



**City of Willowick**  
**CITY COUNCIL REGULAR MEETING**

Tuesday, May 19, 2026 at 6:30 PM  
City Council Chambers

**ADA NOTICE**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City of Willowick at 440-585-3700 at least three working days before the meeting.

**MINUTES**

**CALL MEETING TO ORDER**

The meeting was called to Order by Ms. Koudela at approximately 6:30 p.m.

**PLEDGE ALLEGIANCE**

**INVOCATION**

**ROLL CALL OF COUNCIL**

All members of Council present with the exception of Mr. Malta.

**APPROVAL OF MINUTES**

1. Motion to approve the Minutes from the Regular Council Meeting of April 21, 2026.

**MOTION: Ms. Antosh to approve. Ms. Bisbee second.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, yea.**

**APPOINTMENTS, SPECIAL RESOLUTIONS & PROCLAMATIONS**

2. A proclamation honoring Sonja Hogue for her efforts to help a small child on May 5, 2026.

**Mayor Vanni recognizes a resident this evening who went above and beyond to help avoid what could have been a very tragic incident.**

**ADMINISTRATIVE APPEALS**

3. ADMINISTRATIVE APPEAL ORDER NO. 2026-10 (HOLLIS):

AN ORDER GRANTING A VARIANCE AND EXCEPTION TO ALLOW NEW LOOSE AGGREGATE/GRAVEL DRIVEWAYS AND PARKING AREAS PER SUBMITTED SITE PLAN IN THE APPLICATION OF SECTION 1163.13(a) OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOWICK.

**The applicant is here tonight. No questions from Council. No one in the audience for or against this item.**

**MOTION: Ms. Antosh to approve. Ms. Bisbee second.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, yea.**

4. ADMINISTRATIVE APPEAL ORDER NO. 2026-11 (SCARBERRY):

AN ORDER GRANTING A VARIANCE AND EXCEPTION TO ALLOW A NEW DRIVEWAY TO BE INSTALLED 9' INTO THE FRONT YARD FOR PARKING A MOTOR VEHICLE IN THE APPLICATION OF SECTION 1163.105(a) OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOWICK..

**The applicant is not present this evening. No one is here for or against the variance.**

**MOTION: Ms. Antosh to approve. Mr. McFarland second.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, yea.**

5. ADMINISTRATIVE APPEAL ORDER NO. 2026-12 (SVEJKOVSKY):

AN ORDER GRANTING A VARIANCE AND EXCEPTION TO ALLOW A FENCE TO BE INSTALLED IN THE SIDE YARD THAT EXTENDS 24' PAST THE RIGHT SIDE REAR HOUSE LINE IN THE APPLICATION OF SECTION 1165.07(b) OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOWICK..

**The applicant is present tonight. No one is here for or against the variances.**

**MOTION: Ms. Antosh to approve. Mr. McFarland second.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, yea.**

6. ADMINISTRATIVE APPEAL ORDER NO. 2026-13 (SVEJKOVSKY):

AN ORDER GRANTING A VARIANCE AND EXCEPTION 2' HEIGHT TO ALLOW A 6' HIGH FENCE ON A CORNER LOT IN THE APPLICATION OF SECTION 1165.07(c) OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOWICK..

**MOTION: Ms. Antosh to approve. Mr. McFarland second.**

**Ms. Bisbee asks if there will be any visual impairment because of the additional 2'?**

**Ms. Koudela says based on what she heard at the meeting, no.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, yea.**

## **REPORTS & COMMUNICATIONS FROM THE MAYOR/SAFETY DIRECTOR**

**Mayor Vanni reports that we are recording our meeting tonight. It should be uploaded tomorrow morning. All the Council meetings will be posted on Youtube. Hopefully this first time goes smoothly.**

**The grant we put in with Senator Joyce we did not make the cut unfortunately. Will try again next year. We are still sticking with the 3 year plan to get the floor replaced and the bleachers.**

**The water lines on Fairway and Dickerson are still scheduled for 2027 by the County.**

**Good news on the roof for Fire Department and City Hall. Looks like we should get about 95% of the money back from insurance minus the 10% we have to pay so that is a big relief. Metroparks replaced the roof on the Lakefront Lodge as per the new agreement.**

