



City of Willowick
CITY COUNCIL REGULAR MEETING

Tuesday, March 01, 2022 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

(Total meetings to date - 4)

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

PLEDGE ALLEGIANCE

INVOCATION

ROLL CALL OF COUNCIL

PRESENT

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

ALSO PRESENT

Mayor Regovich, Law Director Landgraf, Police Chief Turner, Service Director Shannon, Chief Zoning & Housing Inspector Brennan, City Engineer McLaughlin, Economic Manager Drake and Council Clerk Trend.

ABSENT

Finance Director Benedict, Fire Chief Tennyson and Recreation Director Kless.

APPROVAL OF MINUTES

1. Motion made by Mr. Malta, seconded by Ms. Antosh to approve the minutes of the Regular City Council Meeting of February 15, 2022.

Discussion: None.

Vote: All ayes. Motion carried.

APPOINTMENTS, SPECIAL RESOLUTIONS & PROCLAMATIONS

2. Motion made by Mr. Malta, seconded by Ms. Antosh to appoint Michael Lazor to the Civil Service Commission for a term of 6 years commencing March 1st, 2022.

Discussion: None.

Vote: All Ayes

3. Motion to appoint Kira Shannon to the Civil Service Commission for a term of 6 years commencing March 1st, 2022.

Tabled 3-1-22

ADMINISTRATIVE APPEALS

None.

REPORTS & COMMUNICATIONS FROM THE MAYOR/SAFETY DIRECTOR

Kimble will be starting their yard waste pick up on Monday, April 4th and will run through the last full week of December. Service Master, which is in the old Dawn Chemical building, will be making the location their headquarters which will be bringing more jobs into the City. Prices for budgeted City projects have gone up in as short as three months. This means the City will need to reassess the projects to determine if a repair should be done instead of a replacement.

COUNCIL DISCUSSION OF THE MAYOR'S REPORT

Mr. Phares inquired if any progress has been made on the right turn only sign at S.R. 2 and E 305th St. and if help was needed from the Safety Committee. Mayor Regovich stated a traffic study will be done once the weather breaks and he will request the Safety Committee's assistance should it be needed.

GENERAL COMMUNICATIONS & REPORTS – Directors & Officials**Service Director – Todd Shannon**

Report submitted electronically. Potholes are continually being filled with cold patch. The hot mix asphalt plants are not currently generating. The hope is that they will be soon so a more permanent repair can be made. Once the weather breaks crews will start to clean out catch basins in the City. Commercial dye testing will be starting next week. Crews will be out in the Spring to fix any damage to lawns that may have been done by the plows. Mr. Vanni thanked Mr. Shannon for handling the problem with the Water Department excavation on E 328th St. Mr. Shannon stated there have been several breaks in that area of the City recently.

Recreation Director – Julie Kless

No report - absent.

City Engineer – Tim McLaughlin

Report submitted electronically. The zoning map updates on the agenda are not changes they are corrections to things already in the Ordinances to reflect on the map or corrections to parcel numbers. The Vine Street Corridor Project has been put on hold by the county due to all bids coming in over 10% of the engineer's estimate. The resurfacing of Vine St. has also been put on hold until 2024.

Finance Director – Cheryl Benedict

No report - absent.

Law Director – Stephanie Landgraf

Per Charter, Ordinance No. 2022-12, Medical Marijuana Licensure and 2022-13, Party Centers will need to be sent back to the Planning Commission for a Public Hearing and will require a Council motion to do so. Mr. Phares inquired if the non-medical marijuana moratorium, Ordinance No. 2022-14 would also need to be sent back to the Planning Commission. Ms. Landgraf stated that it was not required by Charter but could be sent back if he chose. Mr. Phares requested that Ordinance 2022-14 also be sent back to the Planning Commission.

Police Chief – Brian Turner

No report.

