



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

Tuesday, September 21, 2021 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 - 14)

The fifteenth 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, Finance Director Benedict, Law Director Landgraf, Fire Chief Tennyson, Police Chief Turner, Service Director Shannon, Chief Building and Zoning Inspector Brennan, City Engineer McLaughlin, Economic Manager Drake and Council Clerk Trend. Recreation Director Kless was absent.

**APPROVAL OF MINUTES**

1. Motion made by Mr. Malta, seconded by Ms. Antosh to approve the minutes of the Regular City Council Meeting of September 7th, 2021.

**Discussion:** None.

**Vote:** All Ayes. Motion carried.

**APPOINTMENTS, SPECIAL RESOLUTIONS & PROCLAMATIONS**

None.

**ADMINISTRATIVE APPEALS****2. Administrative Appeal No. 2021-25 - Finish Line Car Wash (Not Recommended)**

An Order granting a variance and exception of 8 ft. to allow a ground sign already installed to remain 2' from the sidewalk in the application of section 1349.08(d)(4) of the Codified Ordinances in Board of Zoning Appeals.

*Tabled 8-3-21 Tabled 9-7-21 Tabled 9-21-21*

**3. Administrative Appeal Order No. 2021-32 - Bogenrief (Not Recommended)**

An Order granting a variance and exception of 5' to install a new ground sign 5' from the public right of way in the application of Section 1349.08(d)(4) of the Codified Ordinances in Board of Zoning Appeals.

The applicant Mr. Larry Bogenrief of Willow Praise Church and the sign installer George Dragon of Cesco Imaging were present. Mr. Dragon stated the new LED sign meets code and the church is requesting that the new sign be installed in the middle of the tree lawn which is 14' 6". Mr. Dragon stated if they were to move the sign back 10' about 1' of the sign would be in the parking lot.

Ms. Antosh inquired as to why the whole sign could not be placed in the parking lot. Mr. Dragon stated that cars would block the sign if it were to be placed in the parking lot and also the sign requires electricity which they will need to go underground to reach the telephone pole. Mr. Bogenrief stated this would also create a traffic flow problem. Mr. Vanni inquired if the sign would cause any issues with the building in front of the church. Mayor Regovich stated the church has enough frontage that it would not cause an issue.

Motion made by Mr. Malta, seconded by Mr. Vanni to grant Administrative Appeal Order No. 2021-32.

**Discussion:** None.

**Vote:** Ayes: Malta, Phares, Patton and Bisbee.

Nays: Vanni, Antosh and Koudela. Motion granted (4-3)

**4. Administrative Appeal Order No. 2021-33 - Skrjanc #1 (Recommended)**

An Order granting a variance and exception of 6' 11" for a fence to be installed 10' 11" from the side of the house on a corner lot in the application of Section 1165.07(c) of the Codified Ordinances in Board of Zoning Appeals.

The applicant Ms. Skrjanc was present and stated her intention to have the fence installed is for privacy and security as she lives on a corner lot.

Motion made by Mr. Malta, seconded by Mr. Phares to grant Administrative Appeal Order No. 2021-33.

**Discussion:** None.

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

**5. Administrative Appeal Order No. 2021-34 - Skrjanc #2 (Recommended)**

An Order granting a variance and exception of 2' height for a fence to be installed on a corner lot in the application of Section 1165.07(c) of the Codified Ordinances in Board of Zoning Appeals.

Motion made by Ms. Antosh, seconded by Mr. Phares to grant Administrative Appeal Order No. 2021-34.

**Discussion:** None.

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

6. Administrative Appeal Order No. 2021-35 - Gazso (Recommended)

An Order granting a variance and exception of 1' 6" to install a new garage 1' 6" from the side property line in the application of Section 1163.07 of the Codified Ordinances in Board of Zoning Appeals.

The applicant Mr. Gazso was present and stated the garage will remain in the same location. It will be a little bigger and will be moving more toward the center of his property.

Motion made by Mr. Malta, seconded by Ms. Bisbee to grant Administrative Appeal Order No. 2021-35.

**Discussion:** None.

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

## REPORTS & COMMUNICATIONS FROM THE MAYOR/SAFETY DIRECTOR

Two issues on the ballot for November 2<sup>nd</sup> are: Issue 3 is the renewal of the Parks and Recreation Levy. This is not a tax increase and there has been no increase to this levy since it originated in 1986 for \$60,000.00. Issue 4 is a proposed Charter Amendment to change the process of zoning in the City. This will help to accommodate businesses that want to come into the City in a more timely manner.

CEI has a Decorative Light Program that the City is interested in for the Micasa Ct. and Shoreland Crossing area. The current lights are all City owned and there have been many issues with them. The City would like to convert over to the program with TIF money before it is closed out. CEI will then be responsible for maintaining all of the lights.

