



City of Willowick
CITY COUNCIL REGULAR MEETING

Tuesday, December 02, 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.

AGENDA

CALL MEETING TO ORDER

PLEDGE ALLEGIANCE

INVOCATION

ROLL CALL OF COUNCIL

1. Nominations for President Pro Tempore for Tonight's Meeting.

APPROVAL OF MINUTES

2. Motion to approve the Minutes from the Regular Council Meeting of November 18, 2025.

APPOINTMENTS, SPECIAL RESOLUTIONS & PROCLAMATIONS

3. Proclamation honoring Timothy Bynane for 44 years of service to the Willowick Fire Department.
4. Proclamation honoring Carl Duy for 47 years of service to the Willowick Fire Department.
5. Proclamation honoring Cheryl Eiduke for 30 years of service to the Willowick Fire Department
6. Proclamation honoring Ronald Zak for 35 years of service to the Willowick Fire Department.
7. Proclamation honoring Mark Slavick for 40 years of service to the Willowick Fire Department.
8. Motion authorizing the Mayoral appointment of Michael Lazor to the Board of Tax Review for a two year term commencing on December 1, 2025.
9. Motion that the Willowick City Council appoint Jodi Didomenico and Mary Betsa to the Board of Tax Review for a two year term commencing on December 1, 2025.

ADMINISTRATIVE APPEALS

REPORTS & COMMUNICATIONS FROM THE MAYOR/SAFETY DIRECTOR

COUNCIL DISCUSSION OF THE MAYOR'S REPORT

GENERAL COMMUNICATIONS & REPORTS – Directors & Officials

Service Director – Todd Shannon

Recreation Director – Julie Kless

City Engineer – Tim McLaughlin

Finance Director – Goran Vrhovac

Law Director – Mandy Gwartz

Police Chief – Rob Daubenmire

Fire Chief – Bill Malovrh

Chief Housing/Zoning Inspector – Sean Brennan

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

Safety – Phares, Malta, McFarland

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

Streets, Sidewalks & Sewers – Mohorcic, Bisbee, Malta

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

INTRODUCTION & CONSIDERATION OF LEGISLATION

10. RESOLUTION NO. 2025-60:

A RESOLUTION DECLARING THE REAL PROPERTY OWNED BY THE CITY OF WILLOWICK, LOCATED AT 483 EAST 328TH STREET, WILLOWICK OHIO, NO LONGER NEEDED FOR PUBLIC USE; AUTHORIZING THE MAYOR TO LIST THE

PROOPERTY FOR SALE IN ACCORDANCE TO THE OHIO REVISED CODE AND DECLARING AN EMERGENCY.

11. ORDINANCE 2025-49 (Amended):

AN ORDINANCE AMENDING ORDINANCE 2025-13 TO PROVIDE FOR ADDITIONAL APPROPRIATIONS FROM THE General Fund (101); SCM&R Fund (202); State Highway Fund (203); Security Deposit Refunds (802); 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.

12. **First Reading 11/18/25, Item is on Second Reading:**

ORDINANCE NO. 2024-45 (Amended):

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 \$11.2655 PER 100 CUBIC FEET OF WATER, ESTABLISH A MINIMUM QUARTERLY BILLING FOR SUCH USE CHARGE RATE OF \$90.1261 PER 800 CUBIC FEET OF WATER, OR PART THEREOF.

13. **First Reading 11/18/25, Item is on Second Reading:**

ORDINANCE NO. 2025- 48:

AN ORDINANCE ENACTING A NEW CHAPTER 510 OF THE OF THE CODIFIED ORDIANCES OF THE CITY OF WILLOWICK ENTITLED “NUISANCE ABATEMENT.”

MISCELLANEOUS

14. Motion authorizing a Liquor Permit to Alfredos Market, LLC, located at 30575 Euclid Ave, Willowick, OH 44095.

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)*

ADJOURNMENT



City of Willowick
CITY COUNCIL REGULAR MEETING

Tuesday, November 18, 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

The meeting was called to order at 6:31 p.m. by Council Clerk Moran.

