



**City of Cleveland**  
Justin M. Bibb, Mayor

**Department of Law**

Mark Griffin, Director  
Chief Legal Counsel  
601 Lakeside Avenue, Room 106  
Cleveland, Ohio 44114-1077  
216/664-2800 • Fax: 216/664-2663  
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June 26, 2025

The meeting of the Board of Control convened in the Mayor's office on Wednesday, June 26, 2025, at 3:03 p.m. with Acting Director Comer presiding.

**MEMBERS PRESENT:** Acting Director Comer, Directors Keane; Francis; Interim Director Laird, Directors Margolius, Drummond, Hernandez, Cole; McNair, Martin O'Toole

**ABSENT:** Mayor Bibb; Directors Barrett, McNamara, Wernet, Nichols

**OTHERS PRESENT:** Suzanne DeGennaro, Commissioner  
Division of Real Estate

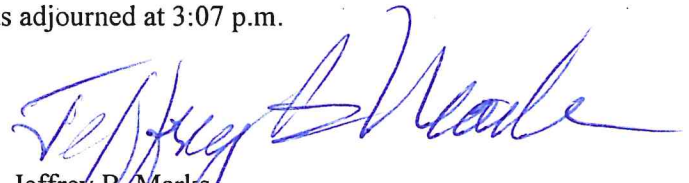
Gregory Hart  
Division of Purchases & Supplies

Michael Curry, Assistant Director  
Office of Equal Opportunity

Alberto Guzman, Senior Systems Administrator  
Innovation and Technology

Tenay Moore, P.C. Tech  
Innovation and Technology

On motions, the resolutions attached were adopted, except as may be otherwise noted.  
There being no further business, the meeting was adjourned at 3:07 p.m.

  
Jeffrey B. Marks  
Secretary – Board of Control

The Meeting will be live-streamed on YouTube. To view a livestream of the Meeting, click:  
<https://www.youtube.com/channel/UC4-grlgMPJy50hXISJ01lkQ>.

The following matters have been submitted to the secretary of the BOARD OF  
CONTROL for action at the Special Meeting Thursday, June 26, 2025.

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DEPARTMENT	Rec. No.	Res. No.	SUBJECT
PUBLIC UTILITIES	89-25	287-25	Approving requirement contract to Five Star Energy Services LLC, for materials, labor and installation to replace lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-1, for 36 months, and approving various subcontractors -- \$2,917,537.88.
	90-25	288-25	Approving requirement contract to Five Star Energy Services LLC, for materials, labor and installation to replace lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-2, for 36 months, and approving various subcontractors -- \$2,917,537.88.
	91-25	289-25	Approving requirement contract to Five Star Energy Services LLC, for materials, labor and installation to replace lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-3, for 36 months, and approving various subcontractors -- \$2,917,537.88.
	92-25	290-25	Approving requirement contract to Five Star Energy Services LLC, for materials, labor and installation to replace lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-4, for 36 months, and approving various subcontractors -- \$2,917,537.88.
	93-25	291-25	Approving requirement contract to Mayes and Sons Plumbing Company for materials, labor and installation to replace lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-5, for 36 months, and approving various subcontractors -- \$2,574,999.25.

The Meeting will be live-streamed on YouTube. To view a livestream of the Meeting, click:  
<https://www.youtube.com/channel/UC4-grlgMPJy50hXISJ01lkQ>.

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CONTROL for action at the Special Meeting Thursday, June 26, 2025.

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DEPARTMENT	Rec. No.	Res. No.	SUBJECT
	94-25	292-25	Approving requirement contract to Mayes and Sons Plumbing Company for materials, labor and installation to replace lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-6, for 36 months, and approving various subcontractors -- \$2,574,999.25.
	95-25	293-25	Approving requirement contract to Mayes and Sons Plumbing Company for materials, labor and installation to replace lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-7, for 36 months, and approving various subcontractors -- \$2,574,999.25.
	96-25	294-25	Approving requirement contract to Mayes and Sons Plumbing Company for materials, labor and installation to replace lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-8, for 36 months, and approving various subcontractors -- \$2,574,999.25.
<b>PUBLIC SAFETY</b>	1	295-25	Directing the Mayor and the Commissioner of Purchases & Supplies to convey property located at Millcreek Boulevard in the Village of Highland Hills, P.P. No. 751-01-029, to DBL Millcreek LLC at a price of \$800,000.00.
<b>COMMUNITY DEVELOPMENT</b>	2	296-25	Amending Res. No. 55-25, adopted February 5, 2025, authorizing sale and development of 13 P.P. to Knez Homes by substituting “B. R. Knez Construction, LLC” for “Knez Homes”, where appearing.

