



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

Tuesday, May 18, 2021 at 7:30 PM  
City Council Chambers/ Webex

**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**

(Total meetings to date - 9)

The tenth meeting of Council was called to order at 7:30 p.m. by Council President Patton.

**PLEDGE ALLEGIANCE**

**INVOCATION**

**ROLL CALL OF COUNCIL**

**PRESENT**

Ward 3 Councilman Charles Malta  
Ward 3 Councilman David Phares  
Council President Robert Patton  
Ward 2 Councilwoman Natalie Antosh  
Ward 2 Councilwoman Theresa Bisbee  
Ward 1 Councilwoman Monica Koudela  
Ward 1 Councilman Michael Vanni

**ALSO PRESENT**

Mayor Regovich, Police Chief Turner, Finance Director Benedict, City Engineer McLaughlin, Recreation Director Kless, Law Director Langraf, Chief Housing and Zoning Inspector Brennan, Sewer Foreman Gross and Council Clerk Trend.  
Fire Chief Tennyson was absent.

**APPROVAL OF MINUTES**

1. Motion made by Mr. Malta, seconded by Ms. Antosh to approve the Minutes of the Regular City Council Meeting of May 18th, 2021.  
**Discussion:** None.  
**Vote:** All ayes. Motion carried.

**APPOINTMENTS, SPECIAL RESOLUTIONS & PROCLAMATIONS**

2. Motion made by Mr. Vanni, seconded by Mr. Malta to approve a Special Resolution to Anna Varanese for her years of service at Alesci's of Shoregate.

**Discussion:** None.

**Vote:** All ayes. Motion carried.

### ADMINISTRATIVE APPEALS

3. Administrative Appeal Order No. 2021-6 Donatelli

An order granting a variance and exception of 9' 9" to extend a fence 13' 9" from the side of the house on a corner lot in the application of section 1165.07(c) of the Codified Ordinances in Board of Zoning Appeals.

Motion made by Mr. Vanni, seconded by Ms. Antosh to approve Administrative Appeal Order No. 2021-6.

**Discussion:** None

**Vote:** All ayes. Motion carried.

4. Administrative Appeal Order No. 2021-8 Feast

An order granting a variance and exception to install a fence in the side yard that extends 37' from the rear house line in the application of section 1165.07(b) of the Codified Ordinances in Board of Zoning Appeals.

Motion made by Ms. Antosh, seconded by Mr. Malta to approve Administrative Appeal Order No. 2021-8.

**Discussion:** None.

**Vote:** All ayes. Motion carried.

5. Administrative Appeal Order No. 2021-9 Corral

An order granting a variance and exception of solid type fencing to install a 6' high solid vinyl fence on the rear and left property lines in the application of section 1165.04(c) of the Codified Ordinances in Board of Zoning Appeals.

Motion made by Mr. Malta, seconded by Ms. Antosh to approve Administrative Appeal Order No. 2021-9.

**Discussion:** None.

**Vote:** All ayes. Motion carried.

6. Administrative Appeal Order No. 2021-10 Roberts

An order granting a variance and exception of 8' to install a 6' vinyl fence and extend 20' from the side of the main building line in the sideyard on a corner lot in the application of section 1165.07(c) of the Codified Ordinances in Board of Zoning Appeals.

Motion made by Ms. Antosh, seconded by Ms. Bisbee to approve Administrative Appeal Order No. 2021-10.

**Discussion:** The applicant of this appeal, Mr. Scott Roberts, was in attendance and stated his reasoning to extend the gate is to extend the safe play area for his children and to even the fence up with the property line. Mr. Patton inquired if there were any objections from the neighbors specifically Mr. Jack DiCello as the fence would affect him the most. Mr. Roberts stated there have been no objections by Mr. DiCello or any other neighbors.

**Vote:** All ayes. Motion carried.

7. Administrative Appeal Order No. 2021-11 Sholnikova

An order granting a variance and exception of solid fencing to install a 6' high solid vinyl fence on the side and rear property lines in the application of section 1165.04(c) of the Codified Ordinances in Board of Zoning Appeals.

Motion made by Ms. Antosh, seconded by Mr. Vanni to approve Administrative Appeal Order No. 2021-11.

**Discussion:** None.

**Vote:** Ayes: Mr. Malta, Mr. Patton, Ms. Antosh, Ms. Bisbee, Ms. Koudela, Mr. Vanni.

Nays: Mr. Phares. The variance was approved.