Fire Chief – Joe Tennyson

Mayor Regovich read Chief Tennyson's report in his absence:

Fire Prevention is working with Bayclub management to limit the number of fire alarms being responded to per day while still maintaining a high level of safety and service. They have a new fire alarm system which is very sensitive. Aldi had a fire on Saturday, February 26, which was contained to a freezer unit. They are working with the Fire and Health Departments to ensure their quick return to operations.

Mayor Regovich added that the City has locked in a rate for the purchase of a new fire engine and the information will be in front of Council for the next meeting.

Chief Housing/Zoning Inspector – Sean Brennan

Written report submitted electronically.

Economic Development Manager – Monica Drake

Service Master will be looking to add fifteen to twenty additional jobs. A new restaurant called Fornos will be going into the location of where the old Tuscan Italian Restaurant was in Northshore Mall.

WARD MATTERS

None.

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**

No report.

Safety – Phares, Malta, Bisbee

A Safety Committee meeting will be scheduled to discuss fireworks.

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

The Nike Site model done by Mike Bowen is close to completion and there will be a dedication and small ceremony at that time.

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

No report.

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

Spring Clean-up will be starting soon. Please contact Charlie Malta at 440-488-1757 if you can volunteer.

FUND TRANSFERS & BID AUTHORIZATIONS

None.

CONTRACT APPROVALS

4. Motion made by Ms. Antosh, seconded by Ms. Bisbee authorizing the Mayor to enter into a contract with McDonald Equipment Company (MECO) for the purpose of checking and maintaining the emergency generator at the service garage from March 9, 2022 until March 8, 2023 in the amount of \$490.00.
Discussion: None.
Vote: all ayes. Motion carried.
5. Motion made by Ms. Antosh, seconded by Mr. Phares authorizing the Mayor to enter into a contract with McDonald Equipment Company (MECO) for the purpose of checking and maintaining the emergency generator at the Fire Department from March 9, 2022 until March

8, 2023 in the amount of \$550.00.

Discussion: None.

Vote: All ayes. Motion carried.

INTRODUCTION & CONSIDERATION OF LEGISLATION

6. Ordinance No. 2022-8 (Finance Director)

An Ordinance to make appropriations for current expenses and other expenditures of the City of Willowick, State of Ohio, during the calendar year ending December 31, 2022, and declaring an emergency.

1st Reading 2-15-22

2nd Reading 3-1-22

7. Ordinance No. 2022-9 (Law Director)

An Ordinance amending Chapter 1139 of the Codified Ordinances of the City of Willowick, Ohio, titled “Multi Family District” specifically Section 1139.02 titled “District Boundary,” and declaring an emergency.

Motion made by Ms. Antosh, seconded by Mr. Malta to waive the three readings on Ordinance No. 2022-9.

Discussion: None.

Vote: All ayes. Motion carried.

Motion made by Ms. Antosh, seconded by Mr. Phares to adopt Ordinance No. 2022-9.

Discussion: None.

Vote: All ayes. Motion carried.

8. Ordinance No. 2022-10 (Law Director)

An Ordinance amending Chapter 1145 of the Codified Ordinances of the City of Willowick, Ohio, titled “Retail District;” specifically Section 1145.02 titled “District Boundary,” and declaring an emergency.

Motion made by Ms. Antosh, seconded by Mr. Vanni to waive the three readings on Ordinance No. 2022-10.

Discussion: None.

Vote: All ayes. Motion carried.

Motion made by Ms. Antosh, seconded by Mr. Phares to adopt Ordinance No. 2022-10.

Discussion: None.

Vote: All ayes. Motion carried.

9. Ordinance No. 2022-11 (Law Director)

An Ordinance amending Chapter 1135 of the Codified Ordinances of the City of Willowick, Ohio, titled, “Districts and Uses Generally; Zone Map;” specifically, Section 1135.02 titled “Division into Districts; Boundaries, Zone Map” and declaring an emergency.

Motion made by Ms. Antosh, seconded by Mr. Phares waive the three readings on Ordinance No. 2022-11.

Discussion: None.

Vote: All ayes. Motion carried.

Motion made by Mr. Phares, seconded by Ms. Antosh to adopt Ordinance No. 2022-11.