# RESOLUTION No. 287-25 REQUIREMENT CONTRACT

BOARD OF CONTROL

Received 6/18/25

Approved 6/18/25

Adopted 10-26-25

By: Director Keane

Secretary

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that the bid of Five Star Energy Services LLC for an estimated quantity of materials, labor, and installation necessary to replace various lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-1, all items, for the Division of Water, Department of Public Utilities, for a period of 36 months starting upon the later of the execution of a contract or the day following expiration of the currently effective contract for the goods or services, received on June 4, 2025 under the authority of Ordinance No. 1278-2023, passed February 5, 2024, which on the basis of the estimated quantity would amount to \$2,917,537.88 (2%, 30 Days) is affirmed and approved as the lowest and best bid, and the Director of Public Utilities is requested to enter into a REQUIREMENT contract for the goods and/or services, necessary for the specified items.

The REQUIREMENT contract shall further provide that the Contractor shall furnish all the City's requirements for such goods and/or services, whether more or less than the estimated quantity, as may be ordered under delivery orders separately certified to the contract.

BE IT FURTHER RESOLVED that the employment of the following subcontractors by Five Star Energy Services LLC for the above-mentioned contract is approved:

<u>SUBCONTRACTORS</u>	<u>WORK</u>	<u>PERCENTAGE</u>
R.L. Cole Enterprise, Inc. (CSB)	\$30,000.00	1.03%
RAR Contracting Co., LLC (CSB)	\$290,500.00	9.96%
RAR Contracting Co., LLC (CSB)	\$104,700.00 (60% supplier)	3.59%
Carr Bros., Inc.(CSB)	\$180,000.00	6.17%

Yeas: Acting Director Comer, Directors Keane; Francis; Interim Director Laird, Directors Margolius, Drummond, Hernandez, Cole; McNair, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, McNamara, Wernet, Nichols



Received 6/18/25

Approved 6/23/25

Adopted 6-26-25

**RESOLUTION No. 288-25**  
**REQUIREMENT CONTRACT****By: Director Keane**

Secretary

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that the bid of Five Star Energy Services LLC for an estimated quantity of materials, labor, and installation necessary to replace various lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-2, all items, for the Division of Water, Department of Public Utilities, for a period of 36 months starting upon the later of the execution of a contract or the day following expiration of the currently effective contract for the goods or services, received on June 4, 2025 under the authority of Ordinance No. 1278-2023, passed February 5, 2024, which on the basis of the estimated quantity would amount to \$2,917,537.88 (2%, 30 Days) is affirmed and approved as the lowest and best bid, and the Director of Public Utilities is requested to enter into a REQUIREMENT contract for the goods and/or services, necessary for the specified items.

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Carr Bros., Inc.(CSB)	\$180,000.00	6.17%

Yeas: Acting Director Comer, Directors Keane; Francis; Interim Director Laird, Directors Margolius, Drummond, Hernandez, Cole; McNair, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, McNamara, Wernet, Nichols

Received 8/18/25Approved 6/23/25Adopted 6-26-25**RESOLUTION No. 289-25**  
**REQUIREMENT CONTRACT****By: Director Keane**

Secretary

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that the bid of Five Star Energy Services LLC for an estimated quantity of materials, labor, and installation necessary to replace various lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-3, all items, for the Division of Water, Department of Public Utilities, for a period of 36 months starting upon the later of the execution of a contract or the day following expiration of the currently effective contract for the goods or services, received on June 4, 2025 under the authority of Ordinance No. 1278-2023, passed February 5, 2024, which on the basis of the estimated quantity would amount to \$2,917,537.88 (2%, 30 Days) is affirmed and approved as the lowest and best bid, and the Director of Public Utilities is requested to enter into a REQUIREMENT contract for the goods and/or services, necessary for the specified items.

