



City of Willowick
CITY COUNCIL REGULAR MEETING

Tuesday, September 19, 2023 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

1. President Koudela opened the sixteenth meeting of Council at 7:32pm

PLEDGE ALLEGIANCE

INVOCATION

ROLL CALL OF COUNCIL

PRESENT

President Monica Koudela
Ward 1 Councilman Patrick Mohorcic
Ward 1 Councilman Tom Loncala
Ward 2 Councilwoman Natalie Antosh
Ward 2 Councilwoman Theresa Bisbee
Ward 3 Councilman Charles Malta
Ward 3 Councilman David Phares

Also Present:

Mayor Vanni, Law Director Landgraf, Finance Director Benedict, Fire Chief Malovrh, Acting Police Chief Lawrence, Service Director Shannon, Recreation Director Kless, City Engineer McLaughlin

Absent:

Chief Building Inspector Brennan

APPROVAL OF MINUTES

2. Motion to Approve the Minutes of the September 5, 2023, Regular Council Meeting
Tabled till next meeting for amendments.

APPOINTMENTS, SPECIAL RESOLUTIONS & PROCLAMATIONS

None

ADMINISTRATIVE APPEALS

None

REPORTS & COMMUNICATIONS FROM THE MAYOR/SAFETY DIRECTOR**As part of the Mayor's report, Nick Janek, Willowick Representative with the Lake County Board of Health presented update**

- *Permission to submit NEHA (National Environmental Health Association) and FDA (Federal Drug Administration) retail flexible funding model grant up to \$50,000.
- *Permission to submit breast-feeding in the workplace grant for \$8,000.00.
- *Certification of monies to authorize the payment of bills.
- *Pending further discussion Geauga County outsourcing to Lake County Board of Health lease payments of \$58,000.00.

Mayor Vanni discussed the health situation regarding Officer Madison (Maddie) Orton in addition to the other happenings in the city over the past month by praising the departments and employees for coming together through all of it.

Revised plan received from Shoregate Towers and is being reviewed. The number one priority is safety for the residents.

Fill the Cruiser on September 16 raised \$700.00 in monetary donations and over 738lbs in food contributions.

The Butterfly Memorial dedication ceremony by Kathie Gipson and Compassionate Friends took place on September 17.

Leaf pickup to begin November 6.

COUNCIL DISCUSSION OF THE MAYOR'S REPORT

President Koudela inquired about the Shoregate Towers plan and when it will be finalized. Mayor Vanni noted it is currently being reviewed but they do not want to put a timetable on when the review will be complete, but it is the number one priority.

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

Electronic report submitted. Street striping began last week and will continue for the next couple of weeks throughout the city. Parks staff are working on Manry Pool painting saving the city \$8,000.00. He and Mayor met with Lake County Water regarding a new water line to be placed on Lakeshore from the Euclid line to E. 288th Street beginning in the next two weeks and will last the next three months.

Councilman Loncala asked if the leaf pick up is a one-pass event. Director Shannon confirmed this, and it will begin in section one at E. 330th with the website and Option 1 phone message updated every day.

Councilman Malta asked for confirmation of the area the waterline will begin. Director Shannon noted residents will receive mailers with information.

Councilwoman Bisbee inquired about the request she made regarding Barjode. Director Shannon noted the road program that would address the issue next year.

Mayor Vanni added that Kimble will be picking up until December 31, 2023.

Recreation Director – Julie Kless

Football league's last game will be September 30. Youth basketball signups are happening now.

Collectible Flea Market to take place Saturday, October 4 at Manry from 9am-2pm.

Gym at Manry being painted by staff which saves money with only the purchase being the paint and expected to be completed by Friday (9/22).

Halloween program to be held Saturday, October 28 at Manry from 1pm-3pm.

City Engineer – Tim McLaughlin

E. 327th Street Sewer Rehab and Lateral program are on schedule. Sewer work still taking place on E. 327th and will move to pavement repairs immediately after completion.

Fairway Storm Sewer project bidding was delayed one week but will open up this Friday (9/22).

Councilman Loncala inquired about the financial report on the sewer work over the last 15 year, if that could be placed on website and updated periodically so residents can see the city moving forward with these projects.

Engineer McLaughlin doesn't see an issue with that and will depend on where the best place to display it.

Finance Director – Cheryl Benedict

No Report

Law Director – Stephanie Landgraf

No formal report but general comment regarding Shoregate Towers. The prosecution is still in Willoughby Municipal Court with a hearing scheduled for next week. Commended the Fire and City Engineer with reviewing the plan submitted by Shoregate.

