



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

Tuesday, September 16, 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**

**APPROVAL OF MINUTES**

1. Motion to approve the Minutes from the Regular Council Meeting of September 2, 2025.

**MOTION: Ms. Antosh motions to approve the Minutes. 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 carried. Minutes approved.**

**APPOINTMENTS, SPECIAL RESOLUTIONS & PROCLAMATIONS**

**ADMINISTRATIVE APPEALS**

2. ADMINISTRATIVE APPEAL ORDER NO. 2025-29 (ALLEN):

AN ORDER GRANTING A VARIANCE AND EXCEPTION OF 1,150 SQ. FT. TO ALLOW A DWELLING TO BE BUILT ON A LOT THAT IS 6,350 SQ. FT. IN THE APPLICATION OF SECTION 1163.03(a) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS.

They present Council with 7 copies of their contract. BZA recommended approval.

Ms. Antosh asks them all to state their names. Jordan and Ken Allen as well as Paul Beard the owner of the property introduce themselves. She addresses Paul and asks when he bought the land, was he told that it was a buildable lot?

Paul says it was clear that he intended to build on it. The agent on the property and the property agreement. He did speak with building department regarding square footage.

Ms. Antosh says based on that he purchased the property?

Paul says yes.

Ms. Bisbee asks Sean, from the perspective of the City, is that a buildable lot?

Sean says when that property was plotted, if you look at the surrounding lots, a lot of them are the same size or even smaller, but already had dwellings on them. When someone comes to build on a lot, but it doesn't meet the current footage, it has to be denied.

Ms. Koudela says it doesn't meet the current variance but most of the lots are the same size, but they were already built up.

Ms. Antosh asks Ken if they have an idea of what style house?

Ken says it would conform to the neighborhood, likely two story.

Ms. Antosh asks if there are neighbors present?

A neighbor comes up to make a comment.

Patty Hoven, 150 E 293 St, comes to speak. When that lot was originally part of another lot across the street, it is a split lot. So that was chopped off when someone came in and bought the house and flipped it. They were always told by the old owner that it was not a buildable lot. As he got older and lost his leg and hit with financial problems, he couldn't cut that property off to sell it. They were stunned that now it is being sold as a buildable lot. If you look at Ordinance 1161.05, both A and B, she thought the lot had to be on record as of March of 2012 and if not, it had to stay as one. She is not sure how all this happened.

Ms. Antosh asks where she lives?

She says across the street.

Ms. Antosh says the gentleman she is speaking of, happened to be a hearts and hammers client, they used to do the yard work there. That parcel and the one with the house always had two parcel numbers, so when they sold it, both parcels went with the sale of the house. When Mark purchased it, he rehabbed the house and then turned around and sold the vacant lot to this gentleman here. She clarifies there was no lot split, there were always two separate parcel numbers.

Ms. Koudela says to follow up on that, it is not being sold as a buildable lot, but they are asking for an exception.

Patty says she does not want a house built on this lot. If there are ordinances, you should hold to them. It is not buildable. She feels that newcomers should be held to them as well.

Mr. Malta asks what the vote was from BZA.

Ms. Koudela says 3 members that were present all voted yes.

Patty says she felt that the neighbors who attended BZA did not have a voice.

Mr. Allen says they spoke after the meeting and seemed okay. They seemed concern that they would make their lots smaller. They were also concerned they would build on top of their house and be too close. He says it will be a standard home for the neighborhood.

Ms. Koudela says to clarify, this is just to allow a house right? It still needs to comply with the other variances.

Sean says yes when they submit, they have to comply with the other ordinances for side yard, set backs, distance to other dwellings, etc.



Mr. McFarland asks Sean if it is reasonable to build a dwelling to meet the rest of the codes?

Sean says depending on what they would come to submit for, there are already houses on the lots that do comply with the sideyards, set backs, etc just don't meet the square footage of now.

Patty asks if you go by Ordinances or if they change?

Ms. Koudela says that they do change by way of legislation sometimes. This is just allowing a one time exception.

Patty asks Sean how much square footage they are short?

Sean says they seeking a variance for 1,150 square feet.

Patty says that is not a small piece.

The applicant says it is comparable to the two adjacent houses.

The applicant does appraisals for work and says that most lots in Willowick do not meet the 7,500 square foot.

Mr. Malta asks if when the Mayor appraised houses, if he recalls that is correct?