**Today he had the honor of being at the Lake County of Aging Senior of the Year Award Ceremony. For Willowick this year it was Carol Stark. She was officially given her award today. He congratulates her.**

**We had the vacant lot on E 328. We are making progress on selling that. The appraisal just came back.**

**He thanks the Rec. Department. Councilwoman Bisbee did a great job as well. Julie as usual a great job and great turnout for opening day.**

**Also, we were contacted by the family of Ray Kaluba who was the Mayor of 74-79. He was Mayor when the time capsule was put in. He has sadly passed away. We invited his family and some others from that time to attend the event.**

#### **COUNCIL DISCUSSION OF THE MAYOR'S REPORT**

**Mr. McFarland says thank you to everyone who did all the work for the video capabilities of the meetings. It will increase our transparency with our residents.**

**Ms. Bisbee thanks the Mayor for coming out on Saturday. The kids enjoy seeing him. She jokes that he had a great pitch this time.**

#### **GENERAL COMMUNICATIONS & REPORTS – Directors & Officials**

##### **Service Director – Todd Shannon**

We had a road program meeting yesterday and will be starting end of June. There is a ton of construction going on. Water main on Lakeshore just finished. 305 will be going on for a long time. Bear with them and ODOT. Have been working on the pools. Dudley is giving them a hard time. One of the valves from the 50s-60s broke. Apex came and started baiting for the rats and will continue roughly every two weeks.

Ms. Koudela says this is National Public Works Week and she thanks Todd and his department.

##### **Recreation Director – Julie Kless**

She says opening day was excellent this year. She thanks the crew for getting the park and fields ready despite the weather. The Mayor throwing a perfect strike made her day. There are some issues with the pool but working on it like Todd said. Also working on camps and getting all summer activities ready.

Ms. Bisbee thanks Julie and her team. The fields look great. She thanks Scott, Connor, and Stacey as well. Super smooth this year.

##### **City Engineer – Tim McLaughlin**

There is one item under misc for bidding the ADA bathroom improvements. We went out for bids previously and received none so we have reworked it slightly above the original price. There is a lot of construction going on and more starting soon. Forestgrove is sort of coming to a conclusion maybe end of June. The parking lot will have a pre-con meeting next week. We don't know the exact schedule yet. The new lot should be done in August and the improvements around October.

Mr. Mohorcic asks if we don't receive bids again do we have the opportunity to just direct award the project?

Tim says he is unsure because of the Federal ties to it, but under normal circumstances yes. We cannot directly negotiate.

**Finance Director** – Goran Vrhovac

He has a few items on the agenda and is open for questions.

**Law Director** – Mandy Gwartz

No report, but open for questions.

**Police Chief** – Rob Daubenmire

Submitted his report last week. Nothing further to report, but open for questions.

**Fire Chief** – Bill Malovrh

Captain Paulick is here tonight. No report, but open for questions.

**Chief Housing/Zoning Inspector** – Sean Brennan

No formal report, but open for questions.

Ms. Koudela says she has heard his department has been very busy and hired a new full time person.

He says yes about 3 weeks ago. His name is Matt. We have been busy throughout the City in regards to several grass complaints. Spring is here. Vacant properties in the City.

**WARD MATTERS**

Mr. Phares says Mr. Malta got a complaint from a resident regarding the aprons on 305 sloping back towards the sidewalk.

Todd says we can mention it to ODOT. He thinks it is a visual because the aprons are so high because they have to add 3” of asphalt.

Mr. Phares says 409 and 415 were the addresses.

**PUBLIC PARTICIPATION**

*a) Public statement (1 minute maximum)*

*b) Council response to the public*

*c) Public clarification (30 seconds to 1 minute for the purpose of restating or rearticulating an original question, concern, suggestion or idea)*

**Jonas, a resident of Lakeshore Blvd, long time Willowick resident comes to speak. He raises a concern about ongoing overnight street parking on their block specifically with a white Kia. It is regularly parked overnight at the corner of Lakeshore and E 328 st. It violates the City ordinance. There seems to be inconsistent enforcement of the overnight parking regulations. He asks that the Police ensure all residents are held to the same standard. He does have documented photos.**

