



City of Willowick
CITY COUNCIL REGULAR MEETING

Tuesday, June 17, 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

PLEDGE ALLEGIANCE

INVOCATION

ROLL CALL OF COUNCIL

All members of Council were in attendance.

APPROVAL OF MINUTES

1. Motion to approve the Minutes from the Regular Council Meeting of June 3, 2025.

MOTION: Ms. Antosh motioned to approve the minutes of the Regular Council Meeting of June 3, 2025. Mr. Malta second.

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

Motion carried. Minutes approved.

APPOINTMENTS, SPECIAL RESOLUTIONS & PROCLAMATIONS

ADMINISTRATIVE APPEALS

George Egan, from the electric company, is here to answer questions regarding his Administrative Appeals for Schwarzwald.

2. ADMINISTRATIVE APPEAL ORDER NO. 2025-16: (SCHWARZWALDER)

AN ORDER GRANTING A VARIANCE AND EXCEPTION TO PLACE A GENERATOR IN THE SIDE YARD IN THE APPLICATION OF SECTION 1167.01(c)(i) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

Phares says that this Ordinance is geared towards generators and ac units. Ac units run all the time, but generators only run on occasion as needed. He feels the noise is not an issue.

Ms. Koudela says that a generator has a weekly test but it's a short amount of time once a week.

Ms. Antosh asks how often does it go through a check cycle?

Mr. Egan says you can set it for once a month but they suggest once a week. You pick the day and time. It lasts about 5-7 minutes. It is at a slower RPM so not even as loud as if it had to back up the house.

Ms. Antosh says last August during the storm, she heard a humming. Does the sound vibrate against the neighbor's house?

Mr. Egan says yes and no, but he always tells people it's a sound of comfort.

Mr. Mohorcic says it is hidden behind fireplace?

Mr. Egan says it is in the rear but on the side. It is basically hidden.

Mr. McFarland asks about the timing on the test?

Mr. Egan says yes you want to make sure it is working.

Mr. Phares says he looked up videos regarding the noise on youtube and it was compared to a riding lawn mower.

Ms. Antosh says her neighbor a couple doors down, BZA and Council both approved it. There is one already next to the neighbors. Just a comment.

MOTION: Mr. Malta motioned to approve the Administrative Appeal. Mr. McFarland second.

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

Motion carried. Administrative Appeal approved.

3. ADMINISTRATIVE APPEAL ORDER NO. 2025-17: (SCHWARZWALDER)

AN ORDER GRANTING A VARIANCE AND EXCEPTION TO PLACE A GENERATOR 7' FROM SIDE PROPERTY LINE OR 20' FROM REAR PROPERTY LINE IN THE APPLICATION OF SECTION 1167.01(c)(ii) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

MOTION: Ms. Antosh motioned to approve the Administrative Appeal. Mr. McFarland second.

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

Motion carried. Administrative Appeal approved.

4. ADMINISTRATIVE APPEAL ORDER NO. 2025-18: (SCHWARZWALDER)

AN ORDER GRANTING A VARIANCE AND EXCEPTION OF 1' TO PLACE A GENERATOR 14' FROM THE NEIGHBOR'S RESIDENCE IN THE APPLICATION OF SECTION 1167.01(c)(iii) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

MOTION: Ms. Antosh motioned to approve the Administrative Appeal. Mr. McFarland second.

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

Motion carried. Administrative Appeal approved.

5. ADMINISTRATIVE APPEAL ORDER NO. 2025-19: (CONNELL)

AN ORDER GRANTING A VARIANCE AND EXCEPTION TO PLACE A GENERATOR IN THE SIDE YARD IN THE APPLICATION OF SECTION 1167.01(c)(i) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

Mr. Connell is here to provide Council with photos of how much room is available. He passes them to Council. There is not enough room between the units to comply. The variance is not for convenience but rather physics. He brought information regarding portable generators.

Ms. Antosh asks if there is a safety concern? Directs it to the Fire Chief.

Mr. Connell says the distance off the house would be virtually identical to the ac unit.

Ms. Koudela says she thinks the generator is about the same size as the ac unit.

MOTION: Mr. Malta motioned to approve the Administrative Appeal. Ms. Antosh second.

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

Motion carried. Administrative Appeal approved.

6. ADMINISTRATIVE APPEAL ORDER NO. 2025-20: (CONNELL)

AN ORDER GRANTING A VARIANCE AND EXCEPTION TO PLACE A GENERATOR 3' FROM THE SIDE PROPERTY LINE OR 29' FROM THE REAR PROPERTY LINE IN THE SIDE YARD IN THE APPLICATION OF SECTION 1167.01(c)(ii) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

MOTION: Ms. Antosh motioned to approve the Administrative Appeal. Mr. McFarland second.

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

Motion carried. Administrative Appeal approved.

7. ADMINISTRATIVE APPEAL ORDER NO. 2025-21: (CONNELL)

AN ORDER GRANTING A VARIANCE AND EXCEPTION OF 6' TO PLACE A GENERATOR 9' FROM THE NEIGHBOR'S RESIDENCE IN THE APPLICATION OF SECTION 1167.01(c)(iii) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

MOTION: Ms. Antosh motioned to approve the Administrative Appeal. Mr. McFarland second.

