



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

Tuesday, February 21, 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**

(Total meetings to date - 3)

The fourth 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 Patrick Mohorcic  
Ward 2 Councilwoman Theresa Bisbee  
Ward 3 Councilman Charles Malta  
Ward 3 Councilman David Phares

**ABSENT**

Ward 2 Councilwoman Natalie Antosh

**ALSO PRESENT**

Mayor Vanni, Finance Director Benedict, Law Director Landgraf, Fire Chief Malovrh, Police Chief Turner, Chief Housing & Zoning Inspector Brennan, City Engineer McLaughlin and Council Clerk Trend.

**ABSENT**

Service Director Shannon and Recreation Director Kless.

**APPROVAL OF MINUTES**

1. Motion made by Mr. Malta, seconded by Ms. Bisbee to approve the minutes of the Regular City Council Meeting of February 7, 2023.  
**Discussion:** None.  
**Vote:** All ayes. Motion carried.
2. Motion made by Mr. Phares, seconded by Ms. Bisbee to approve the minutes of the Special City Council Meeting of February 14, 2023.

**Discussion:** None.

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

## APPOINTMENTS, SPECIAL RESOLUTIONS & PROCLAMATIONS

None.

## ADMINISTRATIVE APPEALS

### 3. Administrative Appeal Order No. 2023-1 (Recommended by BZA)

An Order granting a variance and exception of 2' height to install an 8' high fence on the rear property line in the application of Section 1165.03(a) of the Codified Ordinances in Board of Zoning Appeals.

*Mr. Jones was present and stated the reason for the fence is to block the parking lot from view for the resident behind the business and also to help with noise. The exception for the green space is to keep an additional 12 spaces for parking. The property belongs to Cleveland Pizza and the location is the old Walker Hardware.*

Motion made by Mr. Malta, seconded by Mr. Mohorcic to grant Administrative Appeal Order No. 2023-1.

**Discussion:** None.

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

### 4. Administrative Appeal Order No. 2023-2 (Recommended by BZA)

An Order granting a variance and exception of 10' green belt at the rear property line in the application of Section 1145.08 of the Codified Ordinances in Board of Zoning Appeals.

Motion made by Mr. Mohorcic, seconded by Mr. Phares to grant Administrative Appeal Order No. 2023-2.

**Discussion:** None.

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

### 5. Administrative Appeal Order No. 2023-3 (Recommended by BZA)

An Order granting a variance and exception of 16' 9" to construct an addition on the front of the building 3' 3" from the street line in the application of Section 1163.10 of the Codified Ordinances in Board of Zoning Appeals.

Motion made by Mr. Phares, seconded by Ms. Bisbee to grant Administrative Appeal Order No. 2023-3.

**Discussion:** None.

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

### 6. Administrative Appeal Order No. 2023-4 (Recommended by BZA)

An Order granting a variance and exception of 12 parking spaces in the application of Section 1145.05(b)(3) of the Codified Ordinances in Board of Zoning Appeals.

Motion made by Mr. Malta, seconded by Mr. Mohorcic to grant Administrative Appeal Order No. 2023-4.

**Discussion:** None.

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

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

The grant money from NOPEC will be approximately \$36,000 and the City is looking to use the money to finish up the HVAC Project at the Senior Center. The City of Euclid is working on a fact sheet for the sewer rate increase. Mayor Vanni introduced Wendy Zele from First Energy:

Wendy stated she is the External Affairs Representative from First Energy for the City of Willowick. Residents are encouraged to report any power outages to First Energy at 888-LIGHTSS (888-544-4877) or by using the online application.

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

None.

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

Written report submitted electronically - absent.

**Recreation Director – Julie Kless**

No written report - absent.

**City Engineer – Tim McLaughlin**

No written report. Motion on the agenda for the 2023 Road Striping Program.

**Finance Director – Cheryl Benedict**

No written report. A correction will be made to the caption of Ordinance No. 2023-5 changing the year from 2022 to 2023.

**Law Director – Stephanie Landgraf**

No written report.

**Police Chief – Brian Turner**

No written report.

**Fire Chief – Bill Malovrh**

No written report.

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

No written report.

**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** – Bisbee, Koudela, Mohorcic

The Sewer Rental Rate Ordinance is on the agenda for the first reading tonight.

**Safety** – Phares, Malta, Bisbee

No report.

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

No report.

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

No report.

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

No report.

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

No report.

**Budget** – Koudela, Bisbee, Mohorcic

The Budget Hearings were held on February 11, 2023.

**LIAISON REPORTS****Planning** – Phares/Alternate Koudela

Building and Design Standards for mixed use and retail districts were discussed at the last Planning Commission meeting. The Law Director would like the proposed changes to be reviewed by the Planning Commission again before being forwarded to City Council.

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

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

Volunteers will be needed for the spring clean-up. Please contact Mr. Malta at 440-488-1757.

**FUND TRANSFERS & BID AUTHORIZATIONS**

None.

**CONTRACT APPROVALS**

None.

**INTRODUCTION & CONSIDERATION OF LEGISLATION****7. Ordinance No. 2023-5 (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 2-21-23***

**8. Ordinance No. 2023-6 (Law Director)**

An Ordinance amending Chapter 921 of the Codified Ordinances of the City of Willowick, Ohio, Titled "Streets, Utilities and Public Services Code;" specifically, Section 921.08, titled "Sanitary Sewer Rental Rates," To provide a use charge rate based upon \$6.786 per 100 cubic feet of water, establish a minimum quarterly billing for such use charge rate of \$54.29 per 800 cubic feet of water, or part thereof.

***1st Reading 2-21-23***

**9. Ordinance 2023-7 (Law Director)**

An Ordinance authorizing all actions necessary to accept Northeast Ohio Public Energy Council (NOPEC) 2023 Energized Community Grant, and declaring an emergency.

Motion made by Mr. Phares, seconded by Ms. Bisbee to waive the three readings on Ordinance No. 2023-7.

**Discussion:** None.

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

Motion made by Mr. Malta, seconded by Mr. Phares to adopt Ordinance No. 2023-7.

**Discussion:** None.

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

**MISCELLANEOUS**

10. Motion made by Mr. Phares, seconded by Mr. Mohorcic authorizing CT Consultants to obtain bids for the 2023 Pavement Striping 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.

**EXECUTIVE SESSION**

11. Motion made by Mr. Malta, seconded by Mr. Phares to adjourn to Executive Session to discuss collective bargaining and the compensation of public employees at 7:57 p.m.

**Discussion:** None.

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

**RETURN TO THE TABLE FROM EXECUTIVE SESSION**

Motion made by Mr. Malta, seconded by Mr. Phares to return to the table from Executive Session at 9:22 p.m.

**Discussion:** None.

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

**ADJOURNMENT**

Motion made by Mr. Mohorcic, seconded by Mr. Phares to adjourn.

**Discussion:** None.

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

Meeting adjourned at 9:22 p.m.



PRESIDENT OF COUNCIL

ATTEST:



CLERK OF COUNCIL