Mayor says he would be surprised if it's that high but he hasn't been in the field since 2005. He drove down the street, this is not unusual for this street. There are a number of houses on that street built on under 7500 sq ft lot.

Mr. Mohorcic says he understands the concerns, but either we do something with this lot or it will remain vacant. They still have to comply with the other codes and variances that we have. It is new revenue.

Ms. Antosh says the woman that lives next door has been trying to buy the lot and has been told it was not for sale.

Mr. Mohorcic says that is not the City's job. He understands the frustration there.

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

**ROLL CALL: Mr. Malta, yea. Mr. McFarland, yea. Ms. Koudela, yea. Ms. Antosh, NO. Mr. Mohorcic, yea. Ms. Bisbee, yea. Mr. Phares, NO.**

**Motion carried. Motion approved.**

**3. ADMINISTRATIVE APPEAL ORDER NO. 2025-30 (ROOSZ):**

AN ORDER GRANTING A VARIANCE AND EXCEPTION TO ALLOW AN NEW DRIVEWAY TO BE INSTALLED IN THE FRONT YARD FOR PARKING A MOTOR VEHICLE IN THE APPLICATION OF SECTION 1163.105(a) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

Applicant is here.

They provide everyone a copy of the sketch. Ms. Koudela says Council did receive it.

No one is here for or against.

Mr. Malta asks that this is in front of the house?

They say yes.

**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 carried. Motion approved.**

4. ADMINISTRATIVE APPEAL ORDER NO. 2025-31 (LN4B HOLDINGS LLC):

AN ORDER GRANTING A VARIANCE AND EXCEPTION TO ALLOW A 4' HIGH FENCE ON THE LEFT PROPERTY LINE TO EXTEND 39' 6" FROM THE REAR HOUSE LINE IN THE APPLICATION OF SECTION 1165.07(b) OF THE CODIFIED ORDINANCES IN BOARD OF ZONING APPEALS

Applicant is here tonight. He says both parties have agreed on this. The applicant is the fence company. The woman that owns the lot next to it is also present. They have both agreed on having this fence built. It's an unusual street. This fence would start from the back end, out 16 ft, gradually go down to 4'. 9' away from the sidewalk so people pulling out can see people. The style is called shadowbox and looks good from both sides.

Attilio Granchelli introduces himself as the fence contractor.

No one is here for or against the Variance.

Vicky Zidovich, 163 E 317th, is here. She owns the lot next door. She is in favor.

Attilio asks Sean if this gets approved, what are the specs for dropping down?

Sean says if the fence stops 10' back, it can be at 6'.

Attilio says they want to go rear and come out 16' and come to the front of the house at 4'.

Ms. Koudela says Sean could review plans and answer that tomorrow should it pass by Council tonight.

**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 carried. Motion approved.**

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

Mayor Vanni says, as we all know, there was an increase in rat complaints. Bert from Lake County Health District is here to let everyone know what is going on.

Bert says he has worked with Sean. They have received complaints about rats all throughout the county. A little more prevalent on this end. Their role is education for residents. He is going to leave pamphlets. They try to get information out to the public trying to educate to not have yards be rat friendly. Get rid of bird seed, don't feed animals outside, keep it clean, don't leave food out overnight. Be watchful. They get a lot of calls regarding high grass, there is no ordinance in the health department for that, that is where building comes in and Sean helps out with that. They are thankful the City is taking care of things. The complaints are normal. Not too many more than a regular year. With the sewer work, they feel this is disrupting the rats and they are coming out.

Sean says probably 50-60 complaints.



Bert says they work hand in hand as much as they can.

Mr. Malta says there is a problem on his street. It is to the point of being an epidemic at one house. Sean has tackled it and it is getting better, but the problem is that the gentleman won't comply. How serious is it? From a health standpoint. When you have someone like this that has got maybe 50, 60, 70 rats in their yard.

Bert says the feces and the waste from the rats... you don't want that around. They don't seem to be aggressive and they don't carry the plague anymore. They are just looking for shelter and food. They are not currently seeing any health implications at this point. What kind of issues is this resident having?

Mr. Malta says that tall grass started it, but now filling the holes. Sean is on top of it, but it is good to see Bert here as well.

Bert says there is a checklist for the public of what they can do to try to remedy the problem.

Mr. Malta says the problem is that they will get into homes.