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

Motion carried. Administrative Appeal approved.

8. ADMINISTRATIVE APPEAL ORDER NO. 2025-22: (BALASZ)

AN ORDER GRANTING A VARIANCE AND EXCEPTION TO PLACE A GENERATOR IN THE SIDE YARD IN THE APPLICATION OF SECTION 1167.01(c)(i) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

He says it is the exact same circumstance. They go to HOA to get approved ahead of time also. They have one three doors down from them and there were no complaints from neighbors.

Mr. Malta says he went to the house to see why it didn't get approved but the others did. To him, he has no other option and HOA approved it. He thanks Mr. Balasz for showing him around.

MOTION: Ms. Antosh motioned to approve the Administrative Appeal. Mr. Malta second.

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

Motion carried. Administrative Appeal approved.

9. ADMINISTRATIVE APPEAL ORDER NO. 2025-23: (BALASZ)

AN ORDER GRANTING A VARIANCE AND EXCEPTION TO PLACE A GENERATOR 2'6" FROM THE SIDE PROPERTY LINE OR 19' FROM THE REAR PROPERTY LINE IN THE SIDE YARD IN THE APPLICATION OF SECTION 1167.01(c)(ii) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

MOTION: Ms. Antosh motioned to approve the Administrative Appeal. Mr. McFarland second.

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

Motion carried. Administrative Appeal approved.

10. ADMINISTRATIVE APPEAL ORDER NO. 2025-24: (BALASZ)

AN ORDER GRANTING A VARIANCE AND EXCEPTION OF 6' 6" TO PLACE A GENERATOR 8'6" FROM THE NEIGHBOR'S RESIDENCE IN THE APPLICATION OF SECTION 1167.01(c)(iii) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

MOTION: Mr. Malta motioned to approve the Administrative Appeal. Ms. Antosh second.

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

Motion carried. Administrative Appeal approved.

REPORTS & COMMUNICATIONS FROM THE MAYOR/SAFETY DIRECTOR

Mayor Vanni says there is a Next Gen 911 item on the agenda tonight. He recommends not approving it. He feels it is an overreach to mandate two on at all times. We have it about 85% of the time and a primary backup with Wickliffe. Secondary is Eastlake. That means we would have 5-6 most of the time and he feels that is an overreach from the Committee. He knows the Chief will talk about this also.

He says today was the first meeting of Vision 2050, the County's first plan in about 60 years. A representative from every City is on the subcommittee. There are some, including him, on the main committee as well. There will be public surveys and he will send the website link when it's up. He thinks this is about a yearlong project.

He thanks Police, Fire, Service for Touch a Truck with the Willowick Library. It went over really well. There were probably 150-200 kids that signed up. They hope to do it again.

Lastly, this is the last meeting before July 4th and he reminds every one of the fireworks July 3 at Captains Stadium.

COUNCIL DISCUSSION OF THE MAYOR'S REPORT

Mr. Phares asks if other Cities have voted on this legislation.

Mayor Vanni says yes Eastlake voted it down last week. Willoughby Hills voted it down today he was told. Painesville did pass it last night.

GENERAL COMMUNICATIONS & REPORTS – Directors & Officials

Service Director – Todd Shannon

Todd Shannon sent over his report. Manry Storage Building is going to get shored up. Verdantas said we do not need to rebuild the wall. This saved us \$23,000. Waterline on Lakeshore Blvd. is almost complete.

No questions.

Recreation Director – Julie Kless

City Engineer – Tim McLaughlin

Tim McLaughlin says 305 sewer is finally done. The final pay estimate was sent and is roughly \$230,000. We are just a little under. Forestgrove Sewer will be out for bid in the near future as well as Lakeshore West Sewer Rehab and 2025 Lateral Program and something that was budgeted was striping.

Ms. Koudela asks what caused the project to come under budget?

Mr. McLaughlin says a variety of things. There is a contingency that has \$132,000 left. When we worked with the contractor, a single lateral repair costs more and then supplemental repairs.

Finance Director – Cheryl Benedict

Law Director – Mandy Gwartz

Police Chief – Rob Daubenmire

Police Chief Daubenmire reads a statement of his feelings regarding the Next Gen 911 Committee regarding the staffing of two dispatchers 24/7.

Fire Chief – Bill Malovrh

Chief Housing/Zoning Inspector – Sean Brennan

Sean Brennan has no report, but open for questions.

Mr. Malta asks why Sunoco closed up?

Sean says he does not know. It was a surprise to him as well.

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)*

REPORTS OF STANDING COMMITTEES

Finance – Bisbee, Mohorcic, Antosh

Ms. Bisbee says there is a Budget/Finance Meeting tonight.

Safety – Phares, Malta, McFarland

Mr. Phares says the Safety Committee met before this meeting. Prohibiting on street parking on trash days. Does not seem feasible. Nuisance abatement will get sent to Law Director for some ideas. Third was limiting the number of Vape/Smoke shops and apparently that is in the State right now so they will keep an eye on that.