## COUNCIL DISCUSSION OF THE MAYOR'S REPORT

Mr. Phares wants to ensure the residents receive the proper information on Issue 4 and asked for Council members to help get the information out to them as it is very important for the City.

## GENERAL COMMUNICATIONS & REPORTS – Directors & Officials

### Service Director – Todd Shannon

Written report submitted electronically.

The Road Program is continuing and progressing very well. The Senior Center will be having improvements done to the the HVAC system.

Mr. Phares inquired as to when the blinking light at Fairway and W. Willowick will be taken down. Mr. Shannon stated within the next week or two. Ms. Koudela requested that some more signage be put up for direction at the W. Willowick and Vine St. construction area.

### Recreation Director – Julie Kless

No report. Absent.

### City Engineer – Tim McLaughlin

No report.

An amendment will need to be made to Resolution No. 2021-30 as the Fairway Storm Sewer Rehabilitation Project will need to be added.

**Finance Director – Cheryl Benedict**

No report.

Resolution 2021-27 is authorizing a purchase lease for two Chevy Tahoe's for the Police Department which were included in the budget. The caption reads not to exceed 4% however the rate will be more like 2.4%. With rates changing daily this is just to approve the “not to exceed 4%”.

**Law Director – Stephanie Landgraf**

No report.

Ordinance No. 2021-37 and 2021-38 are being amended to strike out the first line, effective from and after. Due to the Ordinances being on for three readings they will become effective on the date of passage “plus thirty days” and not a future date. The Ordinances are on the second reading tonight as amended.

**Police Chief – Brian Turner**

No written report.

Resolution No. 2021-27 is crucial for consideration as Ford and GM have closed all orders for next year on police vehicles.

**Fire Chief – Joe Tennyson**

Written report submitted electronically.

Ordinance No. 2021-46 is to extend the weekend premium pay through the end of the year and the money has already been budgeted for it. An amendment will need to be made to the Ordinance changing the date from October 2, 2021 to October 1, 2021.

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

No written report.

**Economic Development Manager – Monica Drake**

Grants are being looked into to assist a business owner in the city and also some to potentially help the City. The Department of Development has created two new programs one is a redevelopment of their Brownfield Program and the other for a mixed use tax credit for retail and housing components.

**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)*

Phil Detering, 469 Bayridge Blvd. would like more information provided on the requested variances from the Administrative Appeals. He also wanted to know if other residents could have more input into these requests.

Council president Patton explained the initial review happens with the Board of Zoning Appeals. These are public meetings for anyone that wants to be heard in front of the board. Mayor Regovich stated that the Ordinances could be looked into by a committee and cleaned up to see what is allowable by today's standards.

**REPORTS OF STANDING COMMITTEES**

**Finance** – Vanni, Bisbee, Koudela

A joint Finance-Budget meeting will be held on October 19th at 6:30 p.m.

**Safety** – Phares, Malta, Bisbee

No report.

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

No report.

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

A meeting will be held on November 2, 2021 at 6:30 p.m.

**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

Next meeting is Wednesday, October 6th at 6:00 p.m.

**FUND TRANSFERS & BID AUTHORIZATIONS**

None.

**CONTRACT APPROVALS**

None.

**INTRODUCTION & CONSIDERATION OF LEGISLATION****7. Ordinance No. 2021-37 (Safety Committee)**

An Ordinance enacting Codified Ordinance 505.121 titled "wild, dangerous, exotic, endangered or undomesticated animals."

***1st Reading 9-7-21***

***2nd Reading 9-21-21 as amended per the Law Director.***

**8. Ordinance No. 2021-38 (Safety Committee)**

An Ordinance enacting Codified Ordinance 505.131 titled "harboring and/or keeping of farm animals."

***1st Reading 9-7-21***

***2nd Reading 9-21-21 as amended per the Law Director.***

Ms. Antosh inquired as to why chickens have not been added to the Ordinance. Mr. Phares stated discussions during the Safety Committee meetings were originally to have chickens included in the Ordinance however the committee decided to leave it as a separate issue to be discussed at a later date. It was decided to have the Law Director add chickens to the Ordinance for the third reading at the next Council meeting.

**9. Ordinance No. 2021-39 (Safety Committee)**

An Ordinance amending Chapter 1145 of the Codified Ordinances of the City of Willowick, Ohio, titled, "Retail District"; specifically, Section 1145.03, titled "uses."

***1st Read 9-7-21 2nd reading 9-21-21.***

**10. Ordinance No. 2021-45 (Finance Director)**

An Ordinance amending Ordinance 2021-9 to provide for additional appropriations from the General Fund (101) and the Sewer Revenue Fund (205) for current expenses and other expenditures of the City of Willowick, State of Ohio, during the calendar year ending December 31, 2021, and declaring an emergency.

