic camera receipts. Excluding those receipts, revenue would have been \$6,308,569, ahead of last year's amount of \$5,705,365 by \$603,204. Real estate tax collections of \$2,545,820 were over last year by \$57,562. Real estate tax collections are dependent on the county's billing and collection and taxpayer timing of payments. Municipal income tax receipts were up 15.3% for the year.

The traffic camera enforcement program in combination with Lyndhurst Municipal Court and the vendor started in mid-August 2023. Gross collection receipts were \$596,430 last year with expenditures last year at this time were \$380,658 of which \$90,000 was for the court to start the program. Gross collections in 2024 were \$1,490,960. Expenses to Lyndhurst Municipal Court and to Sensys Gatso appear in the Police Department expenditure categories and were \$755,500 in 2024 for a margin of 49%. Lyndhurst Municipal Court increased its per citation fee by \$5 starting this spring. We do not see a need to increase the violation charge at this time.

Other sources of revenue were \$1,079,587, above 2023's year-to-date amount of \$853,813. Miscellaneous income reflects the receipt of \$115,625 from Cuyahoga County for the Village's preventative road maintenance program. The breakdown was \$82,515 for 2022 and \$33,1110 for 2023. We achieved higher receipts in ambulance income, interest, and miscellaneous income and lower receipts in the Mills Building rental income, permits and fines.

Expenditures for 2024 were \$7,500,851 compared to \$6,532,650 in 2023. Excluding transfers to other funds from the General Fund, Village expenditures in 2024 were \$6,038,726 compared to \$5,500,150 in 2023. Traffic camera expenses accounted for \$755,500 and the new sidearm mower and tractor with attachments were \$175,000. Village expenditures are budgeted and controlled via its four departments - (Administration, Police, Fire and Service) and Transfers from the General Fund to other specific funds such as the Capital Improvement Fund.

The Administration Department incurred expenses of \$794,255 in 2024, \$1,237 over the prior year. Lower amounts were recorded for legal and professional services, while higher amounts were spent in personnel costs and other administrative costs.

The Police Department has incurred \$2,613,993 YTD of which, \$755,500 was associated with the traffic camera program. Excluding those costs to discuss comparability, actual expenditures in 2024 were \$1,858,493 compared to \$1,759,360 in 2023. The largest differences were in higher wages and insurance, dispatch services, and vehicle purchases.

The Fire Department costs of \$712,089 were slightly above the prior year of \$699,519. Quarterly ambulance and EMS costs for 2024 are \$450,852 compared to 2023's amount of \$447,197. 2024 EMS calls are 201 this

year compared to 215 last year. Ambulance income was much higher as the data entry and billing backlog from the outside service provider from the third quarter 2023 was caught up and billings were collected and remitted to us in early 2024. Personnel cost were higher in 2024 due to the addition of Saturday station duty in the department.

In the Service Department, we spent \$1,918,390, \$50,795 more than the prior year amount of \$1,867,595. We spent more on wages, overtime and benefits costs, less on salt due to a milder winter and more at the Community House for the new roof and gutter project, paint and new fence. We expended \$16,500 for tree removal on Chagrin River Road/Wilson Mills hills after the tornadic storm. We also took delivery and paid for the new sidearm mower and tractor with attachments at a cost of \$175,000.

In summary, for the year, the Village operated with a General Fund surplus of \$298,678 compared to a shortfall of \$230,855 in 2023. 2023 included a \$250,000 road program overrun due to unforeseen subsurface conditions that was paid for in January of 2023. For 2024, the largest variance is traffic camera net receipts.

The General Fund cash balance as of December 31, 2024 was \$7,879,102 compared to the beginning of the year balance of \$7,580,424.

OTHER FUNDS

The Village is required to maintain other special purpose funds by statute or contract. Cash in these special purpose funds amounted to \$1,658,301 at December 31, 2024. The Village remitted over \$110,000 to the Gates Mills Land Conservancy as its share of levy dollars collected. Over the year, we expended \$1,373,869 for County Line Road repaving, emergency road repairs, drainage projects and the Village's road program.

This report will be published on the Village website.

Janet M. Mulh
Finance Administrator

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
DECEMBER 31, 2024

	2024 BUDGET	Current Month	2024 Year to Date	2023 Year to Date
General Fund (GF) Revenues:				
Taxes:				
Real Estate Taxes	2,488,500	-	2,545,820	2,488,258
Municipal Income Taxes	2,100,000	89,679	2,645,444	2,295,100
Share of Sales and State Taxes	28,000	-	37,718	68,194
Total Tax Revenue	4,616,500	89,679	5,228,982	4,851,552
Other Sources:				
Fines and Costs	75,100	2,913	68,051	81,454
Traffic Camera Gross Receipts	1,518,400	110,895	1,490,960	596,430
Building/Liquor Permits & Licenses	51,040	2,160	73,241	89,161
Interest Income	259,000	11,301	286,235	153,862
Rental Income	222,960	26,249	229,933	221,289
Mills Building Rental Income	142,631	15,108	112,179	154,284
Ambulance Income	36,000	-	72,831	35,850
SRO Reimbursement	94,450	7,871	94,450	92,654
Misc County 22 & 23 Road Mnt Reim.	47,750	-	142,666	25,259
Total Other Sources Revenue	2,447,331	176,497	2,570,547	1,450,243
Assessments:				
School Board/Property Assessment	-	-	-	-
Total General Fund Revenues	7,063,831	266,177	7,799,529	6,301,795
Add Year Beginning General Fund Balance		8,050,510	7,580,424	7,811,278
Less Expenses:				
Administration Costs	(see Page 2)	(39,983)	(794,255)	(793,018)
Administration - Transfers		-	(1,462,125)	(1,032,500)
Police Department Costs	(see Page 3)	(213,400)	(2,613,993)	(2,140,018)
Fire Department Costs	(see Page 3)	(57,712)	(261,237)	(252,322)
Fire Department Ambulance	(see Page 3)	-	(450,852)	(447,197)
Service Department Costs	(see Page 4)	(126,492)	(1,918,390)	(1,867,595)
Total General Fund Expenses		(437,586)	(7,500,851)	(6,532,650)
Current General Fund Balance		7,879,101	7,879,102	7,580,423
Plus:				
Other Fund Current Balances		1,658,301	1,658,301	1,964,085
Total Current Balance - All Funds		9,537,401	9,537,403	9,544,508

22	82,515.20
23	33,109.63

**VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
DECEMBER 31, 2024**

	2024 BUDGET	2024 Month Expenses	2024 To Date Expenses	2023 To Date Expenses
ADMINISTRATION:				
Salaries and Wages	165,000	13,488	164,207	159,381
Health Insurance	54,180	6,717	61,641	53,677
Worker's Comp/Medicare	8,000	2,047	5,119	4,201
Employee Retirement (OPERS)	27,900	2,081	27,063	26,273
PERSONNEL COSTS	255,080	24,333	258,030	243,532
Legal - Law Director	60,000	-	65,400	98,099
Legal - Prosecutor	48,000	3,138	46,788	48,388
Legal - Other	500	-	8	499
Engineering	33,900	2,377	49,974	32,256
Other Professional Services	114,500	7,108	109,463	129,830
LEGAL AND PROFESSIONAL	256,900	12,623	271,633	309,072
General Insurance	120,000	36	116,838	103,976
Income Tax Expense	75,000	2,644	77,786	66,897
County Auditor Expenses	64,000	-	55,567	58,289
Office Expenses	9,500	347	10,463	6,469
Miscellaneous Expenses	5,000	-	3,938	4,783
OTHER ADMINISTRATIVE COSTS	273,500	3,027	264,592	240,414
ADMINISTRATION OPERATING COSTS	785,480	39,983	794,255	793,018
Transfers to Other Funds	1,096,500	-	1,462,125	1,032,500
TOTAL ADMINISTRATION COSTS	1,881,980	39,983	2,256,379	1,825,518