PLEDGE ALLEGIANCE

INVOCATION

ROLL CALL OF COUNCIL

1. Nominations for President Pro Tempore for Tonight's Meeting.

MOTION: Ms. Antosh motions to appoint Mr. Mohorcic as President Pro Tempore for tonight's meeting. Mr. Malta second.

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

APPROVAL OF MINUTES

2. Motion to approve the Minutes from the Regular Council Meeting of October 21, 2025.

MOTION: Ms. Antosh motions to approve the Minutes. Ms. Bisbee second.

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

Motion carried. Minutes approved.

APPOINTMENTS, SPECIAL RESOLUTIONS & PROCLAMATIONS

3. Motion to confirm the Mayoral appointment of Goran Vrhovac and Patrick Mohorcic as members of the Tax Incentive Review Council for a term of two years commencing January 1, 2025.

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

Mayor Vanni says this committee is made up of 5 and the 2 that are being asked for the vote today are the Mayor appointments. The 3 go to the Lake County Commissioners for appointment. Joe Kelbach, Molly Henderson, and Natalie Antosh are those three.

Ms. Bisbee says she believes that should be 2026 not 2026.

Law Director Gwartz said previous term expired 2024 so their term would have started Jan 1.

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

Motion carried. Appointment approved.

ADMINISTRATIVE APPEALS

REPORTS & COMMUNICATIONS FROM THE MAYOR/SAFETY DIRECTOR

Mayor Vanni thanks the residents for passing the two levies at the last election. On Ordinance 2025-46 is for an appropriation for the opioid fund. He thanks the police chief. They are adding an SRO from Kirtland. He does it for Eastlake North. The money that we received from the state is only for certain things. We will now have an officer pretty much 5 days per week. The school pays his salary but this is for his gear. Our guys volunteer there and we have coverage 2 days per week right now.

He says the property tax keeps changing every week with something. The County Commissioners agreed to double the homestead exemption for everyone in the County and also for the owner occupancy exemption to provide relief. We had a big meeting with every municipality. This means that we will probably collect about \$403,000 less in property taxes next year. On the plus side, it does give residents some relief.

At the next Council meeting, he is going to ask Council for authorization to sell a vacant lot on E 328th. There was a house there and it was sold to the Land Bank and torn down. At the time, there was about 42,000-43,000 in delinquent taxes. We were under the impression that those would be assumed. After researching last month, we have it free and clear. He would like to sell that lot. Currently we cut the grass on it. There was a house on there before. That will be on the December 2 agenda.

Also, there is a lot going on at the State level. HB 96 for cyber security was passed. We have a good policy in place but this house bill wants it updated to do a bit more so he, Mandy, and Goran are going through that right now to get it into compliance. Goran, Tom, and himself will be at a State of Ohio training. They will be meeting December 2. Goran also set up a meeting pertaining to grants to try to update computers and software.

The one big thing Council needs to know right now pertaining to this law, is that if there is an attack, any payment of ransom has to be approved by City Council. That is one of the new provisions that directly affects Council.

He met with the Vine Street Corridor last week. Verdantas won the bid for that. New lighting and landscaping for Vine Street. Laketrans, Eastlake, and himself were on a call with NOACA. They got a 1.5 million grant in 2021. They have another 1.5 million grant up. They gave a presentation on it about a week and a half ago. Should know first quarter of 2026. Presentation went well. Laketrans is really helping them out on this.

Lastly, tax review board. We need to have 3 residents on that board. We have had it on our facebook page for a month and only one person applied. Chief Lazer agreed to be on it. He appoints one and Council approves 2. We want that sorted out by December 2. If you know someone interested, please let him know.

He wishes everyone a great Thanksgiving.