**Jean, 324<sup>th</sup> St Resident, 243. She is here to speak about a vacant house. 362 E 324 St. It had a fire and it has been under construction for over 2 years. The house does not have a basement. May 15 this year, Friday, from 1-4 p.m. there were 50-75 people at that house. We thought maybe they had an open house or something to sell it. It was a graduation party and a prom afterwards. All the people were there running all over and double parked on 324. The UPS driver could not even get down the street because of the double parking. We found out that this house is pending, the sale is pending. The people were blocking driveways. The woman across the street from her could not even get in her driveway. It was awful. Little 4-5 year olds running around and they were**

scared they were going to get in the street. Some idiots were backing down the street. They have lived in Willowick for 56 years. It is a nice residential area and we found out that this 262 address is up for an Airbnb. We do not want that in our neighborhood. You wouldn't want that across the street from you. To top that off, a police car came down the street around 2 p.m. and could not get through. Once he got through, he left. Consequently no one called the cops because they thought that the police car just went to get further help. They were making tons of noise and blocking the street for 4 hours. We survived that and low and behold, Sunday morning May 17 at 12:01 a.m., another party came at that house and they partied until 5 a.m. in the morning. Outside and god only knows if they were in the backyard. She is here to say after 56 years of a nice residential street, it is going down the tubes unless we pass some type of Ordinance to prohibit these BnBs. This is a business, they should not be in residential areas. We do not want them across the street from us. When our kids were growing up and wanted a party, we went to Dudley or Manry. We went to the Lake property. No problems. These parties should not be in residential areas and have 75 people walking the streets, looking at your property, blocking the streets, and making noise. Please please please, pass an Ordinance to get rid of the business in residential area. Especially in a sweet little City like Willowick. The house is not sold yet, it is pending. She requests that the Law Director draw up a law to eliminate this type of activity in our City. It is not a party center. People maybe 10 doors away from where this BnB is might not have heard anything but were still effected by the people double parked. If you go by the house now, it's all closed up. You should not be partying from midnight until 5 am. They're drinking and coming out with cans and cups and after each party they have, they have a cleaning lady come out with bags of garbage. Maybe the building inspector can come look at it. It should be residential.

Chief Daubenmire addresses the Airbnb first. He says it was brought to his attention this week. Was not sure of an issue prior to. They sent a car over there around 4:30 p.m. for the parking complaints. When they went there and spoke to whoever was there, they said they were taking prom pictures and when he went by 20 min later there were no cars. The 12 am-5 am party they did not get a single phone call on that.

She says she did not want to wake up Mayor Vanni. If you guys do your job, it should never happen again.

He says unless someone calls they do not know about it. Please call them next time.

She says don't let it go into a BnB. The people were awful. Neighbors were afraid to sit outside. The people were sitting in basements because they know what happens at BnBs.

Ms. Koudela says her neighbor is a BnB and she has no issues, but please call the non-emergency number next time.

The resident says she has Mayor Vanni's number and she will call him.

Ms. Koudela gives her the non-emergency number.

The resident asks how you can okay a business in a residential area?

Ms. Koudela says it is something they can discuss.

The resident says she called Patrick Mohorcic and he said he would look into it.

Another resident asks how someone can rent out a house that's for sale?

Law Director says they are required to register and be inspected by the building department. We are aware of the BnBs in the City. Sean might be able to tell if it is registered or not.

Sean says he made some phone calls and spoke with one of the property owners today. He had no idea. He is one of many owners of the property and had no idea it was being rented out. He is going to let Sean know tomorrow about what he proposes to do after learning about the requirements. As soon as he finds out, he will let her know what the status will be.

Mr. Mohorcic says them renting this out as it was illegal. As you can see, Sean and Chief Daubenmire are enforcing that right now. It should be fixed from his understanding. They were not registered to do it.

A resident says something weird is going on. Who are they paying money to to rent this house?

Ms. Koudela says if it happens again please call the emergency number. It sounds like they addressed the complaint which was double parking. If it continues to happen, continue to call.

The resident says after all this happened and she did not get any sleep, she came up to the police department to fill out a complaint and spoke to Officer Bruno. He said at night when they had the party, Willowick only has 3 policeman at that time. Only 3. That is unreal. She was amazed.

Mr. Mohorcic says this will be on their patrol according to the Chief now that they know about it. It should stop it from happening again too.