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

Streets, Sidewalks & Sewers – Mohorcic, Malta, Bisbee

Tax Compliance – McFarland, Antosh, Phares

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

FUND TRANSFERS & BID AUTHORIZATIONS**CONTRACT APPROVALS**

11. Motion authorizing the Mayor and Director of Finance to enter into a Contract with Innovative Sport Surfacing Construction for the resurfacing of the pickleball courts at Manry Park for an amount of \$20,000.

Ms. Bisbee says there is a one year warranty on the courts. Do we have any recourse?

Mayor Vanni says he and Julie spoke about that and they cannot find him... he seems to be gone.

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

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

Motion carried. Motion approved.

12. Motion authorizing the Mayor to enter into Contracts with the Entertainers listed in "Exhibit A" for the 2025 Summer Concert Series at Lakefront Park for a total amount of \$5,320.

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

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

Motion carried. Motion approved.

INTRODUCTION & CONSIDERATION OF LEGISLATION

13. ORDINANCE NO. 2025-26:

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. Ms. Bisbee second.

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

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

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

Motion passed. Legislation approved.

14. RESOLUTION NO. 2025 - 31:

A RESOLUTION ACCEPTING THE COUNTY'S FINAL PLAN FOR THE NEXT GENERATION 9-1-1 SYSTEM OUTLINED HERE AS "EXHIBIT A", AND DECLARING AN EMERGENCY.

Mr. Mohorcic says he will abstain due to his appointments.

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

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

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

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

Motion passed. Legislation approved.

15. RESOLUTION NO. 2025-32:

A RESOLUTION SUBMITTING THE QUESTION OF THE RENEWAL OF A ONE AND FIVE-TENTHS MILL TAX LEVY FOR THE PURPOSE OF PROVIDING FUNDS TO PURCHASE EQUIPMENT AND CAPITAL IMPROVEMENTS FOR THE SAFETY

FORCES OF THE CITY PURSUANT TO OHIO REVISED CODE SECTIONS 5705.19 AND 5705.191 TO THE ELECTORS OF THE CITY, AND DECLARING AN EMERGENCY.

This item was voted on AFTER Resolution 2025-34*

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

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

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

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

Motion passed. Legislation approved.

16. RESOLUTION NO. 2025-33:

A RESOLUTION SUBMITTING THE QUESTION OF THE RENEWAL OF A ONE MILL TAX LEVY FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING AND OTHERWISE IMPROVING SANITARY AND STORM SEWER LATERALS PURSUANT TO OHIO REVISED CODE SECTIONS 5705.19 AND 5705.191 TO THE ELECTORS OF THE CITY, AND DECLARING AN EMERGENCY.

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

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

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

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

Motion passed. Legislation approved.

17. RESOLUTION NO. 2025 - 34:

A RESOLUTION AMENDING RESOLUTION NO. 2025-25 DECLARING IT NECESSARY TO RENEW AN EXISTING ONE AND FIVE TENTHS MILL TAX LEVY FOR THE PURPOSE OF PROVIDING FUNDS TO PURCHASE EQUIPMENT AND CAPITAL IMPROVEMENTS FOR THE SAFETY FORCES OF THE CITY AND REQUESTING THE COUNTY AUDITOR TO CERTIFY THE TOTAL CURRENT TAX VALUATION OF THE CITY AND THE DOLLAR AMOUNT OF REVENUE THAT WOULD BE GENERATED BY THAT RENEWAL LEVY AND DECLARING AN EMERGENCY.

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

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

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

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

Motion passed. Legislation approved.

18. RESOLUTION NO. 2025 - 35:

A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FROM THE GENERAL FUND (101) TO THE SENIOR CITIZEN'S CENTER FUND (220) AND DECLARING AN EMERGENCY.

MOTION: Ms. Antosh motioned to suspend the three-day rule. Mr. Phares second.

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

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

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

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

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

Motion passed. Legislation approved.

MISCELLANEOUS

19. Motion authorizing an expenditure to the Willoughby Eastlake School District in the amount of \$123,995.86 for the first half TY24/CY25 PILOT reimbursement per the Compensation Agreement for the Shoreland Crossings TIF District.

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

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

Jean Bowen, 472 E 319th, asks Council to explain what #19 is in layman's terms.

Finance Director Benedict says it is a development agreement that was approved for the Shoreline Crossings. We provided the infrastructure. We are collecting their taxes and have to pay the schools 50% per the agreement.

Ms. Koudela says that we have to reimburse school district for those property taxes.

Cheryl says normally a portion of property taxes go directly to the schools, but under this agreement we collect them all and then pay for the infrastructure we borrow for.

ADJOURNMENT

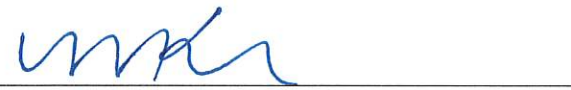
Ms. Koudela calls for a Motion to Adjourn the Meeting.

MOTION: Ms. Antosh motioned to Adjourn the Meeting. Mr. Phares second.

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

Motion carried. Meeting Adjourned at approximately 7:14 p.m.


Clerk of Council


Council President

7/15/25
Date