COUNCIL DISCUSSION OF THE MAYOR'S REPORT

Ms. Antosh asks if one of those residents can already be on a Willowick board already?

He says yes the only restriction is that they cannot be an elected official, doing business in the City, nor an employee of the City.

GENERAL COMMUNICATIONS & REPORTS – Directors & Officials

Service Director – Todd Shannon

He submitted his report electronically yesterday. They are on their third rounds in the City for leaf collection and will continue to go around as long as they can, weather permitting. Guys have been working at the Fire Department. Snowmen have been put up on Vine, lights on Fire Department. He has a motion on the agenda for relocating the telephone pole in the back to make room for the parking lot addition.

Ms. Bisbee asks about the E 305/Marginal sign.

He says yes that is being made right now.

She asks about the flashing signs... ready to order?

He ordered them two days ago.

Recreation Director – Julie Kless

They are working on the holiday events and will start decorating next week. December 6 9 am-2 pm craft fair at Manry. Winter Wonderland program breakfast with Santa 8:30- 12. There is a motion for them on the agenda for Barker Family Entertainment. This is for the inflatables for next year's 250 year celebration.

City Engineer – Tim McLaughlin

He sent out a report this afternoon. On tonight's agenda there is a motion to approve the pavement striping for the City. Estimate was right around \$100,000 and came under. E 305 sewer resurfacing project through ODOT is currently out for bid through the State. We sent just under 1 million commitment. Should know in about 2 weeks or so.

Finance Director – Goran Vrhovac

He has a few items on the agenda. #5, this is who provides our electrical. We have been partnered with them for the last 30 months and this is just a renewal. The Mayor and himself discussed waiting longer but seems that it just keeps increasing in price. #7, this is the product that protects our email cyber security, SHI is the vendor. We have used them for quite some time. Legislation OR 2025-45 the ordinance in the agenda is accurate, the section on the agenda is not accurate. Should be 11.2655. Where it says such use charge rate, should be 90.1261. Those are accurate in the actual Ordinance in the packet, but not the title section.

Law Director – Mandy Gwartz

No report, but open for questions.

Mr. Malta says he thinks Sean handed to her about the blinding light on Bruce.

She says yes we cannot find an Ordinance that it violates. We had a similar incident recently. We sent a letter trying to get them to be neighborly trying to resolve the issue, but her understanding is there was no change.

Mr. Malta says what about under nuisance?

She says that would be difficult because there is nothing in that ordinance about excessive light.

He says maybe he will try to find something that would catch this.

She says some cities do have ordinances for these restrictions, but usually dealing with outdoor lighting.

He thanks her for taking care of that.

She says they have tried mediating the issue but it does not seem to be getting anywhere.

Mr. Phares asks if Charlie can explain the problem.

Mr. Malta says they have a painters light in the upstairs window shining directly on the doorway of their neighbor and it is blinding.

Mr. Malta and Mr. Phares say you can't miss it.

Mr. Malta thanks the police chief for stopping there as well as Lt. Lawrence.

Police Chief – Rob Daubenmire

He emailed his report and is open for questions.

Fire Chief – Bill Malovrh

He emailed his report and is open for questions.

Ms. Antosh asks, on his report, those numbers compared this year to last year and 2023 and 2024, a huge difference... what are these extra calls?

He says they are just busier, it's a variety. If you take out the two storms from last year, we are above that rate even more, that accounts for about 150 calls.

Chief Housing/Zoning Inspector – Sean Brennan

Open for questions.

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)

Laura Smirdell, 30335 Lakeshore, happened to stop by. She just heard the tail end of lights shining in windows. We have big bright lights from Be Smoothie Café that shines right in her window. Let it go.

She thought she would mention that. Because it is a commercial entity, maybe it doesn't matter.

Speaking of traffic, she asks the December 1 supposed reconstruction of the Lakeshore sewers that were in the Courier. Is that supposed to take place? And how will this affect driveways?