Councilman Mohorcic asked about remediation or the addressing of issues since the collapse. Director Landgraf noted that Chief Brennan would be the best person to answer (absent from this meeting) but there was a fire code violation issued that was only partially addressed. The City is in constant contact with Shoregate owners.

Councilman Phares asked if this is a plan that where council can review and submit for changes. Director Landgraf mentioned that is currently what is being processed.

Police Chief – Lieutenant Lawrence for Chief Daubenmire

Acting Chief Lawrence addressed an update regarding Officer Orton's medical condition and the fundraisers in progress for her.

Fire Chief – Bill Malovrh

No Report

Chief Housing/Zoning Inspector – Sean Brennan

Absent

WARD MATTERS

Councilman Loncala inquired about meeting on Election Day (11/7). To be discussed.

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)

Loretta Rotino (sp) 359 Blissfield to discuss the rat problem in that area possibly from the neighbor.

Jay Zimmerman 30808 Clarmont Rd. praised the Hometown Hero Program. Also, asked about the sewer backup and if the rat issue is being addressed with pesticides in the sewers.

Pam Anthony 446 Acacia Dr. spoke of the rat issue.

Jean Bowen 472 E. 319th St. noted she has a card for anyone who would like to sign for Office Orton. She also noted her concern for only certain areas of the city having the rat issue since she is not experiencing it on her street.

Connie Cozan (sp) 352 Blissfield also asked about the rat issue in their area.

Andrea Ginter 367 E. 308th St. thanking Councilman Malta for the issues addressed from the last meeting. She noted that her area doesn't really have the rat issue but there are a lot of cats which may be the reason for the lack of rats, birds and rabbits. In addition, she discussed her feelings regarding Shoregate Towers and the agenda item for the Chevy Tahoes.

Regarding the question with the Tahoes by Ms. Ginter, President Koudela responded these are for the police department.

Rose Allen 30951 Lakeshore Blvd (Shoregate Towers) expressed her frustration with the conditions at Shoregate Towers as a resident.

Susan Clark 30951 Lakeshore Blvd (Shoregate Towers) provided her thoughts on the conditions at Shoregate Towers, and how current residents refuse to follow directions for things such as trash. She also noted there is a lack of maintenance help.

Shelly Paine 30951 Lakeshore Blvd (Shoregate Towers) has been a resident for over 17 years and noted the former owners did check on incoming residents that she feels is not being done now. She, too, has no access to her vehicle. She asked about the current plan for the issues and for retrieving cars as residents are losing their jobs.

President Koudela began addressing everyone regarding Shoregate Tower concerns and the different issues beginning with the collapse. She did remind of the previous discussion by Director Landgraf and Mayor Vanni that all city members are reviewing this submitted plan to allow residents to get their cars and noted the city does not trust the Shoregate owners to determine whether this area is safe.

Director Landgraf discussed the steps that will take place once the city approves this plan.

Regarding the rats and the trash at Shoregate, President Koudela asked that calls continue to the building department and council members to report issues so they can be addressed. The more reports, the more citations and the stronger the city's case is in court.

Mayor Vanni assured that the city has done everything it can from a legal standpoint. Director Landgraf mentioned that jail time for the owners is suspended and encourages residents to contact the judge's office to expression what is really happening.

The residents dealing with rats on Blissfield were asked to reach out to their council members at the end of the meeting with phone numbers and email addresses. President Koudela will be reaching out to Chief Brennan to see what more can be done. The sewers are baited in some areas possibly in conjunction with the health department.

Question from the audience about why a large area is not treated. Director Shannon noted when the building department receives a complaint, it is forwarded to the service department who responds and baits the catch basins in the complaint area. His sewer department consists of four employees so they can only do so much with over 5,000 catch basins within the city.

REPORTS OF STANDING COMMITTEES

Finance – Bisbee, Mohorcic, Loncala

No Report

Safety – Phares, Malta, Bisbee

No Report

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

Councilman Malta spoke of committee meeting took place prior to council meeting regarding the Gold Star Memorial and things are moving forward.

Streets, Sidewalks & Sewers – Malta, Antosh, Mohorcic

Councilman Malta will be meeting with sewer committee and request rates from finance before that can be scheduled.

Tax Compliance – Koudela, Antosh, Loncala

No Report

Moral Claims – Antosh, Phares, Koudela

New claim received and requested the committee meet prior to the October 3 regular council meeting.

Budget – Mohorcic, Bisbee, Koudela

No Report

LIAISON REPORTS

Planning – Phares/Alternate Antosh

Councilman Phares noted the discussion of a new ordinance regarding car repair shops on Vine Street and updating the standards and rules for future shops.