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
DECEMBER 31, 2024

	2024 BUDGET	2024 Month Expenses	2024 To Date Expenses	2023 To Date Expenses
POLICE DEPARTMENT:				
Salaries and Wages	1,134,000	90,878	1,165,774	1,115,934
Overtime	50,000	8,838	54,601	49,611
Health, OPERS, MEDI, Worker Comp	274,700	36,447	295,983	253,287
PERSONNEL COSTS	1,458,700	136,163	1,516,358	1,418,832
Gasoline	25,000	-	11,952	21,170
Repairs and Maintenance	16,000	2,069	14,784	12,929
Uniforms	15,000	910	9,543	9,023
Training/Conferences	12,000	495	8,678	13,319
Dispatch Operating Fee	170,100	14,063	168,755	160,719
Alarm System Fee	18,000	-	17,190	18,567
Maintenance Agreements/Radio Expenses	29,000	360	23,203	25,485
Traffic Camera Program LMC	312,000	28,440	339,835	215,400
Traffic Camera Program Gatso	379,400	30,286	415,665	165,258
Other Expenses	16,000	614	11,503	12,477
V.E.G.	11,000	-	11,000	10,000
OTHER POLICE DEPART COSTS	1,003,500	77,237	1,032,107	664,347
Vehicle Purchases	60,000	-	57,171	48,451
Equipment Purchases	12,000	-	8,358	8,388
CAPITAL EXPENDITURES	72,000	-	65,529	56,839
TOTAL POLICE DEPARTMENT COSTS	2,534,200	213,400	2,613,993	2,140,018

FIRE DEPARTMENT:				
Salaries and Wages	160,000	13,023	154,362	144,397
PERS, MEDI, SOC SEC, Worker Comp	31,150	12,456	25,387	19,951
PERSONNEL COSTS	191,150	25,479	179,749	164,348
Vehicle Maintenance	11,000	-	11,577	4,132
Ambulance/EMS <i>see below</i>	437,000	-	450,852	447,197
Training/Conferences	12,000	-	67	2,174
Contracts & Annual Fees	24,000	1,207	17,443	20,577
Other Expenses	10,000	1,871	11,086	5,966
OTHER FIRE DEPARTMENT COSTS	494,000	3,077	491,025	480,046
CAPITAL EXPENDITURES	63,125	29,155	41,315	55,125
TOTAL FIRE DEPARTMENT COSTS	748,275	57,712	712,089	699,519
<i>Ambulance Income on Cover Page</i>	36,000	-	72,831	35,850

**VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
DECEMBER 31, 2024**

	2024 BUDGET	2024 Month Expenses	2024 To Date Expenses	2023 To Date Expenses
SERVICE DEPARTMENT:				
Salaries and Wages	776,600	57,996	763,041	738,249
Overtime	30,975	11,268	30,903	24,055
Health, OPERS, MEDI, Worker Comp	323,650	35,912	353,603	306,607
PERSONNEL COSTS	1,131,225	105,177	1,147,547	1,068,911
Salt/Aggregate (snow removal)	65,000	294	56,011	70,924
Building Inspection	12,000	913	17,490	11,517
Equipment Maintenance	46,000	2,415	52,307	51,136
Gasoline Expense	40,000	3,127	33,770	39,781
Supplies/Uniforms	34,000	3,005	34,572	36,408
OPERATING COSTS	197,000	9,753	194,150	209,766
BUILDING OPERATION & MTC				
Village Hall	127,300	6,304	131,360	128,289
Village Houses	12,300	-	7,287	1,133
Community Building	65,200	988	66,609	24,788
Post Office	3,000	-	1,070	16,130
OBT Building	1,940	95	1,448	1,795
Wash House	3,700	14	64	79
Burton Court	3,100	93	5,181	27,565
Mills Building	34,010	(1,328)	56,398	77,783
BUILDING OPERATION & MTC	250,550	6,166	269,417	277,562
Street Repair	8,000	280	4,322	9,235
Ditch, Drain, Sewers	35,500	-	22,945	31,584
Tree Grinding (Contractors)	15,000	-	47,950	800
Street Lighting	17,100	1,313	19,865	16,971
Parks	21,000	3,637	15,218	18,578
Guardrails, Signs, Bridges	26,600	166	8,390	5,583
STREETS AND ROADS	123,200	5,396	118,690	82,751
Vehicles	181,400		174,689	208,512
Other Equipment	20,000		13,897	20,093
CAPITAL EXPENDITURES	201,400	-	188,586	228,605
TOTAL SERVICE DEPARTMENT COSTS	1,903,375	126,492	1,918,390	1,867,595

VILLAGE OF GATES MILLS
FINANCIAL STATEMENT
DECEMBER 31, 2024

	Beginning Year Balance	Year-to-date Actual Receipts	Year-to-date Actual Expenses	Unexpended Balance
Street Const Maint Repair	134,824	209,509	175,000	169,334
State Highway	27,243	17,308	17,344	27,207
Bond Retirement (KeyBank Loans)	2,730	-	-	2,730
	<u>164,797</u>	<u>226,817</u>	<u>192,344</u>	<u>199,270</u>
Capital Improvement	420,762	1,280,748	1,441,267	260,244
Water	284,003	39,769	21,307	302,465
Wastewater Plant	29,776	48,804	67,113	11,467
Park Recreation	53,947	27,759	59,558	22,147
Cemetery	54,799	27,000	9,579	72,220
Mayor's Court-Violations Bureau	1,220	21,806	22,466	560
Mayor's Discretionary	285	1,500	1,280	505
Purcell Trust	31,800	8,331	9,836	30,296
Land Conservation	210,318	236,940	120,876	326,382
Local Fiscal Recovery Fund (ARPA)	499,530	-	341,999	157,531
Building Bond Deposit	129,989	30,830	4,657	156,162
Underground Storage Tank	11,000	-	-	11,000
Safety Fund	26,714	39,450	15,691	50,473
Police Relief & Pension	23,104	228,819	218,091	33,832
Law Enforcement	265	-	265	-
VEST Grant	-	-	-	-
OneOhio Fund (Opiod)	1,769	2,983	2,404	2,348
STATE Grants	20,008	8,991	7,600	21,399
TOTAL OTHER FUNDS	<u>1,964,085</u>	<u>2,230,548</u>	<u>2,536,332</u>	<u>1,658,301</u>
GENERAL FUND	7,580,424	7,799,529	7,500,851	7,879,102
TOTAL ALL FUNDS	<u>9,544,509</u>	<u>10,030,077</u>	<u>10,037,183</u>	<u>9,537,403</u>

STATE OF THE VILLAGE
DECEMBER 31, 2024

	2024	2023
Total Current Balance - All Funds	9,537,403	9,544,509
Cash and Investments:	12/31/2024	12/31/2023
Cash:		
ANCORA	8,690,671	8,465,350
CHASE DDA	152,887	267,482
CHASE SAV - LAND CONS	1,498	210,318
STAR OHIO -LAND CONS	324,884	-
CHASE VIOLATIONS BUREAU	37,704	49,426
Star Ohio	<u>425,450</u>	<u>733,640</u>
Total Cash	9,633,093	9,726,216
(OUTSTANDING CHECKS)	<u>(95,691)</u>	<u>(181,707)</u>
Total Cash and Investments	9,537,403	9,544,509

** From Wastewater Fund

GENERAL FUND SUMMARY	BUDGET	DECEMBER	2024 YEAR TO DATE	2023 YEAR TO DATE
Real Estate Taxes	2,488,500	-	2,545,820	2,488,258
Municipal Income Tax	2,100,000	89,679	2,645,444	2,295,100
Share of Sales and State Taxes	28,000	-	37,718	68,194
Other Sources	2,447,331	176,497	2,570,547	1,450,243
Assessments	-	-	-	-
TOTAL OPERATING REVENUES	7,063,831	266,177	7,799,529	6,301,795
OPERATING EXPENSES				
Administration Department	785,480	39,983	794,255	793,018
Police Department	2,534,200	213,400	2,613,993	2,140,018
Fire Department	748,275	57,712	712,089	699,519
Service Department	1,903,375	126,492	1,918,390	1,867,595
Transfers excluding Inheritance Taxes	1,096,500	-	1,462,125	1,032,500
TOTAL OPERATING EXPENSES	7,067,830	437,586	7,500,851	6,532,650
SURPLUS (DEFICIT)	(3,999)	(171,409)	298,678	(230,855)

