



City of Willowick
CITY COUNCIL REGULAR MEETING

Tuesday, January 07, 2025 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 at approximately 6:30 p.m. by Council President Koudela.

PLEDGE ALLEGIANCE

INVOCATION

ROLL CALL OF COUNCIL

All members in attendance.

APPROVAL OF MINUTES

1. Motion to approve the Minutes of the Regular Council Meeting of December 17, 2024.

MOTION: Mr. Malta motioned to approve the minutes of the Regular Council Meeting of December 17, 2024. Ms. Antosh second.

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

Motion carried. Minutes approved.

APPOINTMENTS, SPECIAL RESOLUTIONS & PROCLAMATIONS

2. Administration of the Oath of Office to Patrolman Joseph A. Maslanka.
3. Administration of the Oath of Office to Sergeant Ryan D. Neibecker.
4. Mayoral Proclamation recognizing John G. Beckwith for his service to the City.
5. Motion to approve the mayoral appointment of Mark Carden to the Willowick Planning Commission for a 3 year term expiring on January 7, 2028.

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

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

Motion carried. Motion approved.

6. Motion to approve the mayoral appointment of Michael Tomas to the Willowick Planning Commission for a 3 year term expiring on January 7, 2028.

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

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

Motion carried. Motion approved.

7. Motion to approve the mayoral appointment of Kelly Peterlin to the Willowick Recreation Board for a term expiring on January 7, 2028.

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

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

Motion carried. Motion approved.

8. Motion to approve the mayoral appointment of Debbie Clarke to the Willowick Board of Zoning Appeals for a term expiring on January 7, 2028.

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

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

Motion carried. Motion approved.

9. Motion to approve the mayoral appointment of Tom Flaisig to the Willowick Board of Zoning Appeals for a term expiring on January 7, 2028.

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

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

Motion carried. Motion approved.

ADMINISTRATIVE APPEALS

REPORTS & COMMUNICATIONS FROM THE MAYOR/SAFETY DIRECTOR

Mayor Vanni wishes everyone a Happy New Year. He thanks Council for the Committee appointments. There will be two more coming in the next couple meetings. He has someone in mind already and someone else who he's waiting to hear from. The two stepping down said they would stay on for the January meeting due to the late notice. Metroparks, getting close... ironing out last details and then will announce something. Contract ended end of the year, but they will pass a Resolution tomorrow to maintain the current agreement until May 1. They didn't want to leave it out there hanging. He is excited for the news soon. It's that time of the year again... budget hearings. Looks like we will need to have that on Saturday February 8 to get the three readings in and pass on time. They can talk as it gets closer, but should start setting a date. First of all, thank you for everyone who turned in articles for the Courier. There is none this month because they didn't have enough advertising. That has never happened before. There are articles on the Facebook page though. Major Waste will take over at the end of the month. Slowly they are getting people to sign up. Justin has done an outstanding job reaching out to the public to get info to the residents for the change. Hopefully it goes as smoothly as possible. Obviously tonight

is bittersweet- our Law Director will be stepping down as of January 21. They will swear someone in that night. He personally thanks her for everything she has done the past 6 years. He will miss the calls with her. He states the City's loss is the County's gain.

COUNCIL DISCUSSION OF THE MAYOR'S REPORT

Ms. Antosh says as far as trash info goes on the Facebook page, there is confusion for the stickers and the bags. Is the City doing stickers or will Major?

Mr. Shannon says it will come from Major and he will see if they can find a way to get that information across easier.

Mr. Malta asks Mr. Shannon to check with them about a possible surcharge for a couch.

Mr. Shannon says there is not.

Mr. Malta says that is what they told the resident.

Mr. Shannon says the contract is unlimited. If it is a renter moving out and treelawn is full, even Kimble was going to charge for that.

Ms. Koudela says she thinks she read it is the normal can, 4 others, and a bulk item.

Mr. Malta says on behalf of everyone, Stephanie always did a wonderful job and he thanks her for her service.

GENERAL COMMUNICATIONS & REPORTS – Directors & Officials

Service Director – Todd Shannon

Service Director Shannon says they have been plowing and salting the best they can. There is still leaf pickup to do but it doesn't appear it'll happen any time soon... leaf piles are frozen. If it warms up maybe. As far as Major goes, the last week in January the same company is picking up Kimble cans and putting out Major cans. There will be issues most likely. He spoke with Major 5 times today and their communication is great. They are putting out as much info as possible. As of right now, you'll see Major cans starting to appear at Dudley where staging is. He says it has been great to work with Stephanie.

No questions.

Recreation Director – Julie Kless

Absent

City Engineer – Tim McLaughlin

City Engineer McLaughlin says they have a few items on the agenda tonight. The MOU is for ODOT federally funded project. Under misc, there are 4 motions regarding engineering.