Michelle Kurocy, 34031 Willowick Dr, has been living there since 2009. She had new neighbors move in. They leave their animals, their dogs, outside 24 hours a day from August until this week. Roughly this week they have been bringing them in after speaking with Police. During the summer months, she was just monitoring things to see how they were going. They have a back porch. Ms. Antosh has a photo of the back patio where the little dog lays on the couch and the big dog lays on the ground. The homeowners seem like nice people. Their feelings are that their dogs are used to being outside dogs. She finds that hard to believe. When we had our first bad storm about a month ago, windy rainy and icy, the dogs were outside. The homeowner tossed them treats from the back door. She had given them a bunch of treats that her dog couldn't handle. The dogs were scratching at the door trying to come in and he

would not let them in. A tree branch fell and they were scared. They have since been utilizing the garage. They also have a dog house that they will not utilize. She also mentioned to the homeowner that maybe the larger dog has fleas. She is an older dog and the cold weather is hard on joints. They were not fleas, but ants instead. They do not have licenses for these dogs. When she called police department, she was told to call the Warden and Humane Society. The Warden says they do not handle those things. The home is completely black and dark for several days lately and the dogs were outside in the dark lately. A relative stated that they were out of town and that he was coming there in the morning to let the dogs out and they were in the house in the evening. They were outside all day with no homeowner present. When anyone spoke regarding this issue, they answered with the ring doorbell saying someone was coming over. The one dog doesn't seem to like to come inside for certain people. She doesn't know whether they are keeping them in pens in the home.

Mr. Mohorcic asks her what is her question?

She says she wants to know if there is an ordinance for that? What can be changed? They are not the only ones.

Terry Perkarcic, 603 E 305th street, has lived here for 30 years. She has been involved in dog rescue for 15 years. She has worked with various law enforcement agencies for dog rescue. Michelle is her friend who made her aware of the situation. She called police and an officer went out, who stated that the dog had shelter. Common sense should say in extreme weather that that is not adequate shelter. She called Lake Humane and filed a report. The officer called her back and said they will talk to them. Ohio Law regarding dogs is outdated. They suggested working with City Council to update these Ordinances to help these dogs. She runs a German Shepherd rescue. She wouldn't let them sleep outside. We have the resources to improve things. Please update the Ordinance to be more specific. She gave Antosh and Phares samples of other City's ordinances.

Mr. Mohorcic defers to Sean regarding the Be Smoothie sign.

Sean says he has driven by there at night, he does not know where the light is coming from. He has not gotten other complaints in regards to that. He thinks this resident may have complained a while back, but he thinks it was an issue with the light being there.

Mr. Mohorcic asks if it is in compliance? Is there an Ordinance we can enforce?

Sean says no, no Ordinance at the moment.

Todd says it is not sewer, it is Lake County Water. They have to replace the water main. It is not our project and they will notify you, but you may have interference with your driveway. He suggests calling them if needed, but that they should send a letter notifying her. It should be minimal disruption.

She thought the Courier mentioned the City workers would be involved?

Todd says no, it is a private company working for Lake County Water.

She says back to the sign, is there going to be further research.

Mr. Mohorcic says Planning could look at it. Mr. Phares is our Council rep. They will discuss and research the policy with the Law Director before bringing it to Council.

Mr. Mohorcic asks the Police Chief or Law Director to discuss the dogs.

Law Director Gwartz says our Ordinance follows the state. She doesn't think being more descriptive is a bad idea, but we have to be careful becoming more strict than state law because that is unconstitutional.

She has not yet read the police report on what they discovered on the property, but they were following up.

Chief Daubenmire says we are restricted. We went above and beyond and entered the back yard to ensure they had shelter and water. We can only enforce what is written.