Project	December 31, 2024	BUDGET	DECEMBER	YEAR TO DATE EXPENSES	COURTNEY	OTHER	SCMR/STHWY
CAPITAL IMPROVEMENT							
	2024 ROAD PROGRAM & SERVICE LOT PAVING	970,000	191,637	1,252,760	209,280	868,480	175,000
	STORM WATER REGS AND ISSUES	20,000	1,058	8,771	8,271	500	
	RIVERVIEW DRAINAGE IMPROVEMENTS	73,000	42,000	42,000		42,000	
	CONTINGENCIES	14,531		-			
	COMM HOUSE ODNR GRANT LOWER LEVEL	5,469		3,874		3,874	
	CHAGRIN RIVER @ MAYFIELD			19,314		19,314	
	BERKSHIRE/EPPING FLOODING			8,310	8,310		
	OLD MILL SLOPE FAILURE		8,572	38,841	38,841		
TOTAL	CAPITAL IMPROVEMENT	1,083,000	243,267	1,373,869	264,701	934,168	175,000

To: Gates Mills Village Council

From: Nathaniel T. Smith, President

Subject: 2024 Year-end Report from Gates Mills Land Conservancy (GMLC)

Date: December 28, 2024

Since the last year-end update to the Village Council, the following activities have transpired at the Gates Mills Land Conservancy:

Land Acquisition: In May, GMLC acquired a 13-acre parcel on the north side of Mayfield Road in a bargain sale transaction which was \$40,000 below the appraised value. The heavily wooded and ravined property will be known as the “Kay Perkins Preserve”.

Stewardship: Since April, GMLC directors has completed inspecting and documenting the status of most of the fifty-nine properties that are owned preserves, or have conservation easements, or deed restrictions. The remaining few properties will be inspected by year-end.

Tree Canopy Subcommittee: Three GMLC directors, with Mitch Bass as its chairperson, joined the Village’s Tree Canopy Committee. The Conservancy’s Merkel Preserve, located north of the Gates Mills Garden Club on Chagrin River Road, is one of four pilot sites in the Village to be treated for invasives starting this winter and over the next several years.

Invasive Species Removal: Funded by a confidential grant administered by PNC, the Conservancy engaged a botanist in early 2024 to perform an audit on its owned preserves for invasive species with a particular focus on eradicating the highly aggressive Tree of Heaven. Tree of Heaven was **found** and treated on five preserves. This multi-year eradication effort will continue in 2025.

Community Outreach: GMLC published three online **Newsletters** in March, June, and September which was distributed to 725 villagers. They were focused on the purpose and need for conservation easements, notable conservation collaborations with the Village and individual community members; tributes to Rindy Collister, Dan Kish and John Kramer; the Tree Canopy Program, our Tree-of-Heaven mitigation, and introduced Penitentiary Glen as a new contributor.

Our second annual **Environmental Seminar** was held at the Gates Mills Environment Center in September. Expert speakers made presentations on environmental topics including the importance of conservation easements, effective land stewardship, healthy tree canopies, and waste-water treatment. The event was well received with 43 people in attendance.

Fund Raising: As of the end of November, \$33,600 in membership contributions had been raised from 126 donors compared to a budget of \$37,000 for 2024. In addition, a total of \$12,000 has been raised to support development of a new website site and other special projects.

Levy Receipts: In October, GMLC received its second transfer of conservation levy funds in the amount of \$52,660, bring its total 2024 levy receipts for the year to \$109,800. All but \$32,800 of levy receipts were committed to the purchase of the Kay Perkins Preserve.

Governance: On October 10, the Conservancy’s annual meeting was held at the Community Center. Two individuals, Phil Campanella and Alex Bercheck, were elected as new directors and John Kozak was re-elected, each to four-year terms. The Conservancy’s full complement of fifteen directors was completed during the Council meeting in October with Anne Marchetto’s appointment to the GMLC’s board by the mayor. New officers were also elected effective January 1, 2025: Jamie Carracher as president, Nathaniel Smith as vice president, Cindy Zins as treasurer, and Diane Kennedy as secretary.

Following comments by Nathaniel Smith and the conclusion of official business at the annual meeting, including a vote by the membership to hold future annual meetings between September 1 and December 31 each year, an informative presentation was given by Becky Donaldson from the Cleveland Museum of Natural History. She discussed the decades long efforts by the Museum and Ohio EPA to restore Mentor Marsh by eradicating invasive species and the removal of hundreds of tons of contaminants after it was used as a salt and ash fill site more than fifty years ago.

New Website: Since spring, a website task force, made up of three directors and GMLC’s Secretary, has been working on an enhanced website for the Conservancy. The task force expects to roll out the new website and its enhanced capabilities in Q1, 2025.

Financials: In mid-November, the independent auditor’s review of GMLC’s 2023 financial statements was completed by its certified public accountants, Bercheck & DeChellis. The accountants also completed and filed the Conservancy’s Form 990 (Return of Organization Exempt from Income Tax) with the Internal Revenue Service.

As of the end of November 2024, GMLC’s Statement of Revenues & Expenses and its cash position were as follows:

Statement of Operations	November YTD Actual	Full Year 2024 Budget
Revenues	\$ 48,700	\$ 49,700
Expenses	<u>\$ 40,750</u>	<u>\$ 49,400</u>
Net	\$ 7,950	\$ 300

Revenue for 2024 is expected to be slightly higher than the full year budget of \$49,700, and several large expenses for annual audit fees, rent, and website development will result the full years expenses being at or close to budget.

Cash reserves at the end of November were as follows:

Operating Funds	\$ 399,600
Special Gift Fund	\$ 8,500
Levy Funds	\$ 32,800
Stewardship Reserves	<u>\$ 217,600</u>
Subtotal	\$ 658,500

**Gates Mills Land Conservancy and Affiliate
Financial Statements and Supplementary
Information with Accountants' Report
Years Ended December 31, 2023 and 2022**

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Bercheck & DeChellis
Certified Public Accountants

7999 Mayfield Road, Chesterland, Ohio 44026

440/729-4200 Fax 440/729-4977

INDEPENDENT ACCOUNTANTS' REVIEW REPORT

To the Board of Directors of
Gates Mills Land Conservancy

We have reviewed the accompanying financial statements of Gates Mills Land Conservancy (a nonprofit organization) and 841, LLC, which comprise the consolidated statements of assets, liabilities, and net assets – cash basis as of December 31, 2023 and 2022 and the related consolidated statements of revenues, expenses, and other changes in net assets – cash basis, changes in net assets – cash basis, and cash flows – cash basis for the years then ended, and the related notes to the consolidated financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting; this includes determining that the cash basis of accounting is an acceptable basis for the preparation of financial statements in the circumstances. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with the cash basis of accounting. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with the cash basis of accounting.

Basis of Accounting

We draw attention to Note B of the financial statements, which describes the basis of accounting. The financial statements are prepared in accordance with the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our conclusion is not modified with respect to this matter.

Supplementary Information

The supplementary information included in Schedule I, II and III is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from, and relates directly to, the underlying accounting and other records used to prepare the financial statements. The information has been subjected to review procedures applied in our review of the basic financial statements. Schedule I, II and III are prepared in accordance with the cash basis of accounting. We are not aware of any material modifications that should be made to the information. We have not audited the information and, accordingly, do not express an opinion on such information.



