



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

Tuesday, November 19, 2024 at 7:30 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 at approximately 7:30 p.m. by Council President Koudela.

**PLEDGE ALLEGIANCE**

**INVOCATION**

**ROLL CALL OF COUNCIL**

**APPROVAL OF MINUTES**

1. Motion to approve the Minutes from the Regular Council Meeting of November 5, 2024.

**MOTION: Ms. Antosh motioned to approve the minutes of the Regular Council Meeting of November 5, 2024. Mr. McFarland second.**

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

**Motion carried. Minutes approved.**

**APPOINTMENTS, SPECIAL RESOLUTIONS & PROCLAMATIONS**

2. Appointment of two Council members for the Volunteer Firefighters Dependent Fund Board.

**MOTION: Mr. Mohorcic motioned to approve the appointment of Ms. Antosh and Mr. Phares for the Volunteer Firefighters Dependent Fund Board. Mr. McFarland second.**

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

**Motion carried. Motion approved.**

**ADMINISTRATIVE APPEALS**

3. Administrative Appeals No.: 2024-30 (Dzolic):

**An Order granting a Variance and Exception of front yard parking in the Application of Section 1163.105(a) of the Codified Ordinances in Board of Zoning Appeals.**

**MOTION: Ms. Antosh motioned to approve Administrative Appeal 2024-30. Mr. McFarland second.**

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

**Motion carried. Motion approved.**

4. Administrative Appeals No.: 2024-31 (Jones):

An Order granting a Variance and Exception for an a/c unit in the side yard in the Application of Section 1167.01(c)(i) of the Codified Ordinances in Board of Zoning Appeals.

**MOTION: Mr. Malta motioned to approve Administrative Appeal 2024-31. Ms. Bisbee second.**

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

**Motion carried. Motion approved.**

5. Administrative Appeals No: 2024-32 (Jones):

An Order granting a Variance and Exception of 6' 10" from the side property line or 45' from the rear property line for an a/c unit in the Application of Section 1167.01(c)(ii) of the Codified Ordinances in Board of Zoning Appeals.

**MOTION: Ms. Antosh motioned to approve Administrative Appeal 2024-32. Mr. Malta second.**

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

**Motion carried. Motion approved.**

6. Administrative Appeals No.: 2024-33 (Polito):

An Order granting a Variance and Exception of 6' high solid fencing in the Application of Section 1165.04(c) of the Codified Ordinances in Board of Zoning Appeals.

**Discussion:**

Ms. Antosh asks if they are putting a fence on only one side? What about the right hand side? What size fence is that on the right?

There is already a fence and the applicant is looking to make them equal.

**MOTION: Ms. Antosh motioned to approve Administrative Appeal 2024-33. Mr. Phares second.**

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

**Motion carried. Motion approved.**

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

Mayor Vanni introduces someone from NOPEC who is here to speak this evening. There are 3 pieces of legislation on the agenda tonight regarding the SID for Willowick Café. Aaron comes to speak to Council.

Aaron thanks everyone for allowing him to speak about PACE program. They are excited to help finance the rehab and energy enhancements for Willowick Café. Ultimately their goal is to put in a high end restaurant/eatery. PACE program is unique. Property assessed Clean Energy. What it does, is finance money from a lender, like them, to be able to make improvements in energy efficiency. With new construction it may cover like 70%. With this deal, the governing body and PACE committee had even lower interest rates than current. This is favorable for the owners. They are looking forward to the building having new life. One of the tricks of the law in Ohio about a PACE deal is that the City must approve. There is also another body, Energy Special Improvement District. Most cities join this SID and that is what the Ordinance in front of Council this evening is regarding, it is allowing the City to join. You must have a reason to join. We were waiting to get to this point and having all documentation in place before asking Council. The advantage to the City is if this deal goes forward, it makes it even easier for the next deal to be able to go through. There are no administrative duties except when county pays taxes to the City, the City must take the piece for the special tax assessment and cut it back to them. Some cities charge an administrative fee of roughly \$50 every 6 months.

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

Mr. Malta thanks Aaron for coming tonight. He thinks this is great. For everyone to be able to explain it to another business. Did they select Willowick Café, or did they come to them?

Aaron says they came to them. They do a small amount of advertising on their website. There are also workshops for small businesses.

No additional questions/comments.

Mayor Vanni says the administrative part of the puzzle is the same process they currently do with Shoreline. Cheryl has been working on closing out the funds and such forth. They found about \$6600 in ARPA money. We are hoping to put that towards a plotter for service that was budgeted. They budgeted \$8000 but they are getting a bigger one (roughly \$15,000). It'll be really close. Likely to be on the next agenda. He had OPC meeting. One project is fully funded, Lakeshore Blvd sewer. Forestgrove Sewer is now also going to be fully funded. Two very large sewer projects next year with a lot of grant money, great news. He wishes everyone a safe and happy Thanksgiving.

Mr. Phares asks what the \$526,000 was for?

Mayor Vanni says Forestgrove Phase I. It was initially approved for partial funding, but now full funding.