They ask him to define proper. This is where other cities have become more specific. State Law has a provision for extreme temperatures. She is happy if the police going there has knocked some sense into them. Why do they even have them? What are we allowing in our City? You have the ability to make it more specific as far as adequate shelter. A blanket in the garage is worse. It is proof that the garage is just as cold as the outside. An 8 lb dog... how long will it live like that? Had a situation in Euclid where an officer checked on a dog and it died anyway. She is not going to stop pushing for this. She supplied videos and local Ordinances. She works with officers in Mentor. Lake Humane helps them all the time. Can you imagine?

The other resident asks if every time they bark at night if this is it and a coyote is getting them. There's also a rat problem in the City.

Mr. Mohorcic says he is going to place this in Safety Committee. Same process. Mr. Phares is the chairman, send over examples from other Cities that may be helpful. It needs to go through this process.

Mr. Malta asks Michelle if there is any constant barking? Like maybe a half hour worth? Our ordinance is maybe 20 minutes.

She says no, the only time they are really barking is if they see another dog walk by.

Mr. Phares says in the nuisance ordinance being presented tonight does have a cruelty to animal portion.

REPORTS OF STANDING COMMITTEES

Finance – Bisbee, Mohorcic, Antosh

Safety – Phares, Malta, McFarland

Mr. Mohorcic says we ask for him to review 505 regarding dog shelters.

Mr. Phares says there are a lot of options for temperature and time limits.

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

Streets, Sidewalks & Sewers – Mohorcic, Bisbee, Malta

Tax Compliance – McFarland, Antosh, Phares

Moral Claims – Antosh, Phares, Koudela

Budget – Mohorcic, Koudela, Bisbee

LIAISON REPORTS

Planning – Phares/Alternate Antosh

Mr. Mohorcic says maybe planning can discuss the lights for both residential and commercial.

Board of Zoning Appeals – McFarland/Alternate Koudela

Volunteer Fire Fighters' Dependents Fund Board – Antosh, Phares

Ms. Antosh says we need to vote for the new board for 2026. We need 2 from Council, 2 from Fire Department, and one resident. She would like to stay on the board and so would Dave Phares unless there is someone else.

MOTION: Mr. Malta motioned to confirm the reappointment of both Ms. Antosh and Mr. Phares to the Volunteer Fire Fighters' Dependents Fund Board. Ms. Bisbee second.

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

Recreation Board – Bisbee/Alternate Phares

Plan Review Board – Antosh

FUND TRANSFERS & BID AUTHORIZATIONS

CONTRACT APPROVALS

4. Motion authorizing the Mayor to enter into a contact with JD Striping & Services, Inc. for the 2025 Striping Program in the amount of \$88,727.75.

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

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

Motion carried.

5. Motion authorizing the Mayor to enter into a 24 month term contract with DYNEGY ENERGY SERVICES EAST, LLC on behalf of the City of Willowick for a period beginning October 1, 2026 and ending October 1, 2028.

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

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

Motion carried.

6. Motion authorizing the Mayor to enter into a contract with Barker Family Entertainment for a total of One Thousand Five Hundred Ten Dollars (\$1,510.00) for the 250th Year Celebration and the Time Capsule Event set for July 4, 2026.

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

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

Motion carried.

7. Motion authorizing the Mayor to enter into contract with Barracuda for 12 months and authorizing the Finance Director to enter into a contract with SHI to continue email cyber security protection.

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

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

Motion carried.

INTRODUCTION & CONSIDERATION OF LEGISLATION

8. ORDINANCE NO. 2024-45:

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 \$10.5285 PER 100 CUBIC FEET OF WATER, ESTABLISH A MINIMUM QUARTERLY BILLING FOR SUCH USE CHARGE RATE OF \$84.23 PER 800 CUBIC FEET OF WATER, OR PART THEREOF.

First reading.

9. ORDINANCE NO. 2025- 46 (Amended):

AN ORDINANCE AMENDING ORDINANCE 2025- 13 TO PROVIDE FOR ADDITIONAL APPROPRIATIONS FROM THE General Fund (101); Senior Citizens Center Fund (220); OneOhio Opioid Fund (229); 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 3-day rule and approve the amendment. Ms. Bisbee second.