Board of Zoning Appeals – Loncala/Alternate Koudela

Councilman Loncala reported the last meeting canceled due to lack of quorum and rescheduled for September 27 at 7:30pm.

Volunteer Fire Fighters' Dependents Fund Board – Antosh, Phares

No Report

Recreation Board – Bisbee/Alternate Phares

No Report

Plan Review Board – Antosh

Councilwoman Antosh report that Sweet Magnolia on Vine Street will be opening another business called Magnolia Creative Studio at 28900 Lakeshore Blvd consisting of refurbished furniture and crafts.

Councilman Malta asked about opening date for Dollar Tree, but it is not known at this time.

Hearts & Hammers – Malta

Tuesday Project night and looking for volunteers to contact Councilman Malta at (440) 488-1757. Fundraiser to be scheduled January 27 at Regovich's.

FUND TRANSFERS & BID AUTHORIZATIONS

None

CONTRACT APPROVALS

None

INTRODUCTION & CONSIDERATION OF LEGISLATION**3. Resolution No. 2023-40**

A Resolution to Approve Authorizations (Then and Now Certificate) to Streetwise in the amount of \$3,252.00 for the City of Willowick, and Declaring an Emergency

Motion to suspend the rules made by Ward 3 Councilman Malta, Seconded by Ward 2 Councilwoman Antosh.

Voting Yea: President Koudela, Ward 1 Councilman Mohorcic, Ward 1 Councilman Loncala, Ward 2 Councilwoman Antosh, Ward 2 Councilwoman Bisbee, Ward 3 Councilman Malta, Ward 3 Councilman Phares

Motion to adopt made by Ward 2 Councilwoman Antosh, Seconded by Ward 3 Councilman Phares.

Voting Yea: President Koudela, Ward 1 Councilman Mohorcic, Ward 1 Councilman Loncala, Ward 2 Councilwoman Antosh, Ward 2 Councilwoman Bisbee, Ward 3 Councilman Malta, Ward 3 Councilman Phares

No Discussion; Motions Carried

4. Resolution No. 2023-41

A Resolution Accepting the 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 to suspend the rules made by Ward 3 Councilman Phares, Seconded by Ward 2 Councilwoman Antosh.

Voting Yea: President Koudela, Ward 1 Councilman Mohorcic, Ward 1 Councilman Loncala, Ward 2 Councilwoman Antosh, Ward 2 Councilwoman Bisbee, Ward 3 Councilman Malta, Ward 3 Councilman Phares

Motion to adopt made by Ward 3 Councilman Malta, Seconded by Ward 2 Councilwoman Antosh.

Voting Yea: President Koudela, Ward 1 Councilman Mohorcic, Ward 1 Councilman Loncala, Ward 2 Councilwoman Antosh, Ward 2 Councilwoman Bisbee, Ward 3 Councilman Malta, Ward 3 Councilman Phares

President Koudela asked if there were any changes. Director Benedict stated no and this was the same budget previously approved in July. This is to notify the County what to charge for property taxes.

No Further Discussion; Motions Carried

5. Resolution No. 2023-42

A Resolution Authorizing the Mayor of the City of Willowick to Enter into a Contract with Huntington National Bank, or a Related Subsidiary, for Five (5) Years in the Principal Amount of One Hundred Four Thousand, Four Hundred Forty-One Dollars (\$104,441.00) at an Interest Rate Not to Exceed 5.18% for the Purpose of Financing the Purchase of Two Chevrolet Tahoe 4x4 Automobiles, and Necessary Accessories, and Declaring an Emergency

Motion to suspend the rules made by Ward 1 Councilman Loncala, Seconded by Ward 3 Councilman Phares.

Voting Yea: President Koudela, Ward 1 Councilman Mohorcic, Ward 1 Councilman Loncala, Ward 2 Councilwoman Antosh, Ward 2 Councilwoman Bisbee, Ward 3 Councilman Malta, Ward 3 Councilman Phares

Motion to adopt made by Ward 1 Councilman Loncala, Seconded by Ward 3 Councilman Malta.

Voting Yea: President Koudela, Ward 1 Councilman Mohorcic, Ward 1 Councilman Loncala, Ward 2 Councilwoman Antosh, Ward 2 Councilwoman Bisbee, Ward 3 Councilman Malta, Ward 3 Councilman Phares

No Discussion; Motions Carried

6. Ordinance No. 2023-42

An Ordinance Amending Ordinance 2023-5 to Provide for Additional Appropriations from the General Fund (101); Sewer Revenue Fund (205); Police & Fire Capital Improvement Levy Fund (207); Street Improvement Levy Fund (213); Senior Citizen Fund (220); E. 327th Street Sewer Improvement Phase 2 Fund (431); for Current Expenses and Other Expenditures of the City of Willowick, State of Ohio, During the Calendar Year Ending December 31, 2023, and Declaring an Emergency

Motion to suspend the rules made by Ward 2 Councilwoman Antosh, Seconded by Ward 3 Councilman Malta.