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RAR Contracting Co., LLC (CSB)	\$104,700.00 (60% supplier)	3.59%
Carr Bros., Inc.(CSB)	\$180,000.00	6.17%

Yeas: Acting Director Comer, Directors Keane; Francis; Interim Director Laird, Directors Margolius, Drummond, Hernandez, Cole; McNair, Martin O'Toole  
 Nays: None  
 Absent: Mayor Bibb; Directors Barrett, McNamara, Wernet, Nichols

# RESOLUTION No. 290-25 REQUIREMENT CONTRACT

BOARD OF CONTROL

Received 6/18/25

Approved 6/23/25

Adopted 6-26-25

By: Director Keane

Secretary

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that the bid of Five Star Energy Services LLC for an estimated quantity of materials, labor, and installation necessary to replace various lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-4, all items, for the Division of Water, Department of Public Utilities, for a period of 36 months starting upon the later of the execution of a contract or the day following expiration of the currently effective contract for the goods or services, received on June 4, 2025 under the authority of Ordinance No. 1278-2023, passed February 5, 2024, which on the basis of the estimated quantity would amount to \$2,917,537.88 (2%, 30 Days) is affirmed and approved as the lowest and best bid, and the Director of Public Utilities is requested to enter into a REQUIREMENT contract for the goods and/or services, necessary for the specified items.

The REQUIREMENT contract shall further provide that the Contractor shall furnish all the City's requirements for such goods and/or services, whether more or less than the estimated quantity, as may be ordered under delivery orders separately certified to the contract.

BE IT FURTHER RESOLVED that the employment of the following subcontractors by Five Star Energy Services LLC for the above-mentioned contract is approved:

<u>SUBCONTRACTORS</u>	<u>WORK</u>	<u>PERCENTAGE</u>
R.L. Cole Enterprise, Inc. (CSB)	\$30,000.00	1.03%
RAR Contracting Co., LLC (CSB)	\$290,500.00	9.96%
RAR Contracting Co., LLC (CSB)	\$104,700.00 (60% supplier)	3.59%
Carr Bros., Inc.(CSB)	\$180,000.00	6.17%

Yeas: Acting Director Comer, Directors Keane; Francis; Interim Director Laird, Directors Margolius, Drummond, Hernandez, Cole; McNair, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, McNamara, Wernet, Nichols



# RESOLUTION No. 291-25

## REQUIREMENT CONTRACT

By: Director Keane

Secretary

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that the bid of Mayes and Sons Plumbing Company for an estimated quantity of materials, labor, and installation necessary to replace various lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-5, all items, for the Division of Water, Department of Public Utilities, for a period of 36 months starting upon the later of the execution of a contract or the day following expiration of the currently effective contract for the goods or services, received on June 5, 2025 under the authority of Ordinance No. 1278-2023, passed February 5, 2024, which on the basis of the estimated quantity would amount to \$2,574,999.25 (0%, 30 Days) is affirmed and approved as the lowest and best bid, and the Director of Public Utilities is requested to enter into a REQUIREMENT contract for the goods and/or services, necessary for the specified items.

The REQUIREMENT contract shall further provide that the Contractor shall furnish all the City's requirements for such goods and/or services, whether more or less than the estimated quantity, as may be ordered under delivery orders separately certified to the contract.

BE IT FURTHER RESOLVED that the employment of the following subcontractors by Mayes and Sons Plumbing Company for the above-mentioned contract is approved:

<u>SUBCONTRACTORS</u>	<u>WORK</u>	<u>PERCENTAGE</u>
Mid-Kam Crushing LLC (CSB)	\$25,749.99	1.00%
Butts Excavating LLC (CSB)	\$463,499.87	18.00%
AAA Flexible Pipe Cleaning Corporation dba AAA Advanced Plumbing and Drain Cleaning (CSB)	\$25,749.99	1.00%

Yeas: Acting Director Comer, Directors Keane; Francis; Interim Director Laird, Directors Margolius, Drummond, Hernandez, Cole; McNair, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, McNamara, Wernet, Nichols



Received 6/18/25

Approved 6/23/25

Adopted 6/24/25

**RESOLUTION No. 292-25**  
**REQUIREMENT CONTRACT****By: Director Keane**

Secretary

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that the bid of Mayes and Sons Plumbing Company for an estimated quantity of materials, labor, and installation necessary to replace various lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-6, all items, for the Division of Water, Department of Public Utilities, for a period of 36 months starting upon the later of the execution of a contract or the day following expiration of the currently effective contract for the goods or services, received on June 5, 2025 under the authority of Ordinance No. 1278-2023, passed February 5, 2024, which on the basis of the estimated quantity would amount to \$2,574,999.25 (0%, 30 Days) is affirmed and approved as the lowest and best bid, and the Director of Public Utilities is requested to enter into a REQUIREMENT contract for the goods and/or services, necessary for the specified items.