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

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

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

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

Mr. McFarland thanks the Chief for finding these resources. He feels it helps protect the students and community as a whole.

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

Motion passed. Legislation approved.

10. ORDINANCE NO. 2025-47:

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

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

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

Motion passed. Legislation approved.

11. ORDINANCE NO. 2025- 48:

AN ORDINANCE ENACTING A NEW CHAPTER 510 OF THE OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOWICK ENTITLED “NUISANCE ABATEMENT.”

First reading.

MISCELLANEOUS

12. Motion to authorize a purchase order to Cleveland Electric Illuminating in the amount \$13,004.44 for the relocation of a power pole at City Hall for the new parking lot.

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

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

Motion carried.

13. Motion authorizing the temporary appointment of Gretchen Kless as the City Senior Center Coordinator for a term to commence on December 15, 2025 and to end on February 20, 2026. The temporary appointment is not to exceed forty (40) hours per week. The City shall pay Gretchen Kless while she is temporary Senior Center Coordinator a rate of \$22.00 an hour.

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

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

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)

Michael Cupp, a Knobel Rd. resident, says the rates are going up and up. About a year ago, there was a sewer fund that got absorbed into the general fund. What was that? Also, Wickliffe pushed back to Euclid on the increases. What is the worst that could happen? He pays the minimum which is more than double what he paid in the 40 years he has lived here and that is with one person in his home.

Mr. Mohorcic says he will address it first. When there was a sewer fund and a general fund. The general fund used to subsidized the loss of the sewer fund. Currently we do not subsidize that so we can put it to fire and safety. This year Euclid increased their rates. We are increasing the homestead exemption. We did push back with Wickliffe as well. It sort of went nowhere to be honest. A lot of the stuff that we have done, we did early. Wickliffe is looking at a 15% increase this year and 15% next year too. We are looking at single digits for the next couple years because we did some things in advance. He believes

Wickliffe had a \$400,000 from the general fund to the sewer rate fund. Unfortunately every community that uses Euclid's treatment plant is going through the same thing we are.

Mayor Vanni says we did push back 2 years ago. We have been to their Council and Committee meetings. Euclid is passing it on, but this is an EPA and Federal problem. The EPA is mandating things that require updates. As a result of our push back, we asked them to reconsider what they were going to do and they did that. In 2023 they raised the rates 25%. It came late. We all had a big meeting with them and heard them out. You cannot surprise a City with an increase like that 2 months before the budget gets passed. They were going to raise it 14.6% in 2024. In 2025, they were looking at 16-17%. We asked them, we understand what is going on, but we can only absorb so much. They agreed 8.99% in 2025, 9.09% in 2026, 90.03% in 2027. Not great but a lot better than what we were looking at. And that was us... The City of Willowick going and doing that. He has personally sat down with Joyce, a rep from Husted, State Reps... written letters as Council and Mayor. Wickliffe has written letters. The biggest thing going on is sewer rates. The EPA comes in, we all want clean water, but they don't look at the community's ability to pay. We pay about 3 million a year to Euclid to have the water cleaned. He heard the rumor about Wickliffe fighting back and getting a lower rate, he says with 100% certainty that that is not true and not possible. We got a little ahead of the curve. We didn't raise rates in 10 years. It's a fair argument maybe we should have raised a smaller percentage each year. We are going to keep fighting and talking to our reps. That rumor about Wickliffe is not true and not possible.

Mr. Malta says Hearts and Hammers fall clean up is this Saturday. Unsure how many houses so far. Lots of sign ups occurring. If you want to come out, it's a feel good situation to help clean up leaves and whatnot at a senior's home who cannot do it. He spoke to the football team twice to get help.

ADJOURNMENT

Mr. Mohorcic calls for a Motion to Adjourn the Meeting.

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

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

Motion carried. Meeting Adjourned at 7:35 p.m.

