



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

Tuesday, February 04, 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 of Council were present at Roll Call with the exception of Mr. Mohorcic who arrived later.

**APPROVAL OF MINUTES**

1. Motion to approve the Minutes from the Regular Council Meeting of January 21, 2025.

**MOTION: Ms. Antosh motioned to approve the minutes of the Regular Council Meeting of January 21, 2025. Mr. Malta second.**

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

**Motion carried. Minutes approved.**

**APPOINTMENTS, SPECIAL RESOLUTIONS & PROCLAMATIONS**

2. Administration of the Oath of Office to Patrolman Lucas Gerardi.

**ADMINISTRATIVE APPEALS**

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

Mayor Vanni reports that the house demolition that was done last fall, if you recall, was about \$15,000 with the Land Bank paying half of that, but they found out recently that their half is also being taken care of by the Land Bank. Along those lines, he has a number of meetings coming up next week. Thursday with the Metroparks... hopefully something to announce regarding that soon. Also a call with the leasing agent for Shoregate to see what their plans are. They are close to having a tenant in the last unit at the strip mall which would mean 100% occupied. All the businesses there are doing well so far. He wants to talk to him about the mall part also. He and Cheryl have a meeting with Willoughby Court next week. All the cities represented have to attend. There are some changes going on and he will report how that meeting goes. He also has a Next Gen 911 meeting on Wednesday the 12th. There will be more

to come on that. We are set up and in good shape to keep dispatch going. All they really need at this point is a second firewall which will be either this year or next year. There are rumblings about a tenant possibly going into the old Rite Aid building. They are very tight lipped about who is looking so far.

He sent information from First Energy yesterday that they looked for a rate increase to improve their infrastructure. It will improve their grid and their consumers as well. Might come out in May. Increases did not look too significant, but he did ask their rep Wendy Zele to come speak. On that topic, he also has someone from NOPEC coming out at the next meeting. There are a lot of things going on with utilities.

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

Mr. Phares asks if there has been any official announcement about the Lake front?

Mayor Vanni says no, it is getting close, but they did pass a Resolution to extend the current lease until April 30th to be able to finish these discussions. Before anyone makes an announcement, they want to ensure everything is finalized.

Mr. Phares asks how this will be announced?

Mayor Vanni says maybe March 12th at State of the Cities.

Ms. Koudela mentions for the record that Mr. Mohorcic has arrived at 6:41 p.m.

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

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

Service Director Todd Shannon submitted his report electronically. They finally finished leaf season yesterday with the nice weather. The outbuilding at Manry repairs are being put in. Lakeshore Waterline project is making progress but will likely be another 3-4 months.

Mr. Shannon says they are waiting on a final part... and now have to order another due to the accident.

Ms. Koudela says did you go through the entire City twice for leaves?

Mr. Shannon says yes... maybe even three.

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

Recreation Director Julie Kless says basketball league has started with over 250 kids. Spring/summer guide is available on the website and will start registrations 2/18. Father daughter dance will be 2/16 from 5-6:30 tickets available online and at the door. There is a motion for Sunset Cinema movie night in July on tonight's agenda.

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

City Engineer Tim McLaughlin says 305 sewer project is progressing. There was a plan to dig that would affect traffic somewhat. Weather is a factor. It will not close the road, but it will put it down to one lane. That should only take one or two days.

#### **Finance Director – Cheryl Benedict**

Finance Director Cheryl Benedict has no formal report, but is open for questions.

#### **Law Director – Mandy Gwartz**

Law Director Mandy Gwartz has no formal report, but open for questions.

#### **Police Chief – Rob Daubenmire**

Police Chief Daubenmire submitted his report yesterday. Open for questions.

Mr. Malta asks if there was any info in the high speed chase?

Chief Daubenmire says no one was injured and someone is in custody.

**Fire Chief** – Bill Malovrh

Fire Chief Malovrh submitted his report this afternoon and is open for questions.

Ms. Koudela says she saw the picture of the new engine.

Fire Chief Malovrh says it is still being built.

Mr. Phares says he likes the black/red.

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

Chief Housing/Zoning Inspector Sean Brennan has no formal report, but is open for 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)*

Phil Dietering, 469 Bayridge, asks if there is an update on Shoregate Towers?

Roseann Divincenzo, 29731 Fairway? Blvd., jokes she went to highschool with Ms. Bisbee. She is Ward 3 and the first driveway south of the parking lot for Shoregate. There is a serious problem with the stop sign being run constantly. It's very bad. The concerns she has right now are that they have new neighbors across the street. They have young children and has to stay out with their kids constantly because the traffic is going very fast and then there is also traffic running the stop sign. She feels this is extremely dangerous, she is not sure if maybe they can patrol that area more often?

Chief Daubenmire asks if it is the stop sign leaving the parking lot?

She says it is on the named street, but this is a legal stop sign right? She explains the placement of the stop signs.

Chief Daubenmire says because of the weather they cannot put a trailer out there right now. He will definitely see about stepping up patrolling that area.

She thanks Council and the Chief for their time.

Ms. Koudela says we will see what the Chief can do about that problem.

Mr. Malta says so that you don't have to return to the meeting again, just call him.

Roseann says this is kind of nice actually.

Mr. Malta jokes he misses his old customers.

Ms. Koudela mentions Phil's question.

Mr. Brennan says he was in contact with them almost two weeks ago. They are supposed to get the plan for what they are doing over there within the week or so. They are supposed to be replacing the roof.