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

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

Mr. Shannon emailed his report this morning. He states that a plotter is what they use in the sign shop to make signs. Currently, we have two pieced together to make the bigger signs. Got a grant from EPA State of Ohio. Will do a press release for it to satisfy that. Lakeshore water line will hopefully start within the next two weeks, that is a Lake County project, go through water for any issues. 305 sewers should start shortly, that is their project.

Mr. Malta tells Todd great job on the leaves this year. He knows it is not an easy task and he is thrilled they still have it.

**Recreation Director** – Julie Kless

Ms. Kless says they are working on Holiday Programs. The Craft Fair at Manry is December 7<sup>th</sup> from 9-3 pm. Winter Wonderland on the 15<sup>th</sup> at Manry from 1-5. Santa event December 16, registration is available.

Mr. Malta presents Ms. Kless with a collection of photos from a committee.

**City Engineer** – Tim McLaughlin

Mr. McLaughlin has no formal report.

**Finance Director** – Cheryl Benedict

Ms. Benedict distributed a couple pieces of paper this evening. When finance committee met, they discussed how Lake County Department of Utilities was behind on billing but seems like they are catching up. Still waiting on Euclid's bill for Nov and Dec to come through.

**Law Director** – Stephanie Landgraf

Ms. Landgraf has no formal report.

**Police Chief** – Rob Daubenmire

Chief Daubenmire submitted the other half of his report earlier.

**Fire Chief** – Bill Malovrh

Chief Malovrh emailed his report last week. There is important legislation on tonight's agenda.

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

Mr. Brennan submitted his report also.

**WARD MATTERS****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)*

*No one wished to speak.*

**REPORTS OF STANDING COMMITTEES****Finance** – Bisbee, Mohorcic, Antosh

Ms. Bisbee reports on the joint Budget/Finance Meeting to discuss sewer rates for 2025. They have recommendations for Council. First was a full year of billing. Second was there is the \$280,000 advance to this fund, it should be paid back. Third, based on Euclid's sewer increases to the City, we are recommending a 7% full year billing with 16% billing and collection cap.

Ms. Koudela says we will look for that on next meeting's agenda.

**Safety** – Phares, Malta, McFarland**Service, Utilities & Public Lands** – Malta, Phares, McFarland**Streets, Sidewalks & Sewers** – Malta, Bisbee, Mohorcic

**Tax Compliance** – Koudela, Antosh, McFarland

**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

**Hearts & Hammers** – Malta

Mr. Malta reports on Hearts and Hammers fundraiser coming up on February 1, 2025. Best thing to do is try to get a table of 8 to sit with friends. This is their only fundraiser so please promote it as much as you can. They appreciate social media advertising from everyone. It will be at Regovich's Party Center. There was a sea of baskets last year, nearly 75. Ms. Antosh helps also and does a great job. They want to sell as many tickets as they can.

## **FUND TRANSFERS & BID AUTHORIZATIONS**

### **CONTRACT APPROVALS**

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

7. Ordinance 2024-49:

An Ordinance amending Ordinance 2024-13 to provide for additional appropriations from the General Fund (101); Street Lighting Fund (204); Permissive License Fee Fund (215); Senior Citizens Center Fund (220); Community Development Block Grant Fund (224); Local Fiscal Recovery/ARPA Fund (228); E 328th Sewer Imp. Phase 2 Fund (430); E 327th Sewer Imp. Phase 2 Fund (431); for the current expenses and other expenditures of the City of Willowick, State of Ohio, during the Calendar Year ending December 31, 2024, and declaring an emergency.

**MOTION: Ms. Antosh motions to suspend the rule requiring three readings. Mr. Malta second.**

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

**No discussion.**

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

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

**Motion passed. Legislation approved.**

8. Ordinance 2024-50:

An Ordinance authorizing the approval of the Collective Bargaining Agreement between the City of Willowick and the Fraternal Order of Police, Lodge No. 116 (Police Officers), and declaring an emergency.

**MOTION: Ms. Antosh motions to suspend the rule requiring three readings. Mr. Malta second.**

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

**No discussion.**

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

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

**Motion passed. Legislation approved.**

9. Resolution 2024-54:

A Resolution approving the Petition for Special Assessments for Special Energy Improvement Projects and Affidavit under Ohio Revised Code Chapter 1710; approving the Necessity of Acquiring, Installing, Equipping, and Improving certain Public Improvements in the City of Willowick, Ohio in cooperation with the Lake County Communities' Energy Special Improvement District, and declaring an emergency.

**Discussion: Mr. Mohorcic mentions that he will be abstaining from all items pertaining to this topic.**

**MOTION: Ms. Antosh motions to suspend the rule requiring three readings. Mr. McFarland second.**

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

**No discussion.**

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

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

**Motion passed. Legislation approved.**

10. Ordinance 2024-52:

An Ordinance Determining to proceed with the Acquisition, Installation, Equipment, and Improvement of certain Public Improvements in the City of Willowick, Ohio in cooperation with the Lake County Communities' Energy Special Improvement District, and declaring an emergency.