Bercheck & DeChellis
Chesterland, Ohio
October 30, 2024

Gates Mills Land Conservancy and Affiliate
Consolidated Statements of Assets, Liabilities and Net Assets - Cash Basis
Years Ended December 31, 2023 and 2022

	2023	2022
ASSETS		
Current Assets		
Cash and cash equivalents (Note C)	\$ 787,351	\$ 849,664
Prepaid Expense	-	1,000
Total Current Asset	787,351	850,664
Property and Equipment		
Land (Note C)	6,229,358	6,229,358
Office equipment (Note C)	5,584	5,584
Total Property and Equipment	6,234,942	6,234,942
Accumulated depreciation	(5,584)	(5,584)
Net Property and Equipment	6,229,358	6,229,358
TOTAL ASSETS	\$ 7,016,709	\$ 7,080,022
LIABILITIES AND NET ASSETS		
Liabilities		
Current Liabilities		
Payroll taxes payable	\$ 715	\$ 587
Current portion of long-term debt	-	36,257
Total Current Liabilities	715	36,844
Long-Term Liabilities		
Long-term debt, net of current portion (Note E)	-	228,118
Total Liabilities	715	264,962
Net Assets		
Without Donor Restrictions		
Operating fund	389,872	281,149
Board designated funds	5,471,221	5,653,266
841, LLC	1,145,021	880,645
With Donor Restrictions		
Board designated funds	9,880	-
Total Net Assets	7,015,994	6,815,060
TOTAL LIABILITIES AND NET ASSETS	\$ 7,016,709	\$ 7,080,022

See accompanying independent accountants' review report
and notes which are an integral part of this statement.

**Gates Mills Land Conservancy and Affiliate
Consolidated Statements of Revenues, Expenses,
and Other Changes in Net Assets - Cash Basis
Years Ended December 31, 2023 and 2022**

	Operating Fund	Board Designated Funds	841, LLC	Total 12/31/2023	Total 12/31/2022
Revenues					
Tax levy proceeds from the Village of Gates Mills	\$ -	\$ 112,564	\$ -	\$ 112,564	\$ 110,289
Members' dues	39,975	-	-	39,975	35,707
Grants & contributions	100,805	9,880	-	110,685	22,149
Other	234	-	-	234	232
Total revenue	<u>141,014</u>	<u>122,444</u>	<u>-</u>	<u>263,458</u>	<u>168,377</u>
Expenses					
Wages & payroll taxes	16,525	-	-	16,525	13,392
Professional fees	5,200	-	700	5,900	6,325
Property improvements (Note D)	-	2,150	-	2,150	1,660
Real estate taxes & assessments	-	25,867	-	25,867	11,347
Accreditation, surveys & other fees	1,050	-	288	1,338	200
Insurance	3,854	1,815	-	5,669	5,520
Rent	2,709	-	-	2,709	2,400
Postage, printing & administrative	4,389	32	-	4,421	4,533
Dues	725	-	-	725	425
Annual Dinner	250	-	-	250	645
Promotional	-	-	-	-	218
Charitable donation	-	-	-	-	1,000
Total expenses	<u>34,702</u>	<u>29,864</u>	<u>988</u>	<u>65,554</u>	<u>47,665</u>
Other Changes					
Investment income	2,411	3,263	-	5,674	247
Interest expense	-	-	(2,644)	(2,644)	(11,450)
Total Other Changes	<u>2,411</u>	<u>3,263</u>	<u>(2,644)</u>	<u>3,030</u>	<u>(11,203)</u>
Excess (Deficit) of Revenues Over Expenses	<u>\$ 108,723</u>	<u>\$ 95,843</u>	<u>\$ (3,632)</u>	<u>\$ 200,934</u>	<u>\$ 109,509</u>

See accompanying independent accountants' review report
and notes which are an integral part of this statement.

Gates Mills Land Conservancy and Affiliate
Schedule I - Statement of Revenues, Expenses, and Other Changes in Net Assets - Cash Basis
Board Designated Funds
Year Ended December 31, 2023

	Levy Fund	Stewardship Fund	Quintrell Memorial Sherman Road Preserve Fund	Enforcement, Defense Fee Owned & Deed Restriction Fund	Total 12/31/2023
Revenues					
Tax levy proceeds from the Village	\$ 112,564	\$ -	\$ -	\$ -	\$ 112,564
Grants (Note F)	\$ -	\$ -	9,880	\$ -	9,880
Escrow refund					
Total revenues	112,564	-	9,880	-	122,444
Expenses					
Professional fees	-	-	-	-	-
Land acquisition fees	-	-	-	-	-
Property improvements	2,150	-	-	-	2,150
Real estate taxes & assessments	25,867	-	-	-	25,867
Appraisals, surveys & other fees	-	-	-	-	-
Insurance	1,815	-	-	-	1,815
Administrative	32	-	-	-	32
Total expenses	29,864	-	-	-	29,864
Other Changes					
Investment income	1,735	1,454	-	74	3,263
Excess (Deficit) of Revenues Over Expense	\$ 84,435	\$ 1,454	\$ 9,880	\$ 74	\$ 95,843

See accompanying independent accountants' review report and notes which are an integral part of this statement.

Gates Mills Land Conservancy and Affiliate
Schedule II - Statement of Actual and Budgeted Revenues, Expenses,
and Other Changes in Net Assets - Operating Fund
For the Year Ended December 31, 2023

	2023		
	Actual	Budgeted	Over (Under) Budget
Revenues			
Members' dues	\$ 39,975	\$ 32,000	\$ 7,975
Annual dinner	-	-	-
Grants & contributions	100,805	300	100,505
Other	234	200	34
	<hr/>		
Total revenues	141,014	32,500	108,514
<hr/>			
Expenses			
Wages & payroll taxes	16,525	15,000	1,525
Professional fees	5,200	5,200	-
Appraisals, surveys & other fees	850	850	-
Insurance	3,854	4,000	(146)
Rent	2,709	2,400	309
Postage, printing & administrative	4,389	3,700	689
Dues	925	450	475
Promotional	-	200	(200)
Annual dinner	250	750	(500)
Charitable donation	-	-	-
	<hr/>		
Total expenses	34,702	32,550	2,152
<hr/>			
Other Changes			
Investment income	2,411	200	2,211
	<hr/>		
Over (Under) Budget of Revenues Over Expenses	\$ 108,723	\$ 150	\$ 108,573
	<hr/>		

See accompanying independent accountants' review report
and notes which are an integral part of this statement.

Gates Mills Land Conservancy and Affiliate
Schedule III - Statement of Actual and Budgeted Revenues, Expenses,
and Other Changes in Net Assets - Board Designated Funds
For the Year Ended December 31, 2023

	2023		Over (Under) Budget
	Actual	Budgeted	
Revenues			
Tax levy proceeds from the Village of Gates Mills	\$ 112,564	\$ 110,000	\$ 2,564
Grants & contributions	9,880	-	9,880
Total revenue	122,444	110,000	12,444
Expenses			
Professional fees	-	2,000	(2,000)
Land acquisition fees	-	-	-
Property improvements	2,150	1,000	1,150
Real estate taxes & assessments	25,867	26,000	(133)
Appraisals, surveys & other fees	-	1,000	(1,000)
Insurance	1,815	1,815	-
Other	32	800	(768)
Total expenses	29,864	32,615	(2,751)
Other Changes			
Investment income	3,263	230	3,033
Over (Under) Budget of Revenues Over Expenses	\$ 95,843	\$ 77,615	\$ 18,228

See accompanying independent accountants' review report
and notes which are an integral part of this statement.