Mr. Dietering asks about the parking lot and the people who had to leave?

Mr. Brennan says that is going to be part of the proposed plan. He believes they are at about 42% occupancy. It is in foreclosure right now. He will keep him updated as soon as he hears.

Law Director Gwartz says Sean and herself have talked about this property a lot. Her and the Mayor looked at the foreclosure docket today. They are currently stuck in the discovery part of the process. The owners have been ordered to turn over all their financials for running the business. A receiver is someone who takes over and manages the property when the owners are deemed to not be taking proper care of it. Her understanding is that they are not doing any new leases during this process. There should be info in the plan they submit regarding what they are going to be doing. Until the foreclosure is complete, their hands may be tied.

## **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 reports there are two Moral Claims for sewer credits. Is the Committee available before the meeting on the 18th? One is a resident with a spigot leakage and the other is Shoregate shopping center. It will be at 5:45 p.m. February 18th

**Budget** – Mohorcic, Koudela, Bisbee

## **LIAISON REPORTS**

**Planning** – Phares/Alternate Antosh

Mr. Phares reports that the next Planning Commission meeting is the 10th, Monday.

**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**

3. Motion to Authorize the Mayor to Enter into a One Year Service Agreement with McDonald Equipment Company (MECO) in the Amount of \$705.00 for the Fire Department.

**MOTION: Ms. Antosh motioned to approve the Motion. Ms. Bisbee second.**

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

**Motion carried. Motion approved.**

4. Motion to Authorize the Mayor to Enter into a One Year Service Agreement with McDonald Equipment Company (MECO) in the Amount of \$645.00 for the Service Department.

**MOTION: Ms. Antosh motioned to approve the Motion. Ms. Bisbee second.**

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

**Motion carried. Motion approved.**

5. Motion Authorizing the Mayor to Enter into a 1-Year Maintenance Contract with Maximum Atta Elevator in the Amount of \$1920.00.

**MOTION: Ms. Antosh motioned to approve the Motion. Mr. Phares second.**

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

**Motion carried. Motion approved.**

6. Motion Authorizing the Mayor to Enter into a Preventative Maintenance Agreement with Comfort Control Systems in the Amount of \$6,980.00.

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

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

**Motion carried. Motion approved.**

7. Motion Authorizing the Mayor to Enter into a Contract with Sunset Cinema LLC for \$1500.00 for the July 26th, 2025 Dudley Park Annual Movie in the Park.

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

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

**Motion carried. Motion approved.**

8. Motion Authorizing the Mayor to Enter into a Contract with TruGreen for Weed Control at Manry Park LaForge Football Field in the Amount of \$4,083.58.

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

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

**Motion carried. Motion approved.**

## **INTRODUCTION & CONSIDERATION OF LEGISLATION**

9. Ordinance No. 2025 - 9:

An Ordinance directing the Director of Finance to certify delinquent accounts to the Lake County Auditor and Lake County Treasurer for collection as Property Tax, and declaring an emergency.

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

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

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

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

**Motion passed. Legislation approved.**

10. Resolution No. 2025 – 6:

A Resolution to approve authorizations (Then and Now Certificate) to Huntington National Bank in the amount of \$75,695.22 for the City of Willowick, and declaring an emergency.

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

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

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

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

**Motion passed. Legislation approved.**

11. Resolution No. 2025 – 7:

A Resolution to approve authorizations (Then and Now Certificate) to Civica in the amount of \$20,176.02 for the City of Willowick, and declaring an emergency.

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

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

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

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

**Motion passed. Legislation approved.**

## MISCELLANEOUS

12. Motion authorizing the temporary appointment of Gretchen Kless as the City Senior Center Coordinator for a term to commence on March 12, 2025 and to end on April 23, 2025. The temporary appointment is full-time position not to exceed forty (40) hours per week. The City shall pay Gretchen Kless while she is temporary Senior Center Coordinator a rate of \$22.00 an hour.

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

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

**Motion carried. Motion approved.**

13. Motion authorizing and expenditure in the amount of \$11, 651.00 to the Ohio Bureau of Workers' Compensation for the true-up for policy year January 1, 2024 to December 31, 2024.

**MOTION: Mr. McFarland motioned to approve the Motion. Ms. Bisbee second.**

**ROLL CALL: Mr. Malta, yea. Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, yea. Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, 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 from the public wished to speak.

Mr. Malta thanks everyone who came to the Hearts and Hammers dinner last Saturday. It was a great showing by the City and a great event.

#### **EXECUTIVE SESSION**

14. Discussion of Collective Bargaining.

**Ms. Koudela calls for a Motion to adjourn into Executive Session.**

**MOTION: Ms. Antosh motioned to adjourn into Executive Session. Mr. Phares second.**

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

**Motion carried. Adjourned into Executive Session at 7:05 p.m.**

#### **CLOSE EXECUTIVE SESSION**

**Ms. Koudela calls for a Motion to return from Executive Session.**

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

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

**Motion carried. Returned from Executive Session at 7:23 p.m.**

15. Motion to Approve the Tentative Agreement with the Service and Secretarial Union (AFSCME).

**MOTION: Ms. Antosh motioned to approve the Motion. Ms. Bisbee second.**

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

**Motion carried. Motion approved.**

#### **ADJOURNMENT**

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

**MOTION: Ms. Antosh motioned to Adjourn the Meeting. Ms. Bisbee second.**

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

**Motion carried. Meeting Adjourned at approximately 7:24 p.m.**

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Clerk of Council

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Council President

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Date