The REQUIREMENT contract shall further provide that the Contractor shall furnish all the City's requirements for such goods and/or services, whether more or less than the estimated quantity, as may be ordered under delivery orders separately certified to the contract.


BE IT FURTHER RESOLVED that the employment of the following subcontractors by Mayes and Sons Plumbing Company for the above-mentioned contract is approved:

<u>SUBCONTRACTORS</u>	<u>WORK</u>	<u>PERCENTAGE</u>
Mid-Kam Crushing LLC (CSB)	\$25,749.99	1.00%
Butts Excavating LLC (CSB)	\$463,499.87	18.00%
AAA Flexible Pipe Cleaning Corporation dba AAA Advanced Plumbing and Drain Cleaning (CSB)	\$25,749.99	1.00%

Yeas: Acting Director Comer, Directors Keane; Francis; Interim Director Laird, Directors Margolius, Drummond, Hernandez, Cole; McNair, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, McNamara, Wernet, Nichols

BOARD OF CONTROL  
Received 6/18/25  
Approved 6/23/25  
Adopted 6/24/25  
  
Secretary

# RESOLUTION No. 293-25 REQUIREMENT CONTRACT

By: Director Keane

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that the bid of Mayes and Sons Plumbing Company for an estimated quantity of materials, labor, and installation necessary to replace various lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-7, all items, for the Division of Water, Department of Public Utilities, for a period of 36 months starting upon the later of the execution of a contract or the day following expiration of the currently effective contract for the goods or services, received on June 5, 2025 under the authority of Ordinance No. 1278-2023, passed February 5, 2024, which on the basis of the estimated quantity would amount to \$2,574,999.25 (0%, 30 Days) is affirmed and approved as the lowest and best bid, and the Director of Public Utilities is requested to enter into a REQUIREMENT contract for the goods and/or services, necessary for the specified items.

The REQUIREMENT contract shall further provide that the Contractor shall furnish all the City's requirements for such goods and/or services, whether more or less than the estimated quantity, as may be ordered under delivery orders separately certified to the contract.

BE IT FURTHER RESOLVED that the employment of the following subcontractors by Mayes and Sons Plumbing Company for the above-mentioned contract is approved:

<u>SUBCONTRACTORS</u>	<u>WORK</u>	<u>PERCENTAGE</u>
Mid-Kam Crushing LLC (CSB)	\$25,749.99	1.00%
Butts Excavating LLC (CSB)	\$463,499.87	18.00%
AAA Flexible Pipe Cleaning Corporation dba AAA Advanced Plumbing and Drain Cleaning (CSB)	\$25,749.99	1.00%

Yeas: Acting Director Comer, Directors Keane; Francis; Interim Director Laird, Directors Margolius, Drummond, Hernandez, Cole; McNair, Martin O'Toole  
Nays: None  
Absent: Mayor Bibb; Directors Barrett, McNamara, Wernet, Nichols

Received 6/18/25

Approved 6/23/25

Adopted 6/26/25

**RESOLUTION No. 294-25**  
**REQUIREMENT CONTRACT****By: Director Keane**

Secretary

BE IT RESOLVED by the BOARD of CONTROL of the CITY of CLEVELAND that the bid of Mayes and Sons Plumbing Company for an estimated quantity of materials, labor, and installation necessary to replace various lead and galvanized service lines – CWD Lead Service Line Replacement Year 3-8, all items, for the Division of Water, Department of Public Utilities, for a period of 36 months starting upon the later of the execution of a contract or the day following expiration of the currently effective contract for the goods or services, received on June 5, 2025 under the authority of Ordinance No. 1278-2023, passed February 5, 2024, which on the basis of the estimated quantity would amount to \$2,574,999.25 (0%, 30 Days) is affirmed and approved as the lowest and best bid, and the Director of Public Utilities is requested to enter into a REQUIREMENT contract for the goods and/or services, necessary for the specified items.

The REQUIREMENT contract shall further provide that the Contractor shall furnish all the City's requirements for such goods and/or services, whether more or less than the estimated quantity, as may be ordered under delivery orders separately certified to the contract.