Gates Mills Land Conservancy and Affiliate
Consolidated Statements of Changes in Net Assets - Cash Basis
For the Years Ended December 31, 2023 and 2022

	2023	2022
OPERATING FUND	NET ASSETS WITHOUT DONOR RESTRICTIONS	
Balance January 1	\$ 281,149	\$ 256,011
Increase :		
Excess of revenues over expenses	108,723	25,138
Total Increase	108,723	25,138
Balance December 31	\$ 389,872	\$ 281,149
 BOARD DESIGNATED	 NET ASSETS WITHOUT DONOR RESTRICTIONS	
Balance January 1	\$ 5,653,266	\$ 5,603,738
Increase :		
Net excess of revenues over expenses	85,963	95,821
Total Increase	85,963	95,821
Decrease:		
Transfer of funds to 841, LLC fund	(268,008)	(46,293)
Total (Decrease)	(268,008)	(46,293)
Balance December 31	\$ 5,471,221	\$ 5,653,266
 BOARD DESIGNATED	 NET ASSETS WITH DONOR RESTRICTIONS	
Balance January 1	\$ -	\$ -
Increase :		
Net excess of revenues over expenses	9,880	-
Total Increase	9,880	-
Balance December 31	9,880	-
 841, LLC	 NET ASSETS WITHOUT DONOR RESTRICTIONS	
Balance January 1	\$ 880,645	\$ 845,802
Increase :		
Net excess of revenues over expenses	-	-
Transfer of funds from levy fund	268,008	46,293
Total Increase	268,008	46,293
Decrease:		
Net deficit of revenues over expenses	(3,632)	(11,450)
Total (Decrease)	(3,632)	(11,450)
Balance December 31	\$ 1,145,021	\$ 880,645

See accompanying independent accountants' review report
and notes which are an integral part of this statement.

Gates Mills Land Conservancy and Affiliate
Consolidated Statements of Cash Flows - Cash Basis
For the Years Ended December 31, 2023 and 2022

	<u>2023</u>	<u>2022</u>
Cash Flows From Operating Activities:		
Increase in net assets	\$ 200,934	\$ 109,509
Adjustments to reconcile increase in net assets to net cash provided by (used in) operating activities:		
Depreciation	-	-
(Increase)Decrease in Current Assets		
Prepaid expense	1,000	(1,000)
Increase (decrease) in: Current Liabilities		
Deferred real estate taxes	-	-
Payroll taxes payable	128	(9)
Net Cash Provided (Used) By Operating Activities	<u>202,062</u>	<u>108,500</u>
Cash Flows From Financing Activities:		
Proceeds from long-term debt	-	-
Payments on long-term debt	(264,375)	(34,842)
Net Cash Provided (Used) By Financing Activities	<u>(264,375)</u>	<u>(34,842)</u>
Net Increase (Decrease) In Cash & Cash Equivalents	(62,313)	73,658
Cash & Cash Equivalents At Beginning Of Year	<u>849,664</u>	<u>776,006</u>
Cash & Cash Equivalents At End Of Year	<u>\$ 787,351</u>	<u>\$ 849,664</u>
Supplemental Disclosures of Cash Flows Information		
Cash Paid During the Years for:		
Interest	<u>\$ 2,644</u>	<u>\$ 11,450</u>

See accompanying independent accountants' review report
and notes which are an integral part of this statement

Gates Mills Land Conservancy and Affiliate
Notes to the Consolidated Financial Statements
December 31, 2023 and 2022

A. Organization and Purpose

The Gates Mills Land Conservancy (the "Conservancy") is a charitable organization formed in September, 1988 under the Ohio Nonprofit Corporation Law. Its purposes are to perform the functions of and to carry out the objectives of the Village of Gates Mills, Ohio in the development of its Master Plan and to help preserve the natural, recreational and scenic resources of the Village of Gates Mills and the Chagrin River Valley located therein, by acquiring land and by placing conservation easements or deed restrictions on land through gifts, purchases or otherwise. The Internal Revenue Service has ruled that the Conservancy is a tax-exempt organization as defined under section 501 (c) (3) and as described in section 509 (a) (1) of the Internal Revenue Code. In addition, the Conservancy is a publicly supported organization under section 170(b)(1)(A)(vi) of the Internal Revenue Code, granting it the ability to receive qualified conservation contributions, defined as contributions of an entire interest, a remainder interest, or a restriction on the use of (a conservation easement) qualified real property.

The Conservancy formed a limited liability company subsidiary, 841, LLC, on May 28, 2019, for the purpose of pursuing its objectives, including the holding of title to properties purchased. The Conservancy is the sole member of 841, LLC.

B. Summary of Significant Accounting Policies

Basis of Accounting - The accompanying financial statements has been prepared on a cash basis of accounting, which is an Other Comprehensive Basis of Accounting. Consequently, revenues are recognized when received rather than when earned and expenses are recognized when paid rather than when the obligation is incurred. Accordingly, the accompanying financial statements are not intended to present financial position and results of operations in conformity with generally accepted accounting principles.

Principles of Consolidation - The accompanying consolidated financial statements for the years ended December 31, 2023 and 2022, include the accounts of the Gates Mills Land Conservancy and its sole member limited liability company subsidiary, 841, LLC. All significant intercompany accounts and transactions have been eliminated in the consolidated financial statements.

Cash and Equivalents - For purposes of the statement of cash flows, cash and cash equivalents include cash invested in liquid instruments with a maturity date of three months or less.

Gates Mills Land Conservancy and Affiliate
Notes to the Consolidated Financial Statements (continued)
December 31, 2023 and 2022

B. Summary of Significant Accounting Policies (continued)

Property and Equipment

Property and equipment with useful lives greater than one year are capitalized at cost when purchased. Property donated to the Conservancy is recorded at a zero value in the Statement of Assets, Liabilities and Net Assets – Cash Basis and the Statement of Revenues, Expense and Other Changes in Net Assets – Cash Basis. Property and equipment are depreciated over the estimated useful life on a straight-line method. For federal income tax purposes, depreciation is computed using the modified accelerated cost recovery system.

Office furniture and fixtures	7 – 10 years
-------------------------------	--------------

Conservation Easements - The Conservancy's land conservation objectives are accomplished by accepting donations of interest in real property in the form of conservation easements. Conservation easements are perpetual agreements between landowners and the Organization, in which, the landowners agree to abide by certain restrictions designed to preserve the open space or conservation value of their land. Easements are publicly recorded and are binding on all future owners of the property. The Conservancy's principal responsibility is to ensure compliance with the terms of the easement. It meets this responsibility by annually inspecting the property and, if necessary, taking appropriate action to enforce the easement.

Each conservation easement received by the Conservancy provides that it cannot be transferred or assigned to any person or entity except to an organization that is qualified under the Internal Revenue Code to receive easements and has the commitment, ability, and resources to meet the responsibilities and obligations under the easement and to take the necessary steps to protect the conservation values of the property. Accordingly, there is no market for any of the conservation easements received by the Organization.

Conservation easements donated to the Conservancy are recorded at a zero value in the Statement of Assets, Liabilities and Net Assets – Cash Basis and the Statement of Revenues, Expense and Other Changes in Net Assets – Cash Basis. Conservation easements that are purchased are recorded at a zero value in the Statement of Assets, Liabilities and Net Assets – Cash Basis and are shown as an expense in the Statement of Revenues, Expense and Other Changes in Net Assets – Cash Basis.

C. Assets

Assets consist of cash and cash equivalents, real estate owned by the Conservancy and office equipment.