Bert says that you are welcome to trap and put poison out on your own property. He lives in Perry and if there are problems, you don't go to the township because there is no Council, but you trap and do what you need. They can damage property.

Mayor Vanni thanks him for coming out. We have been getting calls and he has gone on a number of calls with Sean. They continue to work with them. To Councilman Malta's point, we need help from the residents to take a look at the information. We will stay on it. Please keep calling so we know where we need to go. We have two renewal levies on the ballot. Townhall will be Wednesday October 8 at American Legion in Willowick from 6:30-7:30 for questions. If there are a lot of people he will gladly stay later. It will be posted in his article, the website, and facebook page. We got the SS4A grant in 2023. We are finally making progress. Starting the planning stages. Part of this grant requires us putting a committee together. This is coming from Verdantas. Himself, Tim (City Engineer), Todd (Service Director), and Police and Fire Chiefs are on it as well as Patrick Mohorcic and the Wickliffe Service Director too. They also put on facebook that they want 3 residents on the committee as well. They will decide by beginning of October. Butterfly garden ceremony is this Sunday at 2:00. Mayor Bonde was proud to have this as we all are. It's a very moving ceremony.

No discussion.

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

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

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

City Engineer McLaughlin says there are 4 items for consideration on the agenda pertaining to him. He tells Council which 4 items he is referring to.

Mr. Phares asks if the SS4A program is just a recommendation or is there more beyond that?

Tim says it is a planning study that focuses on the main transportation corridors. It does allow us to apply for federal grants for some of the projects that come out of it.

Mr. Phares says in a general sense what projects?

Tim says like sidestreets, raised traffic beds reducing speed, different signalization at certain intersections, etc. Also talks about roundabouts, reworking 305/Rt. 2 which would require multiple entities. It is about a 2-3 year process. No real projects would come out of this for 5 years realistically.

Mr. Mohorcic says this would be an eligibility for some grants.

**Recreation Director** – Julie Kless

**City Engineer** – Tim McLaughlin

**Finance Director** – Goran Vrhovac

Finance Director Vrhovac says there are a few items on the agenda from Finance and open for questions.

**Law Director** – Mandy Gwirtz

Law Director Gwirtz says there is an Ordinance addressing her position. It was an error made with the transition from Landgraf to herself. The Ordinance said that the City would pay her portion of OPERS which is incorrect and needs corrected.

**Police Chief** – Rob Daubenmire

**Fire Chief** – Bill Malovrh

Fire Chief Malovrh is open for questions.

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

Chief Housing and Zoning Inspector Sean Brennan says they have received complaints lately about rats. Building has been going to them. They give out handouts. They cannot walk into someone's back yard. They leave cards and try to work with the residents. If they do not, we might have to give fines.

Mr. Malta thanks Sean for helping him with the rat problem in his neighborhood. The knowledge alone is invaluable. He explains things 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)*

Rose Allen, 30951 Lakeshore, attended a previous Council meeting to address her concern about the pedestrian crossing at Lakeshore and Vine. She is trying to impress upon Council and whoever else, that this is life and death. If people cannot see when the walk light is on, they jay walk. She does not care what it takes. The effort needs to be made to make sure people can see the walk lights. The buttons do not work and the lights are covered with plastic. Cars come past the intersection regularly. It is very busy. She doesn't want to see anyone injured or killed. This needs fixed or at least take down the covered up walk signs. She chooses to walk because this is a great City. She loves living here. We need the City to be more walkable. Whatever it takes, something must be done before someone gets killed. She does not want to be amongst those. Secondly, when is there another shred day?

Jean Bowen, 472 E 319, talks about the rat problem. Is there a bigger problem in some areas than others? 327, 328 seem to always be complaining. Is it equally spread through the City or just specific areas?

Ms. Koudela addresses Ms. Allen and reminds her that the Service Director said they are waiting on a part.



Mayor Vanni thanks her for coming. They are frustrated too. They have been waiting on multiple companies. He will check with their road foreman tomorrow. Call City Hall tomorrow and he will have an update. They have been dealing with this for a couple months now. He says also shred day is once a year. It will be again in Spring. There are requests so they may take a look at twice a year. He says he will get her number after the meeting to give her an update tomorrow.

Regarding Ms. Bowen, Sean says it is throughout the City. There are different areas with high and low numbers. It is in small areas throughout the City.

## **REPORTS OF STANDING COMMITTEES**

### **Finance – Bisbee, Mohorcic, Antosh**

Ms. Bisbee says there is a Finance meeting at 5:30 before the next Council meeting.