Discussion: None.

Vote: All ayes. Motion carried.

10. Ordinance No. 2022-12 (Law Director)

An Ordinance enacting Chapter 788 of the Codified Ordinances titled “Medical Marijuana Licensure,” and declaring an emergency.

Motion made by Mr. Malta, seconded by Ms. Antosh to refer Ordinance No. 2022-12 to the Planning Commission for a Public Hearing.

Discussion: None.

Vote: All ayes. Motion carried.

11. Ordinance No. 2022-13 (Law Director)

An Ordinance enacting Chapter 789 of the Codified Ordinances titled “Party Centers,” and declaring an emergency.

Motion made by Mr. Phares, seconded by Ms. Antosh to refer Ordinance No. 2022-13 to the Planning Commission for a Public Hearing.

Discussion: Ms. Antosh stated discussion at the previous Planning Commission was limiting the number of party centers in the City to five (5). Ms. Landgraf stated that this is a permitted use in the district, and that if there is an intent to regulate a permitted use in a district, a geographical mileage limit would be more appropriate than a prohibited number. Ms. Antosh requested that a prohibition of no more than five (5) party centers within three (3) square miles be added to the Ordinance.

Motion made by Mr. Malta, seconded by Ms. Antosh to refer Ordinance No. 2022-13 with the revision of five (5) centers within three (3) square miles as amended to the Planning Commission for a Public Hearing.

Discussion: Mr. Phares inquired if the two (2) party centers currently in the City would be under these new Ordinances. Ms. Landgraf stated they would not.

Vote: All Ayes. Motion carried.

12. Ordinance No. 2022-14 (Law Director)

An Ordinance adopting a moratorium on applications for, and the granting of, zoning permits for any building, structure, use or change of use that would enable the adult use cultivation, processing, distribution or sale of marijuana for non-medical purposes for a period not to exceed twelve (12) months in order to allow the city to review applicable state and local laws, to plan for regulations relating to such uses, and declaring an emergency.

Motion made by Mr. Phares, seconded by Ms. Antosh to refer Ordinance No. 2022-14 to the Planning Commission for a Public Hearing.

Discussion: None.

Vote: All ayes. Motion carried.

MISCELLANEOUS

13. Motion made by Mr. Malta, seconded by Ms. Antosh authorizing Change Order #1-Final to Ronyak Paving, Inc. in the deduct amount of \$74,907.00 for the 2020 Road Program.

Discussion: None.

Vote: All ayes. Motion carried.

14. Motion made by Mr. Vanni, seconded by Ms. Antosh authorizing the release of retainage in the amount of \$25,831.00 to Ronyak Paving, Inc. for the 2020 Road Program.

Discussion: None.

Vote: All ayes. Motion carried.

15. Motion made by Ms. Antosh, seconded by Mr. Vanni authorizing Change Order #1-Final to Vandra Brothers Construction, Inc. in the amount of \$52,098.98 for the 2021 Pavement Repair Program.

Discussion: None.

Vote: All ayes. Motion carried.

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.

ADJOURN TO EXECUTIVE SESSION

16. Motion made by Mr. Malta, seconded by Ms. Antosh to adjourn to Executive Session to discuss contract negotiations at 8:09 p.m.

Discussion: None.

Vote: All ayes. Motion carried.

RETURN TO THE TABLE FROM EXECUTIVE SESSION

Motion made by Mr. Vanni, seconded by Ms. Antosh to return to the table from Executive Session at 8:40 p.m.

Discussion: None.

Vote: All ayes. Motion carried.

Motion made by Mr. Vanni, seconded by Ms. Antosh to authorize the Mayor to accept the material terms of the agreement reached with the FOP Dispatch Unit for a three year term during contract negotiations.

Discussion: None.

Vote: All ayes. Motion carried.

ADJOURNMENT

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

Discussion: None.

Vote: All ayes. Motion carried.

Meeting adjourned at 8:41 p.m.

PRESIDENT OF COUNCIL

ATTEST: _____

CLERK OF COUNCIL