Gates Mills Land Conservancy and Affiliate
Notes to Consolidated Financial Statements (continued)
December 31, 2023 and 2022

C. Assets (continued)

Cash and Cash Equivalents

	Fund	Board Designated Funds				Total Board Designated	Total Cash 12/31/2023	Total Cash 12/31/2022
		Levy	Stewardship	Quintrell Memorial Sherman Rd Preserve	Enforcement, Defense, Fee Owned & Deed Restriction			
Citizens checking	\$ -				\$ -	\$ -	\$ 110,289	
Huntington checking				10,684	10,684	\$ 10,684	804	
KeyBank checking	21,666	89,580			89,580	111,246	84,003	
Huntington savings, interest rate variable					-	-	88,903	
Citizens money market, interest rate variable					-	-	36,073	
Huntington money market, interest rate variable		82,791			103,976	186,767	154,804	
KeyBank money market, interest rate variable	121,808		109,435		109,435	231,243	127,981	
PNC Bank money market, interest rate variable					-	-	-	
US Bank money market, interest rate variable	247,311				-	247,311	246,707	
Petty cash	100				-	100	100	
Total cash and cash equivalents	\$ 390,885	\$ 172,371	\$ 109,435	\$ 10,684	\$ 103,976	\$ 787,351	\$ 849,664	

Gates Mills Land Conservancy and Affiliate
Notes to the Consolidated Financial Statements (continued)
December 31, 2023 and 2022

C. Assets (continued)

Land

At December 31, 2023, the Conservancy owns the following real estate:

1989 Gift from Soltz of 14.137 acres
1990 Gift from Jones of 6.9 acres
1990 Gift from Griesinger of 6.5 acres
1990 Purchase from Svette of 2.833 acres
1992 Gift from Smith of 19.312 acres
1994 Purchase from Bernardinelli of 5.1889 acres
1995 Gift from Feller of 4.519 acres
1996 Purchase from Merkel of 8.8492 acres
1997 Purchase from Lo Conti of 6.5845 acres
1997 Purchase from Votruba Builders, Inc. of 3.475 acres
1997 Purchase from Tichy of 2.5 acres
1998 Purchase from Austin of 12 acres
1999 Purchase from Blauschild of 3.006 acres
1999 Acquired through land exchange with Village of Gates Mills 11.2 acres
2000 Purchase from Alan Brown Construction Co. of 6.7628 acres
2001 Purchase from Abakumov of 25.334 acres
2007 Purchase from Douglas Wick of 25 acres
2007 Gift from Jennifer Creech of 2.6545 acres
2014 Purchase from William and Elizabeth Lentz of 10.85 acres
2014 Gift from Marabito of 2.964 acres
2015 Purchase from Sherman Road LLC of 38 acres
2015 Purchase from Phillip and Evelyn Hayes of 7.493 acres
2018 Purchase from Dillhoefer of .42 acres
2019 Purchase from Jane Clark Trust of 36.735 acres
2020 Purchase from Gregg Goldberg Trust of 5.6 acres
2020 Gift from Audrey Knight of 3.7 acres
2020 Purchase from Steven Lindseth of 15.75 acres

Office Equipment

Office equipment is carried at cost, less accumulated depreciation.

Gates Mills Land Conservancy and Affiliate
Notes to the Consolidated Financial Statements (continued)
December 31, 2023 and 2022

D. Property Sales, Acquisitions and Improvements

In the years-ended December 31, 2023 and 2022, there were no land acquisitions or sales.

Total property maintenance costs of \$ 2,150 and \$ 2,310 were incurred in 2023 and 2022, respectively. The 2023 costs consisted of \$ 2,150 paid from the Levy Fund for tree removal and mowing. The 2022 costs consisted of \$ 850 paid from the Levy Fund for tree removal, mowing, and fence repair, and \$ 810 paid from the Sherman Road Preserve for mowing.

E. Long-Term Debt

Long-term debt at December 31, 2023 and 2022 consisted of the following:

A note payable to the Jane Clark Revocable Trust, payable in quarterly installments of \$11,573, including interest at 4%, with the final payment due March 31, 2029 and a balance of \$264,375 and \$ -0-, respectively. On March 22, 2023, the note payable to the Jane Clark Revocable Trust was paid in full, using monies from the Levy Fund.

	<u>2023</u>	<u>2022</u>
Total long-term debt	\$ -0-	\$ 264,375
Less current portion	<u>-0-</u>	<u>(36,257)</u>
Long-term debt	<u>\$ -0-</u>	<u>\$ 228,118</u>

Future maturities of long-term debt are as follows:

<u>Year Ending 12/31</u>	<u>2023</u>	<u>2022</u>
2022	\$ -0-	\$ -0-
2023	-0-	36,257
2024	-0-	37,729
2025	-0-	39,261
2026	-0-	40,855
2027	-0-	42,514
Thereafter	<u>-0-</u>	<u>110,273</u>
Total long-term debt	<u>\$ -0-</u>	<u>\$ 299,217</u>

Gates Mills Land Conservancy and Affiliate
Notes to the Consolidated Financial Statements (continued)
December 31, 2023 and 2022

F. Board Designated Funds

The board of directors of the Conservancy has designated monies to four funds. Monies in these funds are to be used as described below:

Levy Fund

The Levy Fund's expenditures are to be used for the conservation, retention, protection and preservation of land, water, forest or wetland areas in their natural, scenic, open or wooded condition or as a suitable habitat for fish, plants or wildlife, which includes the acquisition of property or interests therein deemed necessary to carry out these purposes.

The Levy Fund receives funds from the proceeds of a tax levy assessed the property owners of Gates Mills. In 2022 and 2023, the Gates Mills Village Council distributed 50% of the proceeds of the one-mill tax levy to the Conservancy.

On November 2, 2021, the citizens of the Village of Gates Mills renewed the one-mill levy for the five years 2022, 2023, 2024, 2025, and 2026. Beginning in 2022, under the newly passed levy, the Gates Mills Village Council will distribute 50% of the proceeds from the levy. The Conservancy can request additional funds generated by the tax levy, up to 45% of the proceeds, if needed for the purchase of additional properties, or the stewardship of existing properties.

Stewardship Fund

The Stewardship Fund's expenditures are restricted to the maintenance and care of the properties on which the Conservancy owns or holds an easement. In 2023 and 2022, there was no expenditure of stewardship funds.

Increases to the Stewardship Fund in 2023 and 2022 were as follows:

	<u>2023</u>	<u>2022</u>
Interest earned	\$ 1,454	\$ 11

Thomas Quintrell Memorial / Sherman Road Preserve Fund

The Thomas Quintrell Memorial / Sherman Road Preserve Fund was established from contributions received in memory of Thomas Quintrell, former member of the board of directors and officer of the Conservancy. Expenditures from the fund are restricted in use for the maintenance and improvement of the Sherman Road Preserve property acquired by the Conservancy in 2015.

Gates Mills Land Conservancy and Affiliate
Notes to the Consolidated Financial Statements (continued)
December 31, 2023 and 2022

Thomas Quintrell Memorial/Sherman Road Preserve Fund (continued)

In December, 2023 the Fund was awarded a PNC grant of \$ 9,880. The monies received can only be used for Tree of Heaven removal. The Fund has only one year to spend the funds received, with any remaining funds having to be returned. No expenditures were made in 2023.

Enforcement, Defense, Fee Owned and Deed Restriction Fund

The Enforcement, Defense, Fee Owned and Deed Restriction Fund was established to enable the Conservancy to enforce the terms of the conservation easements, defend these easements from challenges, and remedy violations to the easements. The fund also provides legal counsel for the protection of the Conservancy's fee owned properties and properties on which the Conservancy holds deed restrictions.

This board designated fund maintains the funding levels established by the Land Trust Alliance. Increases in the fund in 2023 and 2022 were increases of \$ 73 and \$71, respectively, from interest earned on the cash within the funds.

G. Concentrations and Commitments

As described in Note F, the Conservancy receives monies from the Village of Gates Mills collected from the proceeds of a one-mill tax levy. On November 2, 2021, the one-mill tax levy was renewed through 2026 with 74% of the voters approving the renewal. The proceeds from the levy represent a significant portion of the Conservancy's receipts. Without these proceeds, the Conservancy would have a difficult time continuing its operations.

The Conservancy is leasing office space from the Gates Mills Historical Society. On February 27, 2020, the Conservancy entered into a lease agreement with the Gates Mills Historical Society for the period beginning January 1, 2020 and ending December 31, 2024. The annual rent expense paid for the years ended December 31, 2023 and 2022 was \$2,400.