### **Safety – Phares, Malta, McFarland**

Mr. Phares asks for a Safety Meeting on the 21st of October. They will review the final draft for the ordinance and make a recommendation to Council.

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

### **Streets, Sidewalks & Sewers – Mohorcic, Bisbee, Malta**

### **Tax Compliance – McFarland, Antosh, Phares**

Mr. McFarland says there will be a tax compliance meeting on October 7 at 7:15 pm.

### **Moral Claims – Antosh, Phares, Koudela**

Ms. Antosh says we have a moral claim. She will get with the Committee. Since there are other meetings maybe they will meet before the next meeting happens.

### **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**

5. Motion authorizing the Mayor to enter into a contact with United Survey, Inc for the base bid and alternate for the Forestgrove Sewer Improvements Phase I in the amount of \$1,038,315.00.

**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.**

**INTRODUCTION & CONSIDERATION OF LEGISLATION****6. ORDINANCE NO. 2025-39:**

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. 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: Ms. Antosh motions to approve. 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 passed. Legislation approved.**

**7. ORDINANCE NO. 2025- 40:**

AN ORDINANCE AMENDING ORDINANCE 2025-13 TO PROVIDE FOR ADDITIONAL APPROPRIATIONS FROM THE GENERAL FUND (101); POLICE & FIRE CAP. LEVY FUND (207); FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF WILLOWICK, STATE OF OHIO, DURING THE CALENDAR YEAR ENDING DECEMBER 31, 2025, AND DECLARING AN EMERGENCY.

Ms. Koudela mentions that we need to amend this Ordinance. It should read Fund 208, not 207.

The following is the amended version:

**ORDINANCE NO. 2025- 40:**

AN ORDINANCE AMENDING ORDINANCE 2025-13 TO PROVIDE FOR ADDITIONAL APPROPRIATIONS FROM THE GENERAL FUND (101); POLICE & FIRE CAP. LEVY FUND (208); FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF WILLOWICK, STATE OF OHIO, DURING THE CALENDAR YEAR ENDING DECEMBER 31, 2025, AND DECLARING AN EMERGENCY.

**MOTION: Ms. Antosh motions to waive the three-day rule and proceed with the amended legislation. 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 suspend the rule requiring three readings. 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: Ms. Antosh motions to approve. 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 passed. Legislation approved.**

8. ORDINANCE NO. 2025-41:

AN ORDINANCE AMENDING ORDINANCE NO. 2025-8 THE COMPENSATION OF THE DIRECTOR OF LAW OF THE CITY, REPEALING CERTAIN ORDINANCES, 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. 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 passed. Legislation approved.**

9. RESOLUTION NO. 2025-57:

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR, 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. 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 passed. Legislation approved.**

10. RESOLUTION NO. 2025-58:

A RESOLUTION SUPPORTING IMPLEMENTATION OF A SAFE TRANSPORTATION SYSTEM TO ELIMINATE ROADWAY FATALITIES AND SERIOUS INJURIES. AND TO COMPLETE A ROADWAY SAFETY ACTION PLAN AS PART OF THE SAFE STREETS AND ROADS FOR ALL GRANT FROM THE FEDERAL HIGHWAY ADMINISTRATION, 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.**

#### **MISCELLANEOUS**

11. A motion authorizing Verdantas to readvertise, rebid, and open bids for the 2025 Lateral Program.

**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.**

12. Motion authorizing Verdantas to prepare specifications, details, plans and bid documents, advertise and obtain bids, and perform construction administration and inspection services for the 2026 Road Improvement for a fee of \$85,000 in accordance with the Agreement for engineering services.

**MOTION: Ms. Antosh motions to approve. 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 passed.**

13. Motion authorizing an expenditure in the amount of \$23,608.00 for the renewal of First Due for software for the Fire Department.

**MOTION: Ms. Antosh motions to approve. 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 passed.**

14. Motion authorizing an expenditure in the amount of \$13,150.00 to Fire Force for the purchase of Self Contained Breathing Apparatus Equipment for the Fire Department.

**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.**

15. Motion authorizing a liquor permit to EL HADDAD DBA 305 QUICK STOP, 1205 E. 305TH ST., Willowick, Ohio 44095.

Ms. Antosh asks Sean if this was at planning review board?

Sean says this business did not come to the plan review board for a liquor license.