BE IT FURTHER RESOLVED that the employment of the following subcontractors by Mayes and Sons Plumbing Company for the above-mentioned contract is approved:

<b><u>SUBCONTRACTORS</u></b>	<b><u>WORK</u></b>	<b><u>PERCENTAGE</u></b>
Mid-Kam Crushing LLC (CSB)	\$25,749.99	1.00%
Butts Excavating LLC (CSB)	\$463,499.87	18.00%
AAA Flexible Pipe Cleaning Corporation dba AAA Advanced Plumbing and Drain Cleaning (CSB)	\$25,749.99	1.00%

Yeas: Acting Director Comer, Directors Keane; Francis; Interim Director Laird, Directors Margolius, Drummond, Hernandez, Cole; McNair, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, McNamara, Wernet, Nichols



Board of Control

Received 6/18/25

Approved 6/24/25

Adopted 6/24/25

Tiffany B. Hawk  
Secretary

RESOLUTION No. 295-25

BY: Director Drummond

**WHEREAS**, Ordinance No. 622-2025, passed June 2, 2025, by the Council of the City of Cleveland authorizes the Mayor and the Commissioner of Purchases and Supplies, by and at the direction of the City Board of Control, to sell City-owned property located on Millcreek Boulevard in the Village of Highland Hills, Permanent Parcel Number 751-01-029, found and determined to be not needed for the City's public use and more fully described in the ordinance, to DBL Millcreek LLC for purposes of industrial redevelopment at a price not less than \$800,000.00, which was determined to be fair market value; now, therefore,

**BE IT RESOLVED** by the Board of Control of the City of Cleveland that under Ordinance No. 622-2025, the Mayor and the Commissioner of Purchases and Supplies are directed to convey the aforementioned City-owned property located on Millcreek Boulevard in the Village of Highland Hills, Permanent Parcel Number 751-01-029, more fully described in the ordinance, to DBL Millcreek LLC at a price of \$800,000.

**BE IT FURTHER RESOLVED** that the Mayor and the Commissioner of Purchases and Supplies are requested to execute and deliver the official deed of the City of Cleveland conveying the aforementioned City-owned property, which deed shall contain such additional terms and provisions as the Director of Law shall determine is required and necessary to protect the City's interests.

Yeas: Acting Director Comer, Directors Keane; Francis; Interim Director Laird, Directors Margolius, Drummond, Hernandez, Cole; McNair, Martin O'Toole

Nays: None

Absent: Mayor Bibb; Directors Barrett, McNamara, Wernet, Nichols



BOARD OF CONTROL

Received 6/18/25  
Approved 6/20/25  
Adopted 6/26/25  
Tiffany B. Hanks  
Secretary

RESOLUTION No. 296-25

By: Director Hernandez

WHEREAS, Board of Control Resolution No. 55-25, adopted February 5, 2025, authorized the sale and development of Permanent Parcel Nos.

007-02-049	007-07-056	007-08-208	007-08-210	007-08-058	007-07-024	007-07-025
007-07-026	007-07-027	007-07-028	007-06-075	007-07-022	007-12-063	

to Knez Homes for single family infill housing, as part of the City Land Reutilization Program established under Ordinance No. 2076-76, passed by the Cleveland City Council on October 25, 1976; and

WHEREAS, Resolution No. 55-25 incorrectly identified the proposed purchaser as Knez Homes; now, therefore,

BE IT RESOLVED by the BOARD OF CONTROL of the CITY OF CLEVELAND that Resolution No. 55-25, adopted by this Board February 5, 2025, authorizing the sale and development of Parcel Nos.,

007-02-049	007-07-056	007-08-208	007-08-210	007-08-058	007-07-024	007-07-025
007-07-026	007-07-027	007-07-028	007-06-075	007-07-022	007-12-063	

to Knez Homes for single family infill housing, is amended by substituting "B. R. Knez Construction, LLC", where "Knez Homes" appears in the resolution.

BE IT FURTHER RESOLVED that all other provisions of Resolution No. 55-25 not expressly amended above shall remain unchanged and in full force and effect.

Yeas: Acting Director Comer, Directors Keane; Francis; Interim Director Laird, Directors Margolius, Drummond, Hernandez, Cole; McNair, Martin O'Toole  
Nays: None  
Absent: Mayor Bibb; Directors Barrett, McNamara, Wernet, Nichols