8. Administrative Appeal Order No. 2021-13 Bogenrief #1

An order granting a variance and exception of 520 sq. ft. for an accessory building the application of section 1171.02(c) of the Codified Ordinances in Board of Zoning Appeals.

Motion made by Mr. Malta, seconded by Ms. Bisbee to approve Administrative Appeal Order No. 2021-13.

**Discussion:** The applicant, Larry Bogenrief with Willow Praise Church, was not present. Mr. Brennan stated that the accessory building is actually a shipping container and would be visible from Vine St. Mayor Regovich stated his concern is the visibility of the containers from Vine St. and that this would be unattractive to potential new businesses to the corridor. Ms. Drake stated that two new businesses have gone before Plan Review and are looking at investing in the plaza in front of Willow Praise Church and this could detract them.

**Vote:** Ayes: Ms. Bisbee. Nays: Mr. Malta, Mr. Phares, Mr. Patton, Ms. Antosh, Ms. Koudela, Mr. Vanni. The variance was denied.

9. Administrative Appeal No. 2021-14 Bogenrief #2

An order granting a variance and exception to allow a second accessory building in the application of section 1171.02(g) of the Codified Ordinances in Board of Zoning Appeals.

Motion made by Ms. Antosh, seconded by Mr. Vanni to approve Administrative Appeal Order No. 2021-14.

**Discussion:** Mr. Patton stated this is the same as Administrative Appeal No. 2021-13 but is a second storage unit.

**Vote:** Ayes: Ms. Bisbee. Nays: Mr. Malta, Mr. Phares, Mr. Patton, Ms. Koudela, Mr. Vanni. The variance was denied.

10. Administrative Appeal Order No. 2021-15 Bogenrief #3

An order granting a variance and exception to allow two accessory buildings where there is no habitable house in the application of section 1171.02(h) of the Codified Ordinances in Board of Zoning Appeals.

Motion made by Ms. Antosh, seconded by Mr. Vanni to approve Administrative Appeal Order No. 2021-15.

**Discussion:** None.

**Vote:** Ayes: Ms. Bisbee. Nays: Mr. Malta, Mr. Phares, Mr. Patton, Ms. Koudela, Mr. Vanni. The variance was denied.

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

The Senior Center will be opening back up on June 15th with Doreen Nevulis as the new director. The St. Mary's Festival is June 3rd through 6th.

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

None.

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

### **Acting Service Director – Rich Regovich**

The pools are being prepared for the summer. Sewers in the southwest section of the City will be worked on to make sure they are all open and clear.

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

Ms. Kless stated opening day for baseball is on Saturday.

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

Mr. McLaughlin stated the 2021 Road Program is out and being advertised for bids. The E. 328th point repairs have been completed.

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

No report.

### **Law Director – Stephanie Landgraf**

No report.

### **Police Chief – Brian Turner**

No report.

### **Fire Chief – Joe Tennyson**

No report. Absent.

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

No report.

**Discussion:** Ms. Antosh inquired about high grass complaints within the City. Mr. Brennan stated he has received nine to ten reports over the last several weeks.

### **Economic Development Manager – Monica Drake**

Ms. Drake stated over the last few months new businesses have been coming before Plan Review to either open a new business in the City or move their current business to Willowick.

## **WARD MATTERS**

Mr. Phares inquired about painting the lights at the entrance to Shoreland Crossings. Mayor Regovich stated they are working on repairing the lights and paint will be addressed once that is complete. Ms. Antosh stated the City wide garage sale will be held July 22-25.

**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)*

None.

**REPORTS OF STANDING COMMITTEES**

**Finance** – Vanni, Bisbee, Koudela

Mr. Vanni requested a joint Budget and Finance meeting on June 15, 2021.

**Safety** – Phares, Malta, Bisbee

No report.

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

No report.

**Streets, Sidewalks & Sewers** – Vanni, Malta, Antosh

No report.

**Tax Compliance** – Koudela, Antosh, Patton

No report.

**Moral Claims** – Antosh, Phares, Patton

No report.

**Budget** – Vanni, Koudela, Patton

No report.

**LIAISON REPORTS**

**Planning** – Phares/Alternate Koudela

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

No report.

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

No report.

**Recreation Board** – Bisbee/Alternate Phares

No report.

**Plan Review Board** – Antosh

No report.

**Hearts & Hammers** – Malta

Project night is every Tuesday night and volunteers can contact Mr. Malta or Ms. Antosh.

**FUND TRANSFERS & BID AUTHORIZATIONS**

None.

**CONTRACT APPROVALS**

None.