**MOTION: Ms. Antosh motions to suspend the rule requiring three readings. Mr. McFarland second.**

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

**No discussion.**

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

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

**Motion passed. Legislation approved.**

11. Ordinance 2024-51:

An Ordinance authorizing the approval of the Collective Bargaining Agreement between the City of Willowick and the Fraternal Order of Police, Lodge No. 116 (Dispatchers and Clerks), and declaring an emergency.

**MOTION: Mr. Malta motions to suspend the rule requiring three readings. Mr. McFarland second.**

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

**No discussion.**

**MOTION: Mr. Malta motions to approve. Mr. Phares second.**

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

**Motion passed. Legislation approved.**

12. Ordinance 2024-53:

An Ordinance levying Special Assessments for the purpose of Acquiring, Installing, Equipping, and Improving certain Public Improvements in the City of Willowick, Ohio in cooperation with the Lake County Communities Energy Special Improvement District; approving an Energy Project Cooperative Agreement and a Special Assessment Agreement in connection with such Improvements and Special Assessments, and declaring an emergency.

**MOTION: Ms. Antosh motions to suspend the rule requiring three readings. Mr. McFarland second.**

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

**Mr. Phares asks if this business goes under, what happens to this?**

**Mr. Mohorcic says it stays with the property.**

**Aaron comes back up and says this is a secured tax assessment, building would be re-sellable, only amount to be paid off would be back pay.**

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

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

**Motion passed. Legislation approved.**

13. Resolution 2024-55:

A Resolution authorizing the transfer of funds from the E. 327th St. Phase II Fund (431) to the Street Improvement Levy Fund (213) in the amount of \$1,638.09, and declaring an emergency.

**MOTION: Ms. Antosh motions to suspend the rule requiring three readings. Mr. McFarland second.**

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

**No discussion.**

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

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

**Motion passed. Legislation approved.**

14. Ordinance 2024-55:

An Ordinance amending Chapter 141 of the Codified Ordinances of the City of Willowick, Ohio, titled "Division of Fire;" specifically, Section 141.01 titled "Compensation; Rank".

**This item was placed on First Reading.**

15. Ordinance 2024-56:

An Ordinance enacting and establishing Section 141.09 of the Codified Ordinances of the City of Willowick to be captioned "Full-Time Captain" in the Division of Fire, and declaring an emergency.

**This item was placed on First Reading.**

16. Ordinance 2024-54:

An Ordinance establishing the Compensation of the Position of Full-Time Captain in the Division of Fire, and declaring an emergency.

**This item was placed on First Reading.**

## MISCELLANEOUS

17. Motion authorizing the expenditure for replacement batteries for the Eaton UPS system for a price of Eleven Thousand Five Hundred Ninety-Eight Dollars (\$11,598) to include six (6) trays of (18) batteries, installation, and proper disposal of the old batteries.

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

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

**Motion carried. Motion approved.**

18. Motion authorizing an expenditure to Ohio Bureau of Workers' Compensation for the 2025 Policy Year Renewal in the amount of \$162,788.

**MOTION: Ms. Antosh motioned to approve. Mr. Malta second.**

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



**Motion carried. Motion approved.**

19. Motion authorizing an expenditure to the City of Eastlake for reimbursement of the installation of ADA ramps associated with the Vine St. Pavement Project in the amount of \$78,397.25. The cost of the ramps will be reimbursed from CDBG funds.

**MOTION: Ms. Antosh motioned to approve Administrative Appeal 2024-30. Mr. McFarland second.**

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

**Motion carried. Motion approved.**

20. Motion authorizing a refund to Lake County Stormwater Management Agency in the amount \$16,508.79 representing unused funding for the E. 328<sup>th</sup> St. Phase II Sewer Project.

**MOTION: Ms. Antosh motioned to approve Administrative Appeal 2024-30. Mr. Phares second.**

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

**Motion carried. Motion approved.**

21. Motion authorizing an expenditure to the Lake County Community Erosion SID, Inc. in the amount of \$38,677.68 for reimbursement of SID payments collected in 2024.

**MOTION: Mr. Malta motioned to approve Administrative Appeal 2024-30. Mr. McFarland second.**

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

**Motion carried. Motion approved.**

## **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)*

*No one wished to speak.*

## **EXECUTIVE SESSION**

**MOTION: Ms. Antosh motioned to adjourn into Executive Session for purposes of discussing collective bargaining. Mr. Phares second.**

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

**Meeting adjourned into Executive Session at 8:10 p.m.**

**MOTION: Ms. Antosh motioned to return from Executive Session. Ms. Bisbee second.**

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

**Meeting returned from Executive Session at 8:23 p.m.**

**Ms. Koudela calls for a Motion to approve the tentative agreement with FOP 116.**

**MOTION:** Mr. Malta motioned to approve. Ms. Antosh second.

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

**Motion carried. Motion approved.**

**MOTION:** Mr. Mohorcic motions to move the start time of the Council Meeting on December 17, 2024 to 6:00 p.m. Ms. Antosh second.

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

**Motion carried. Motion approved.**

**ADJOURNMENT**

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

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

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

**Meeting adjourned at 8:24 p.m.**

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**Alyssa Moran, Clerk of Council**

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**Monica Koudela, Council President**

**Date:** \_\_\_\_\_