Mr. Phares asks if catch basin maintenance is cleaning them out?

McLaughlin says he should have said repair instead... it's more about fixing them.

Finance Director – Cheryl Benedict

Finance Director Benedict has no formal report. They did close the year. She wishes Stephanie best of luck in her new career.

No questions.

Law Director – Stephanie Landgraf

Law Director Landgraf says the Amendment to the Charter is on the agenda tonight. It has to be passed and to the BOE by Feb 4. It must be passed by end of the month to get it to the BOE. She says it has been a privilege to be their attorney for the past 6 years and jokes that they made her life more challenging. She is excited to see who takes the seat next.

No questions.

Police Chief – Rob Daubenmire

Police Chief Daubenmire sent his report electronically. He jokes it was nice to see Stephanie finally smile at a Council meeting.

No questions.

Fire Chief – Bill Malovrh

Fire Chief Malovrh emailed his report also. He wishes Stephanie goodbye.

No questions.

Chief Housing/Zoning Inspector – Sean Brennan

Chief Housing/Zoning Inspector Brennan has no formal report. He congratulates Stephanie for her new job.

No questions.

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)

Ms. Bowen 472 E 319th Street in Willowick comes to speak. She asks if the leaves can still be put in leaf bags.

Mr. Shannon says yes but they must wait til spring for pick up.

No one else speaks.

REPORTS OF STANDING COMMITTEES

Finance – Bisbee, Mohorcic, Antosh

Safety – Phares, Malta, McFarland

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

Streets, Sidewalks & Sewers – Mohorcic, Malta, Bisbee

Tax Compliance – Koudela, Antosh, McFarland

Moral Claims – Antosh, Phares, Koudela

Ms. Antosh says they have 3 moral claims coming up and she will be emailing to see availability.

Budget – Mohorcic, Koudela, Bisbee

Mr. Mohorcic says he cannot make the 8th, he is out of town. He isn't sure if we need to do another Saturday or multiple nights possibly. They'll talk after meeting.

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

10. Resolution 2025-1:

A Resolution authorizing the Mayor to enter into a Memorandum of Understanding by and between the Cities of Wickliffe, Willoughby and Willowick, and declaring an emergency.

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

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

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

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

Motion passed. Legislation approved.

11. Ordinance 2025-1:

An Ordinance providing for the submission of a Proposed Amendment to Article VII of the Charter of the City of Willowick, Ohio, titled Civil Service Commission (Section 7.3, Titled Classification of Service) to the Electors of the City, and declaring an emergency.

This item was placed on First Reading.

12. Ordinance No. 2024-58 (Amended):

An Ordinance amending Chapter 921 of the Codified Ordinances of the City of Willowick, Ohio, titled "Streets, Utilities and Public Services Code;" specifically, Section 921.08, titled "Sanitary Sewer Rental Rates," to provide a use charge rate based upon \$10.5285 per 100 cubic feet of water, establish a minimum quarterly billing for such use charge rate of \$84.23 per 800 cubic feet of water, or part thereof.

First Reading 12/3, Second Reading 12/7, Item is on Third Reading.

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

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

Motion passed. Legislation approved.

13. Ordinance No. 2024-66:

An Ordinance amending Chapter 1167 of the Codified Ordinances of the City of Willowick, Ohio, titled "Air Conditioning Units," and declaring an emergency.

First Reading 12/17, Item is on Second Reading.

MOTION: Ms. Antosh motions to suspend the rule requiring three readings. Ms. Bisbee second.

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

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

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

Motion passed. Legislation approved.

14. Ordinance No. 2024-67:

A Ordinance amending Chapter 1165 of the Codified Ordinances of the City of Willowick, Ohio, titled "Fences," and declaring an emergency.

First Reading 12/17, Item is on Second Reading.

Ms. Koudela calls for discussion on item 2024-67.

Mr. Phares asks about separating it.

Ms. Koudela says they can make additional changes, but should be in one.

Ms. Antosh says she thought the first item was fencing.

Ms. Koudela says solid fencing is something BZA sees a lot. Are there any comments for or against?

Mr. Mohorcic says he is okay removing that part.

Mr. McFarland says it does come up at BZA all the time and it almost always allowed.

Ms. Koudela says it sounds like no changes to that portion. What about double fencing? Currently it is not allowed. Planning has recommended allowing it but no more than 6" from existing fence.

Mr. Mohorcic says he is against this... should still go in front of Planning or BZA. How will you take care of that space? He would like it removed and reverted back to the original section.

Mr. McFarland says BZA had double fencing come up last year and it was not approved. Making that changes contradicts what the City has been doing.

Ms. Koudela says that this does not come to BZA often in her opinion and when they do review it, they want to be sure the area in between the fences will be maintained. Having only 6" seems hard to maintain. Most recently it was approved, but that was with a 3' gap and a gate which allowed maintenance. She agrees it should be left as original.