**INTRODUCTION & CONSIDERATION OF LEGISLATION**11. Ordinance No. 2021-21 (Law Director)

An Ordinance approving the editing and inclusion of certain ordinances as parts of the various component codes of the Codified Ordinances; approving, adopting and enacting new matter in the updated and revised Codified Ordinances; repealing ordinances and resolutions in conflict therewith, and declaring an emergency.

Motion made by Ms. Antosh, seconded by Mr. Vanni to waive the three readings of Ordinance No. 2021-21.

**Discussion:** None.

**Vote:** All ayes. Motion carried.

Motion made by Mr. Malta, seconded by Ms. Antosh to adopt Ordinance No. 2021-21.

**Discussion:** None.

**Vote:** All ayes. Motion carried.

12. Ordinance No. 2021-22 (Finance Director)

An Ordinance amending Ordinance 2021-9 to provide for additional appropriations from the General Fund (101) and the Earned Benefits Fund (240) for current expenses and other expenditures of the City of Willowick, State of Ohio, during the calendar year ending December 31, 2021, and declaring an emergency.

Motion made by Mr. Phares, seconded by Mr. Malta to waive the three readings on Ordinance No. 2021-22.

**Discussion:** None.

**Vote:** All ayes. Motion carried.

Motion made by Mr. Phares, seconded by Ms. Antosh to adopt Ordinance No. 2021-22.

**Discussion:** None.

**Vote:** All ayes. Motion carried.

13. Resolution No. 2021-9 (Finance Director)

A Resolution to approve authorizations (Then and Now Certificate) to Ohio CAT in the amount of \$4,825.38, for the City of Willowick, and declaring an emergency.

Motion made by Ms. Antosh, seconded by Mr. Phares to waive the three readings on Resolution No. 2021-9.

**Discussion:** None.

**Vote:** All ayes. Motion carried.

Motion made by Mr. Phares, seconded by Ms. Antosh to approve Resolution No. 2021-9.

**Discussion:** None.

**Vote:** All ayes. Motion carried.

14. Resolution No. 2021-10 (Finance Director)

A Resolution to approve authorizations (Then and Now Certificate) to Huntington National Bank in the amount of \$72,088.89, for the City of Willowick, and declaring an emergency.

Motion made by Mr. Phares, seconded by Mr. Malta to waive the three readings on Resolution No. 2021-10.

**Discussion:** None.

**Vote:** Ayes: Mr. Malta, Mr. Patton, Ms. Antosh, Ms. Bisbee, Ms. Koudela, Mr. Vanni.  
Abstain: Mr. Phares.

Motion made by Mr. Malta, seconded by Ms. Antosh to approve Resolution No. 2021-10.

**Discussion:** None.

**Vote:** Ayes: Mr. Malta, Mr. Patton, Ms. Antosh, Ms. Bisbee, Ms. Koudela, Mr. Vanni.  
Abstain: Mr. Phares

### MISCELLANEOUS

15. Motion made by Ms. Antosh, seconded by Mr. Vanni to vacate the Council meetings of July 20, 2021 and August 17, 2021.

**Discussion:** None.

**Vote:** Ayes: Mr. Malta, Mr. Patton, Ms. Antosh, Ms. Bisbee, Ms. Koudela, Mr. Vanni.  
Abstain: Mr. Phares.

16. Motion made by Mr. Vanni, seconded by Ms. Antosh to authorize Change Order #1-Final to United Survey, Inc. in the deduct amount of \$6,269.50 for the 2019 Lateral Program.

**Discussion:** None.

**Vote:** Ayes: Mr. Malta, Mr. Patton, Ms. Antosh, Ms. Bisbee, Ms. Koudela, Mr. Vanni.  
Abstain: Mr. Phares.

17. Motion made by Mr. Vanni, seconded by Ms. Antosh to authorize the release of retainage in the amount of \$11,313.22 to United Survey, Inc. for the 2019 Lateral Program.

**Discussion:** None.

**Vote:** Ayes: Mr. Malta, Mr. Patton, Ms. Antosh, Ms. Bisbee, Ms. Koudela, Mr. Vanni.  
Abstain: Mr. Phares.

### 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)*

None.

### ADJOURNMENT

Motion made by Ms. Antosh, seconded by Mr. Malta to adjourn.

**Discussion:** None.

**Vote:** Ayes: Mr. Malta, Mr. Patton, Ms. Antosh, Ms. Bisbee, Ms. Koudela, Mr. Vanni.  
Abstain: Mr. Phares.

Meeting adjourned at 8:29 p.m.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

ATTEST: \_\_\_\_\_  
CLERK OF COUNCIL