Law Director Gwartz says that she received this notice that they had approved this liquor permit.

She contacted the police department. She was unaware that it was not an existing business. The



existing business was a dog spa. The person applying has no criminal history so police had no concerns on that front. She then called Sean and he was not aware of any of this. From what she has seen, there is a Quick Stop on Euclid Avenue in Euclid that is one of the state liquor stores. We are not sure if that is what is going in. The State sent the notice that is included in the packet. If you do not approve, we have to send the state that we are objecting and they will set a hearing for the City to express their concerns. Even if we object, it does not mean that the state can't issue a permit. It must be post marked by the 26th.

Ms. Antosh says if we say no, then the person has to go in front of the liquor board? Is Sean called into that?

Mandy says basically she would. It is the City's responsibility to go in front of the board.

Ms. Antosh asks what happens if that business opens up and proceeds? If we say no but state still gave the liquor license what are the next steps?

Sean says we have an Ordinance for businesses in the City. They could send a cease and desist.

Mr. Mohorcic asks if it is premature to apply for this without having a building?

Sean says he has seen them go through the City and didn't catch it until the end. It is premature they should have other things set in place prior.

Mr. Mohorcic asks if they can reapply?

Mandy says we do not have the power to deny the liquor license. If we do not object, the state stamps it. If we do put our objections, the state could consider denying. The goal would be if we objected and had a hearing, we would have some sort of representative of this person trying to obtain the liquor license, we would have more information.

Ms. Antosh asks Sean if the owner of the shopping center or building... is he renting to this person?

Sean says he did go up to the building owner and spoke with him. He does not get involved with his leases, but did tell him that there is someone in one of the buildings that needs to come to the City in order to be able to operate a business. He left his card and they are supposed to be contacting him.

Mr. McFarland says to clarify, this is already pre-approved this? We just feel this is done early? We just want more information?

Ms. Koudela says it is two separate departments that have nothing to do with the other. They may not know they need a business license or have not chosen to do it yet at this point. She assumes they have done the background check and have no objection, but we do not know who this person is.

Mandy says the individual there would be no objection, we just don't know the purpose. Is it a bar? A liquor store? In her opinion it is difficult for it to be approved without all the information.

Mr. Mohorcic says he agrees that he doesn't want to approve something when we have no idea who it is.

**MOTION: Ms. Antosh motions to approve. Ms. Bisbee second.**

**ROLL CALL: Mr. Malta, NO. Mr. McFarland, yea. Ms. Koudela, NO. Ms. Antosh, NO. Mr. Mohorcic, NO. Ms. Bisbee, NO. Mr. Phares, NO.**

**Motion FAILED.**

**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)*

Mike Bowen, 472 E 319, thanked the woman when she was leaving for the good comments that she had about the City as well as voicing her concerns. He says if you have concerns, come to the meetings, we need more people.

Jean Bowen, 472 E 319, references page 3 of the agenda regarding Resolution 57. Is this a real estate tax increase?

Ms. Koudela says this is what the Mayor mentioned about putting the information on the ballot?

Mayor says no this is every year we have a tax budget by law. We passed July 15. All levies that will be on for 2026. This is just to approve the amounts that were sent to the County. There were no changes. Basically, we have to send the County what our taxes are for next year for 2026. Basically accepting what the budget commission accepted for us.

Jean says on item #10, are we talking about using a bus system?

Ms. Koudela says this is what the engineer is talking about. It's for a traffic study within the City.

Jean says item #15, do we need two liquor stores in the City? That's excessive.

Ms. Koudela thanks her for her opinion. That was the discussion, they just don't know. They are objecting the liquor permit and once they apply and we have more information, it will go to plan review board.

No one else wishes to speak.

Mr. Malta asks if Jean had an opportunity to read his September column, he had a snapshot of what is happening in the neighborhood. She is more than welcome to call him for a tour. He would like to talk to the gentleman from the Health District after. Lastly, Friday is Eastlake North's homecoming. Stop up and see him.

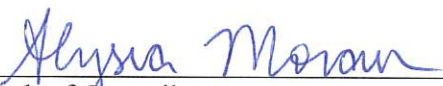
**ADJOURNMENT**

**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 7:43 p.m.**

  
\_\_\_\_\_  
Clerk of Council

  
\_\_\_\_\_  
Council President

10/17/25  
\_\_\_\_\_  
Date