She asks if this is something that can be put to a vote for the residents in the City if they want a BnB? They never voted on this.

Ms. Koudela says we can refer to Safety Committee.

Jeff Kessrich, Lakeshore Blvd, says he has been listening to everything said so far. These Airbnbs are relatively new to the City. There are only a handful of them. As legislators, you should vote on Ordinances so that the police have something to work with. That is a guardrail for everybody. He feels this should be discussed.

Ms. Koudela says this will be referred to Safety Committee.

Chief Daubenmire says the City granted permission for overnight parking if a resident calls in. If they find they are abusing the privilege, they will deny the request. There is no set number.

The resident says it's happening 2-3 times per week.

Chief says they try to give some leniency to the residents.

The resident says it is an inconvenience for him as well.

Chief says we try to treat everyone with the same fairness.

The resident says he has documented photos.

Chief says he does not believe he needs those.

Ms. Antosh says when they park on the street and are given a ticket, as long as they are paying the ticket you can't tow it right?

Yes.

She says do we have a limit on the tickets in a certain period of time? Or is it as long as it is paid you can't tow?

Law Director says it is just a parking infraction and the only way would be if there are unpaid fines that they could attach to the vehicle.

**Ms. Koudela says maybe we can discuss this in Safety Committee as well. We will need advice from the Law Department. We will look into that.**

#### **REPORTS OF STANDING COMMITTEES**

**Finance** – Bisbee, Mohorcic, Antosh

**Safety** – Phares, Malta, McFarland

**Service, Utilities & Public Lands** – Malta, Phares, McFarland

**Streets, Sidewalks & Sewers** – Mohorcic, Bisbee, Malta

**Tax Compliance** – McFarland, Antosh, Phares

**Moral Claims** – Antosh, Phares, Koudela

**Budget** – Mohorcic, Koudela, Bisbee

#### **LIAISON REPORTS**

**Planning** – Phares/Alternate Antosh

**Board of Zoning Appeals** – McFarland/Alternate Koudela

**Volunteer Fire Fighters' Dependents Fund Board** – Antosh, Phares

**Recreation Board** – Bisbee/Alternate Phares

**Plan Review Board** – Antosh

#### **FUND TRANSFERS & BID AUTHORIZATIONS**

#### **CONTRACT APPROVALS**

#### **INTRODUCTION & CONSIDERATION OF LEGISLATION**

7. **ORDINANCE NO. 2026 - 18:**

AN ORDINANCE AMENDING ORDINANCE 2026-8 TO PROVIDE FOR ADDITIONAL APPROPRIATIONS FROM The General Fund (101); FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF WILLOWICK, STATE OF OHIO, DURING THE CALENDAR YEAR ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY.

**MOTION: Ms. Antosh to suspend the rule requiring separate readings. Mr. Phares second.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, yea.**

**MOTION: Ms. Antosh to approve. Mr. McFarland second.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, yea.**

8. **RESOLUTION NO. 2026 – 19:**

A RESOLUTION BY THE CITY OF WILLOWICK, LAKE COUNTY, OHIO, DECLARING IT NECESSARY TO RENEW AN EXISTING .50 MILL TAX LEVY FOR THE PURPOSE OF PROVIDING SUFFICIENT FUNDING FOR PARKS AND RECREATIONAL

PURPOSES IN THE CITY OF WILLOWICK AND REQUESTING THAT THE COUNTY AUDITOR CERTIFY THE TOTAL CURRENT TAX VALUATION OF THE CITY OF WILLOWICK AND THE DOLLAR AMOUNT OF REVENUE THAT WOULD BE GENERATED BY THAT .50 MILL TAX LEVY, AND DECLARING AN EMERGENCY.