Voting Yea: President Koudela, Ward 1 Councilman Mohorcic, Ward 1 Councilman Loncala, Ward 2 Councilwoman Antosh, Ward 2 Councilwoman Bisbee, Ward 3 Councilman Malta, Ward 3 Councilman Phares

Motion to adopt made by Ward 3 Councilman Phares, Seconded by Ward 2 Councilwoman Antosh.

Voting Yea: President Koudela, Ward 1 Councilman Mohorcic, Ward 1 Councilman Loncala, Ward 2 Councilwoman Antosh, Ward 2 Councilwoman Bisbee, Ward 3 Councilman Malta, Ward 3 Councilman Phares

No Discussion; Motions Carried

7. Ordinance No. 2023-43

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 to suspend the rules made by Ward 1 Councilman Loncala, Seconded by Ward 2 Councilwoman Antosh.

Voting Yea: President Koudela, Ward 1 Councilman Mohorcic, Ward 1 Councilman Loncala, Ward 2 Councilwoman Antosh, Ward 2 Councilwoman Bisbee, Ward 3 Councilman Malta, Ward 3 Councilman Phares

Motion to adopt made by Ward 3 Councilman Malta, Seconded by Ward 1 Councilman Loncala.

Voting Yea: President Koudela, Ward 1 Councilman Mohorcic, Ward 1 Councilman Loncala, Ward 2 Councilwoman Antosh, Ward 2 Councilwoman Bisbee, Ward 3 Councilman Malta, Ward 3 Councilman Phares

No Discussion; Motions Carried

MISCELLANEOUS

8. Motion to Declare a 2006 Jeep Commander-VIN 1J8HG48K06C231783 as Surplus, Obsolete, Unneeded and Unfit for Public Use and Authorizing its Disposal.

Motion made by Ward 3 Councilman Phares, Seconded by Ward 2 Councilwoman Antosh.

Voting Yea: President Koudela, Ward 1 Councilman Mohorcic, Ward 1 Councilman Loncala, Ward 2 Councilwoman Antosh, Ward 2 Councilwoman Bisbee, Ward 3 Councilman Malta, Ward 3 Councilman Phares

No Discussion; Motion Carried

PUBLIC PARTICIPATION

Jay Zimmerman 30808 Clarmont Rd. inquired about the Tahoe purchases and for council to consider half of that be considered for the sewer system. He also provided his opinion on the issues at Shoregate Towers.

President Koudela explained there is a sewer fund and a police fund. Monies are allocated to each department. Director Benedict explained that levy funds for police and fire as specifically for the purchase of equipment and cannot be used anywhere else in the city.

Rose Allen 30951 Lakeshore Blvd. (Shoregate Towers) reemphasized her feelings regarding the issues at Shoregate Towers.

Phil Dettering 469 Bayridge inquired about hedge growth and the property on 305th Street and Walker's Hardware. He also commented on Shoregate Towers.

President Koudela asked for an email to designate the areas where the hedges need cutting. Director Benedict explained that the grass cuts for property is usually \$60-\$90 per cut. The additional is administrative fees.

Susan Clark 30951 Lakeshore Blvd. (Shoregate Towers) commended her relationship with the office staff at Shoregate Towers and the fact they are stuck in the middle between the residents and the management company.

Jean Bowen 473 E. 319th St. commented on the Shoregate owners building a business near Cleveland Clinic noting that if they have the money for that, they should have the money to correct the issues at the apartments.

President Koudela again responded to all Shoregate comments by noting that the city is not letting them hire their own engineer and decide what is right or wrong. The plan was submitted and is being reviewed. Once confirmed that the area is safe, then things can move forward unless the plan deems to be invalid and unsafe. Recommends letters be sent to the Judge's office regarding the concerns.

ADJOURNMENT

Motion made by Ward 2 Councilwoman Antosh, Seconded by Ward 1 Councilman Loncala.

Voting Yea: President Koudela, Ward 1 Councilman Mohorcic, Ward 1 Councilman Loncala, Ward 2 Councilwoman Antosh, Ward 2 Councilwoman Bisbee, Ward 3 Councilman Malta, Ward 3 Councilman Phares

No Discussion; Motion Carried; Meeting Adjourned at 8:52pm



Monica Koudela, Council President

ATTEST:



Christine Morgan, Clerk of Council