Motion made by Ms. Antosh, seconded by Mr. Phares to waive the three readings on Ordinance No. 2021-45.

**Discussion:** None.

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

Motion made by Mr. Malta, seconded by Ms. Antosh to adopt Ordinance No. 2021-45.

**Discussion:** None.

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

**11. Ordinance No. 2021-46 (Law Director)**

An Ordinance authorizing the City to implement an incentive pay schedule in the Fire Department from October 2, 2021 to December 26, 2021, and declaring an emergency.

***Ordinance No. 2021-46 is amended to reflect the start date of October 1st, 2021.***

Motion made by Ms. Antosh, seconded by Mr. Malta to waive the three readings on Ordinance No. 2021-46 as amended.

**Discussion:** None.

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

Motion made by Mr. Vanni, seconded by Ms. Bisbee to adopt Ordinance No. 2021-46 as amended.

**Discussion:** None.

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

12. Resolution No. 2021-27 (Law Director)

A Resolution authorizing the Mayor of the City of Willowick to enter into a contract with Huntington Public Capital Corporation, or a related subsidiary, in the principal amount not to exceed One Hundred Three Thousand Four Hundred Sixty Seven Dollars and 40/100 Cents (\$103,467.40), and at an interest rate not to exceed 4.0%, for the purpose of financing the purchase of two (2) 2021 4x4 Chevrolet Tahoe police pursuit vehicles with complete upfit package, and declaring an emergency.

Motion made by Mr. Malta, seconded by Ms. Antosh to waive the three readings on Resolution No. 2021-27.

**Discussion:** None.

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

Motion made by Ms. Antosh, seconded by Mr. Vanni to approve Resolution No. 2021-27.

**Discussion:** None.

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

13. Resolution No. 2021-28 (Finance Director)

A Resolution to approve authorizations (Then and Now Certificate) to Green Vision Materials in the amount of \$4,000.00, for the City of Willowick, and declaring an emergency.

Motion made by Ms. Antosh, seconded by Mr. Vanni to waive the three readings on Resolution No. 2021-28.

**Discussion:** None.

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

Motion made by Mr. Malta, seconded by Ms. Antosh to approve Resolution No. 2021-28.

**Discussion:** None.

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

14. Resolution No. 2021-29 (Finance Director)

A Resolution to approve authorizations (Then and Now Certificate) to Stryker Medical in the amount of \$3,335.40, for the City of Willowick, and declaring an emergency.

Motion made by Ms. Antosh, seconded by Mr. Vanni to waive the three readings on Resolution No. 2021-29.

**Discussion:** None.

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

Motion made by Ms. Antosh, seconded by Mr. Vanni to approve Resolution No. 2021-29.

**Discussion:** None.

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

15. Resolution No. 2021 - 30 (City Engineer)

A Resolution authorizing the Mayor of the City of Willowick to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvement

and/or Local Transportation Improvement Programs, and to execute contracts as required, and declaring an emergency.

*Resolution No. 2021-30 is amended to add the Fairway Storm Sewer Rehabilitation Project.*

Motion made by Ms. Antosh, seconded by Mr. Vanni to waive the three readings on Resolution No. 2021-30 as amended.

**Discussion:** None.

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

Motion made by Ms. Antosh, seconded by Mr. Vanni to approve Resolution No. 2021-30 as amended.

**Discussion:** Mayor Regovich wanted to clarify the Fairway Storm Sewer Project add on. This is where all of the sink holes are which is an emergency repair. The City is looking to get help from OPWC to cover the cost of the repairs.

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

### MISCELLANEOUS

16. Motion to declare a 1993 International Ambulance, VIN 1HTSLPHM6PH473559 and City Tag No. 920-01, declaring it as surplus, obsolete, unneeded and unfit for public use and authorizing its disposal.

**Tabled 9-7-21 Tabled 9-21-21**

*This item will be removed from the agenda and resubmitted with corrected information.*

17. Motion made by Ms. Antosh, seconded by Mr. Malta to declare an Avycon DVR Model T932A with security cameras, Serial No. 625532170530001 and City Tag No. 2090, declaring it as surplus, obsolete, unneeded and unfit for public use and authorizing its disposal.

**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)

Phil Detering, 469 Bayridge Blvd. feels if chickens are to be allowed then they should be written into a separate Ordinance.

### ADJOURNMENT

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

**Discussion:** None.

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

Meeting adjourned at 8:57 p.m.



PRESIDENT OF COUNCIL

ATTEST:



CLERK OF COUNCIL