Future maturities of the rental lease are as follows:

<u>Year ended 12/31</u>	<u>2023</u>	<u>2022</u>
2023	\$ -0-	\$ 2,400
2024	2,400	2,400
Thereafter	<u>-0-</u>	<u>-0-</u>
	<u>\$ 2,400</u>	<u>\$ 4,800</u>

Gates Mills Land Conservancy and Affiliate
Notes to the Consolidated Financial Statements (continued)
December 31, 2023 and 2022

H. Income Taxes

The Conservancy is exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code and is classified as a publicly supported charity under section 509(a)(1) of the Code and section 170(b)(1)(A)(vi) of the regulations.

I. Date of Management's Review

Subsequent events were evaluated through October 30, 2024, which is the date the financial statements were available to be issued.

J. Subsequent Events

On May 2, 2024, the Conservancy purchased 13.8 acres of land. The transaction was a cash purchase at a net cost of \$289,643.

Village of Gates Mills

Division of Police
1470 Chagrin River Road
Gates Mills, Ohio 44040-9703
Phone: (440) 423-44505 Fax: (440) 423-2002
www.gatesmillsvillage.com

January 2025 Council Meeting

- 1) One officer remains off on injury leave. We are optimistic for a February return to work.
- 2) A resident loaned \$25,000 to a friend of a friend. The person signed a promissory note to reimburse the resident \$30,000 after 30 days. The reimbursement checks subsequently bounced and the matter is under investigation.
- 3) On Tuesday, 2/11 from 6:00-7:30 p.m. the Cleveland FBI will be presenting a Scam/Fraud seminar at the community house.

Monthly Totals:

- 31 Traffic Citations.
- 14 Warnings.
- 19 Incident/Accident reports
- 7,017 Patrol Miles.
- 1394 House Checks
- Total Fines \$ 2913.00

Sincerely,



Gregg Minichello
Chief of Police
Gates Mills Police Department
gminichello@gatesmillsvillage.com
440.423.4405 x 112

SGG USA					
Gates Mills, OH - Summary by time periods					
Date Range	Passes	@ 58	@ 59	@ 60	Avg.
August 2024 (08/01/2024 - 08/31/2024)	323,991	617	448	1,042	44.98
September 2024 (09/01/2024 - 09/30/2024)	315,742	639	462	1,104	45.41
October 2024 (10/01/2024 - 10/31/2024)	333,365	716	514	1,229	45.34
November 2024 (11/01/2024 - 11/30/2024)	280,084	641	431	1,132	45.36
December 2024 (12/01/2024 - 12/31/2024)	285,202	495	390	911	44.96

2024 Data:

Total passes	4,350,856	
Total issued citations	15,779	(1,225 December 2024)
Average speed	45.3	
Top Speed	108	

Cameras down for approximately 30 days
(storm, maintenance, etc.)

Approximately 17% rejection rate
(No visible plate, vehicle mismatch,
weather, dealer tag, erroneous lane trigger, etc.)

Gates Mills Service Department

"Yours in service since 1920"

TO: Mayor
and Council Members

FROM: Dave Biggert, Service Director

RE: SERVICE DEPARTMENT REPORT – DECEMBER 2024

1. In December, 5 building permits were issued for a total construction value of \$219,350.
2. In December 2023, 4 building permits had been issued for a total construction value of \$1,447,019.
3. In December, the Service Department took delivery and stored the last 515.57 tons of salt from the 2024 salt contract.
4. The December Planning and Zoning Commission meeting had been cancelled due to no agenda items to review.

I hope this information is helpful. If you have any questions or need any additional information, please feel free to contact me at (440) 423-1581.

Respectfully Submitted,



David L. Biggert, RBO, RBI, PI, MI, EMT-B
Service Director/Building Official

Gates Mills Fire Department

December 2024 Council Report

DATE	NFIRS #	Address/Location	Description of Incident
12-06-24	2024-270	2100 Woodstock	Natural Gas Leak.
12-07-24	2024-271	982 Chestnut Run	Fire Alarm.
12-10-24	2024-272	Mayfield & West Hill Rds.	MVC with injuries.
12-12-24	2024-273	430 Timber Ridge Trail	Power Line Down.
12-13-24	2024-274	34000 Dorchester Rd.	Public Service.
12-13-24	2024-275	300 North Commons	Mutual Aid-Mayfield Village.
12-13-24	2024-276	34800 Cedar Rd.	Natural Gas Leak.
12-13-24	2024-277	1970 Woodstock Rd.	Chimney Fire.
12-16-24	2024-278	34800 Cedar Rd.	Natural Gas Leak.
12-16-24	2024-279	7535 Brigham Rd.	Fire Alarm.
12-16-24	2024-280	2020 Berkshire Rd.	CO Detector Activation.
12-17-24	2024-281	7360 Brigham Rd.	Fire Alarm.
12-17-24	2024-282	1199 West Hill Rd.	Fire Alarm.
12-17-24	2024-283	8330 Martingale Lane	Mutal Aid-Russell-Building Fire.
12-18-24	2024-284	12465 County Line Road	Auto Aid-Chester-Fire Alarm.
12-19-24	2024-285	Sherman & Chagrin River	MVC-with injuries.
12-20-24	2024-286	Mayfield & West Hill Rds.	Overheated Vehicle.
12-24-24	2024-287	34449 Dorchester Rd.	Oven Fire.
12-25-24	2024-288	367 Timber Ridge Trail	Fire Alarm.
12-26-24	2024-289	12465 County Line Road	Auto Aid-Chesterland-Fire Alarm.
12-27-24	2024-290	1940 County Line Road	Fire Alarm.
12-27-24	2024-291	442-Riverview	Medical Assist.
12-30-24	2024-292	34449 Dorchester Rd.	Public Service.
12-30-24	2024-293	1199 West Hill Dr.	Fire Alarm.

CURRENT MONTH TOTAL	2024 YEAR END TOTAL	2023 YEAR END TOTAL
G.M. FIRE 24	293	207
M.V. EMS 14	201	215
Canceled & Releases 3	10	9

The December training topics were:

December 6, 2024 Year end call review.

December employee anniversaries:
Asst. Chief Rob Jamieson – 33 years
Firefighter Tim Byrne – 20 years

Gates Mills Fire Department

Accomplishments 2024

- Replaced outdated first aid supplies (Hillcrest Hospital).
 - Tested and recharged all portable oxygen tanks.
 - New oxygen regulators and patient masks.
 - Two new AED's one in 1471 and one in Engine 1413.
 - Reestablished medical drills with Hillcrest Hospital.
 - SP02 meters (oxygen saturation) for all jump kits.
-
- Engine 1412 pump and plumbing repairs and testing.
 - Engine 1412 finished obtaining vehicle extrication equipment.
 - All engines completed pump testing.
 - All engines completed supply and attack hose testing.
 - Obtained battery-operated saws-all.
 - All air packs tested.
 - Purchased Extech electrical warning devices (4).
 - Upgraded most vehicle lighting to LED.
 - Outdated fire hose replaced. All engines comply.
 - Replaced Tires (DOT requirement) on Engine 1412.
-
- Saturday and Holiday station manning with one firefighter.
 - Hydrant flushing and maintenance program.
 - On-duty training program for firefighters.
 - Purchased station duty uniforms for firefighters.
 - Replaced outdated firefighter safety gear and helmets.
 - Purchased high-visibility DOT-compliant safety jackets.
 - Updated several Standard Operating Guidelines and Policies.

Yours in Safety,

Fire Chief Thomas Majeski

RESOLUTION NO. 2025-1

BY MAYOR SIEMBORSKI

A RESOLUTION AUTHORIZING AND DIRECTING THE TRANSFER OF CERTAIN SUMS FROM THE GENERAL FUND TO THE CAPITAL IMPROVEMENT FUND, MAYOR'S FUND, WASTEWATER FUND AND POLICE PENSION FUND

BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF GATES MILLS, CUYAHOGA COUNTY, STATE OF OHIO:

SECTION 1. That, by the Council of the Village of Gates Mills, State of Ohio, the following sums be transferred between funds. The Finance Administrator is hereby authorized to make such transfer, as follows:

From the:	GENERAL FUND
To the:	CAPITAL IMPROVEMENT FUND
Amount:	\$1,000,000

From the:	GENERAL FUND
To the:	MAYOR'S FUND
Amount:	\$1,500.00

From the:	GENERAL FUND
To the:	WASTEWATER FUND
Amount:	\$70,000.00

From the:	GENERAL FUND
To the:	POLICE PENSION FUND
Amount:	\$170,000.00

SECTION 2. That this Resolution shall go into immediate effect.