Mr. Phares says he thinks we can trust BZA.

Ms. Koudela tells the Law Director they recommend removing this change. The last part changes the wording that a permit shall not be issued unless applicant provides survey or written consent from property owners. Any comments?

Ms. Antosh says it should stay.

Mr. Mohorcic says he seconds it.

Ms. Bisbee says it makes sense.

Ms. Koudela asks Mr. Brennan if he has any comments on it.

Mr. Brennan says it may bring up discussion with residents and contractors trying to submit for this. For example, if one person moves that signed the agreement but a new land owner comes in and finds their property is the fence, then they come to the City. Or they may not get along with their neighbors and may have to pay for a professional survey for a portion of fence.

Ms. Koudela asks the Law Director for her opinion.

Ms. Landgraf says in regards to the sale of property, it is between the two owners down the line. If you sell, you will represent your property lines and in her judgement it is not for the City to interfere with. The second question was about a portion of the fence? (If someone were to come and put up a fence, but the neighbor won't sign a consent form, they would have to get a survey done by a professional).

Ms. Koudela says if this was the code, it could go to BZA to skip the survey or for a neighbor issue?

Ms. Landgraf says sure.

Mr. Phares says he likes the idea of leaving it to BZA for a variance to not get the survey. He doesn't like forcing residents to put out that kind of money.

Ms. Koudela says this is what the ordinance says. They pay \$150 to request a variance from BZA and BZA can say no and at that point they still need a survey or not getting a fence.

Mr. Brennan says it currently says it is the duty of property owner to determine property lines. There have not been too many issues over the years from this. Maybe one a year.

Ms. Koudela asks if Mr. Brennan or the Law Director know what other cities say.

Mr. Brennan says maybe a couple other cities.

Law Director says it is not uncommon.

Ms. Antosh says Tom and Joan went through Ordinances in other cities.

Mr. Mohorcic says the way it reads, if you get along with your neighbors, you won't need that survey. He understands the survey is expensive but it takes the City out of any liability.

Mr. Malta brings up that for almost 20 years now, they have had a lot of property line issues and they have stayed out of it completely. He feels that is important to remember.

Ms. Antosh says this does keep the City out of it.

Ms. Koudela says it sounds like no changes to this portion? So the Law Director will make those adjustments and this item will be on Third Reading at the next meeting as amended. If you have questions before then, please reach out to Law Director or Housing/Zoning.

Law Director wants to confirm the only change is removing double fence portion?

Ms. Antosh says yes remove red double fence.

Item was held on Second Reading.

MISCELLANEOUS

15. Motion authorizing \$25,000 for CT Consultants to perform 2025 Sanitary Sewer System Engineering Services including review of CCTV of various sewers, sewer system Inflow and Infiltration studies, neighborhood smoke testing, sewer modeling, basement flooding studies, rain event analysis and sewer system metering.

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

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

Motion carried. Motion approved.

16. Motion authorizing CT Consultants to prepare specifications, details, plans and bid documents, advertise and obtain bids, for the Lakeshore Boulevard Trunk Sewer West Rehabilitation Project for a fee of \$56,800 in accordance with the Agreement for engineering services.

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

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

Motion carried. Motion approved.

17. Motion authorizing CT Consultants to prepare specifications, details, plans and bid documents, advertise and obtain bids, for the Forestgrove Sewer Improvements Project Phase I Project for a fee of \$71,000 in accordance with the Agreement for engineering services.

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

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

Motion carried. Motion approved.

18. Motion authorizing CT Consultants to prepare specifications, details, plans and bid documents, advertise and obtain bids, for the 2025 Catch Basin Repair and Replacement Program for a fee of \$10,000 in accordance with the Agreement for engineering services.

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

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

Motion carried. Motion approved.

19. Motion to declare the items set forth on Exhibit "A" as surplus, obsolete, unneeded and unfit for public use and authorizing its sale or subsequent disposal.

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

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

Ms. Bowen, 472 E 319th Street in Willowick asks what Exhibit A is? Also what is it about the fencing height?

Ms. Koudela says Exhibit A is a collection of cell phones from police department. Fencing Ordinance is because Planning recommended changes. First was to allow solid fencing. That request comes to BZA frequently so Planning recommended removing it. Second was to allow double fencing. Discussion from tonight was the remove that. Last was that you need a survey or approval from neighbors regarding placement of fencing.

Mr. Malta reminds everyone of Hearts and Hammers Fundraiser. In 10 days Natalie would like all the money in. If you do need tickets, he is here after the meeting and you can put in your order. February 1 at Regovich's and they would love to have you. Call or email him for tickets.

ADJOURNMENT

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

MOTION: Ms. Antosh motions to Adjourn. Mr. Malta second.

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

Meeting adjourned at 7:26 p.m.

Clerk of Council

Council President

Date