**MOTION: Ms. Antosh to suspend the rule requiring separate readings. Ms. Bisbee second.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, yea.**

**MOTION: Ms. Antosh to approve. Mr. Phares second.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, yea.**

9. RESOLUTION NO. 2026 – 20:

A RESOLUTION TO APPROVE AUTHORIZATIONS (THEN AND NOW CERTIFICATE) TO LOWE’S HOME CENTERS, LLC IN THE AMOUNT OF \$3,600.00 FOR THE CITY OF WILLOWICK, AND DECLARING AN EMERGENCY

**MOTION: Ms. Antosh to suspend the rule requiring separate readings. Ms. Bisbee second.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, yea.**

**MOTION: Ms. Antosh to approve. Mr. McFarland second.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, yea.**

## MISCELLANEOUS

10. A motion authorizing Verdantas to advertise and re-bid the Fire Station Bathroom ADA Improvements.

**MOTION: Ms. Antosh to approve. Mr. McFarland second.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, yea.**

11. Motion to vacate the Regular Council Meetings of July 7, 2026 and August 4, 2026.

**MOTION: Ms. Antosh to approve. Ms. Bisbee second.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, yea.**

## PUBLIC PARTICIPATION

*a) Public statement (1 minute maximum)*

*b) Council response to the public*

*c) Public clarification (30 seconds to 1 minute for the purpose of restating or rearticulating an original question, concern, suggestion or idea)*

**Phil Deitering, 469 Bayride, says he does not believe the police Chief said he was issuing tickets? Just allowing this person to park on the street? So no parking tickets or fines being paid, just someone calling saying they need to park on the street and being allowed again and again. Airbnb is a business right? Can he run one out of his house? Where people come in with regular hours and sell stuff? Is that allowed in a house? Because that's what that is. Maybe not every day, but often enough to be a business and he doesn't think that should be allowed and he doesn't want it next to him.**

**Ms. Koudela says she agrees with the interpretation that it sounds like this house has authorization for public parking.**

**Chief says he does not know how many times they have called, but the days they do not call they have received a citation.**

**Ms. Koudela says some home based businesses are allowed.**

**Sean says there are some home businesses allowed in ordinances. As far as a non-owner occupied. It is just like anything else where another family is renting to them. It's a business. So we do have in our ordinances where if they violate an ordinance and they have a license (parking, high grass, etc) the City has a right to revoke it. This property on 324 just came to light and now that we know, they will register and we will go from there. Sean says we have ordinances in place for these concerns.**

**The resident says there is nothing about not having a party though?**

**Sean says if you are renting a house for one day and your renters have a party at their house you must still comply with these ordinances such as noise.**

**The resident says South of them there was a house with a big party and two kids were shot and killed. There was an Ordinance that you couldn't have parties at these airbnbs.**

**Ms. Koudela says this will all be discussed at Safety. She has been on Council for 10 years and this is the first complaint so this has not been an issue until now. Now that it is an issue it will be discussed. It has only been a few days. If you see something call the non-emergency number they will come.**

**The resident said how can there be 5 airbnbs and no one knows about them?**

**Ms. Koudela says that is the point. No one is disturbing them.**

**Law Director says the activity occurring in her neighborhood is illegal. We did not know. You must alert them. The other airbnbs are registered and so yes the City does know about them. They need to call the Police if there is an issue. Mr. Brennan has already talked to the owner. What they were doing is illegal. The departments are taking action to prevent this from happening again. It's not that we don't have the laws in place to prevent this, but we did not know this was occurring.**

**The resident says judging what is going on at the other airbnbs and festivals and stuff like that with people from other parts of Lake and Cuyahoga county looking in your windows... this is unacceptable. Thanks for looking into it. She does not want to have another party.**

**Law Director says please call the police especially if there is double parking or noise issues.**

## **EXECUTIVE SESSION**

12. Discussion of Collective Bargaining with the Law Director and Finance Director.

**MOTION: Ms. Antosh motions to adjourn into Executive Session at approximately 7:26 p.m.  
Mr. Phares second.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea.  
Ms. Bisbee, yea. Mr. Phares, yea.**

**CLOSE EXECUTIVE SESSION**

**MOTION: Ms. Antosh motions to return from Executive Session at approximately 7:39 p.m.  
Ms. Bisbee second.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea.  
Ms. Bisbee, yea. Mr. Phares, yea.**

**ADJOURNMENT**

**Ms. Koudela calls for a Motion to Adjourn the Meeting.**

**MOTION: Ms. Antosh motions to approve. Mr. Phares second.**

**ROLL CALL: Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Ms. Bisbee, yea.  
Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, yea.**

**Motion carried. Meeting Adjourned at 7:39 p.m.**

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Clerk of Council

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Council President

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Date