PASSED: _____, 2025

President of Council

ATTEST:

Clerk

Mayor

RESOLUTION NO. 2025 - 2
BY MAYOR SIEMBORSKI

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 TO THE CONTRACT WITH NERONE AND SONS, INC., FOR THE RIVERVIEW DRAINAGE IMPROVEMENTS AT 442-443 PROJECT FOR ADDITIONAL LABOR AND MATERIALS; AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to authorization from this Council in Resolution No. 2024-12, a contract was awarded and executed with Nerone and Sons, Inc., pursuant to competitive bidding, for the Riverview Drainage Improvements at 442-443 Project in the amount of \$42,000.00 ("Original Contract");

WHEREAS, additional labor and materials for decorative boulders and tree removal was required for the Project, which was outside the scope of work in the Original Contract;

WHEREAS, this Council finds that the labor and materials necessary for this additional work supports the change order requested by the Village Engineer and Nerone and Sons, Inc., in the amount of \$13,574.00 (the detailed information supporting this requested Change Order is available from the Village Service Director and Village Engineer).

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Gates Mills, Cuyahoga County, State of Ohio, that:

Section 1. The Mayor is authorized to execute Change Order No. 1 with Nerone and Sons, Inc., in the amount of \$13,574.00, thereby increasing the total contract amount payable to Nerone and Sons, Inc. to \$55,574.00.

Section 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: This Resolution is declared to be an emergency measure necessary to immediately preserve the public health, safety and welfare of the Village, its residents, by maintaining the Village's stormwater drainage facilities; and, therefore, provided this Resolution receives the requisite number of votes pursuant to the Village Charter, it shall take effect and be in full force immediately upon the signature by the Mayor.

Passed the ____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

_____, Mayor

RESOLUTION NO. 2025 - 3
BY MAYOR SIEMBORSKI

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 2 TO THE CONTRACT WITH NERONE AND SONS, INC., FOR THE RIVERVIEW DRAINAGE IMPROVEMENTS AT 442-223 PROJECT FOR ADDITIONAL SERVICES, LABOR, AND MATERIALS.; AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to authorization from this Council in Resolution No. 2024-12, a contract was awarded and executed with Nerone and Sons, Inc., pursuant to competitive bidding, for the Riverview Drainage Improvements at 442-443 Project in the amount of \$42,000.00 (“Original Contract”);

WHEREAS, this Council previously authorized Change Order No. 1 to the Original Contract by Resolution No. 2025-2, in the amount of \$13,574.00, increasing the contract amount to \$55,574.00;

WHEREAS, additional arborist consulting services and labor and materials for tree protection activities in advance of and during sewer installation were required to complete the Project (the detailed information supporting this requested Change Order is available from the Village Service Director and Village Engineer);

WHEREAS, this Council finds that the consulting services, labor, and materials necessary for this additional work supports Change Order No. 2 in the amount of \$20,305.87.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Gates Mills, Cuyahoga County, State of Ohio, that:

Section 1. The Mayor is authorized to execute Change Order No. 2 for the Riverview Drainage Improvements at 442-443 Project with Nerone and Sons, Inc., in the amount of \$20,305.87 which, therefore, increases the total contract amount payable to Nerone and Sons, Inc., to \$75,879.87.

Section 2: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3: This Resolution is declared to be an emergency measure necessary to preserve the public health, safety and welfare of the Village, its residents, by maintaining the Village’s stormwater drainage facilities; and therefore, provided this Resolution receives the

requisite number of votes pursuant to the Village Charter, it shall take effect and be in full force immediately upon the signature by the Mayor.

Passed the ____ day of _____, 2024.

President of Council

ATTEST:

Clerk

APPROVED:

_____, Mayor

RESOLUTION NO. 2025-4

BY MAYOR SIEMBORSKI

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH MONTROSE FORD FOR A 2025 FORD LIGHTNING F-150 BATTERY ELECTRIC SPECIAL SERVICE VEHICLE FOR USE BY THE POLICE DEPARTMENT.

WHEREAS, the Chief of Police has advised this Council that the Police Department is in need of a new special service vehicle/truck;

WHEREAS, the Chief of Police received two quotes, and the quote of Montrose Ford in the amount of \$47,544.60 for a 2025 Ford Lightning F-150 Battery Electric Special Service Vehicle was the lowest.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Gates Mills, State of Ohio, that:

Section 1. The purchase of a 2025 Ford Lightning F-150 Battery Electric Special Service Vehicle from Montrose Ford in the amount of \$47,544.60 is authorized.

Section 2. The Mayor and Clerk are authorized to execute the agreement for the purchase authorized in Section 1 above which has been provided for in the 2025 Village budget.

Section 3. This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed the ___ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor

RESOLUTION NO. 2025- 5

BY COUNCILMEMBER DEACON

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A SERVICE AGREEMENT, AN INDEFEASIBLE RIGHT-TO-USE AGREEMENT, AND A GRANT OF RIGHT OF FIRST REFUSAL AGREEMENT WITH CHAGRIN VALLEY GIG, LLC TO PROVIDE A FIBER OPTIC BROADBAND COMMUNICATIONS NETWORK IN THE VILLAGE OF GATES MILLS

WHEREAS, in 2022, this Council appointed a committee to study and make a recommendation to the Mayor and Council regarding the status of broadband fiber optic communications services available in the Village and how those services might be improved and/or expanded to serve the residents, businesses and the local government in the Village (the “Broadband Committee”);

WHEREAS, the Broadband Committee found a significant lack of adequate broadband fiber optic communication services in the Village and recommended the Village engage a professional consultant to further investigate the situation and provide professional advice with respect to the feasibility of a project to provide those services throughout the Village (the “Project”);

WHEREAS, this Council authorized the engagement of a professional consulting firm, Reid Consulting Group (the “Consultant”), and that firm provided the consulting services and issued a report to Council in 2023 as to the feasibility of such a broadband project;

WHEREAS, in March, 2024, upon consultation with Council, the Committee issued a request for proposals to qualified companies to provide a Village-wide broadband fiber optic communications network and, after analysis by the Committee with advice from the Consultant, the Committee chose Chagrin Valley GIG, LLC with whom to negotiate an agreement(s) for the Project;

WHEREAS, the Committee and the Mayor, with the assistance of experienced legal counsel, has negotiated a Service Agreement, an Indefeasible Right-to-Use Agreement, and a Grant of Right of First Refusal agreement with Chagrin Valley GIG, LLC, which they are recommending for approval by the Council; and

WHEREAS, this Council believes it is in the best interests of the Village government and the Village residents and businesses to enter into the aforesaid agreements with Chagrin Valley GIG, LLC for the design, construction, installation, and maintenance of equipment and infrastructure for the ongoing provision of a Village-wide broadband fiber optic communications network.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Gates Mills, State of Ohio that:

SECTION 1: The Mayor is authorized to enter into the following agreements with Chagrin Valley GIG, LLC for the Project encompassing the design, construction, installation, and maintenance of equipment and infrastructure for the ongoing provision of a Village-wide broadband fiber optic communications network:

Service Agreement
Indefeasible Right-to-Use Agreement; and
Grant of Right of First Refusal Agreement;

which agreements are on file with the Village Clerk.

SECTION 2. The funds necessary for the costs to the Village as set forth in the Service Agreement are hereby authorized and shall be paid from the Capital Improvement Fund;

SECTION 2: The Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public in compliance with the law.

SECTION 3: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed the ____ day of _____, 2025.

President of Council

ATTEST:

Clerk

APPROVED:

Mayor