Clerk of Council

Council President

Date

3



* 2 0 1 7 R 0 2 7 5 4 0 5 *

2017R027540

LAKE COUNTY OHIO
RECORDED ON
10/12/2017 09:59:21AM

BECKY LYNCH
LAKE COUNTY RECORDER
REC FEE: \$0.00
PAGES: 5



BECKY LYNCH
LAKE COUNTY RECORDER

(440) 350-2510
EASTERN LAKE COUNTY

(440) 350-5940
FAX

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WESTERN LAKE COUNTY

This cover sheet is a permanent addition to the original document and MUST be retained with the document that was filed and/or recorded.

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- Time Filed
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- Number of pages recorded

FILED
 IN THE COURT OF COMMON PLEAS
 LAKE COUNTY, OHIO

IN RE: 2013 JUL -5 P 1:17
 FORECLOSURE OF LIENS

Plaintiff

MAUREEN G. KELLY)

LAKE CO. CLERK OF COURT

vs.

PARCELS OF LAND
 (CHERYL D. BLARE)

Defendant

CASE NO. 10CF001095

JUDGE RICHARD L. COLLINS JR.

AMENDED

CONFIRMATION ORDER

TRANSFERRING TO THE

CITY OF WILLOWICK AS AN

ELECTING SUBDIVISION

(PARCEL NO. 28A-0451-00-11-0)

This matter came on for hearing on the motion of plaintiff, Lake County Treasurer, to transfer from, Cheryl D. Blare, to the City of Willowick, the property described in plaintiff's complaint as:

See Exhibit A attached and incorporated herein.

Permanent Parcel No. 28A-0451-00-11-0

The Lake County Prosecutor has certified to this Court that the property had been offered for sale twice and not sold for want of bidders but that the City of Willowick, as an electing subdivision, has chosen to obtain said property.

Given the compliance with statutory requirements, this Court finds said Motion well taken and that it ought to be granted.

WHEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED that, pursuant to R.C. 5722.04, this Court grants plaintiff's motion and transfers the above described property from the owner, Cheryl D. Blare as named in plaintiff's complaint to the City of Willowick, and a copy of this order transferring the subject property shall be certified to the County Auditor. The Sheriff is ordered to prepare a deed to the City of Willowick and deliver it to them. The City is ordered to record the deed within ten days of receipt and pay the costs of recording.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that, as of the date of certification, the right, title, claim and interest of the former owner, Cheryl D. Blare shall be transferred to and vested in the City of Willowick, to be disposed of in

This Conveyance has been examined
 and the Grantor has complied with
 Section 319.202 of the Revised Code.

FEE \$

EXEMPT

Edward H. Zupancic, County Auditor

TRANSFER NOT NECESSARY

10/12 20 17
 Edward H. Zupancic
 Lake County Auditor

By MAP
 Deputy Auditor

COL 2126 PAGE 0215

accordance with R.C. Chapter 5722.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the Clerk of Courts shall certify to the County Auditor the amount of those costs which remain unpaid in this matter, pursuant to R.C. 5721.19(C)(2)(a). At the next semiannual apportionment of real property taxes that occurs following any such certification, the auditor shall reduce the real property taxes that he otherwise would distribute to each taxing district. In making the reductions, the auditor shall subtract from the otherwise distributable real property taxes to a taxing district an amount that shall be determined by multiplying the certified costs by a fraction of the numerator of which shall be the amount of the taxes, assessments, charges, penalties, and interest on the parcel owed to that taxing district at the time the parcel was first offered for sale pursuant to this section, and the denominator of which shall be the total of the taxes, assessments, charges, penalties, and interest on the parcel owed to all taxing districts at that time. The auditor promptly shall pay to the clerk of the court the amounts of the reductions. The clerk shall include the judicial title report as costs. The cost of this judicial report has been paid by plaintiff and is to be reimbursed as part of the costs to the Lake County Prosecutor's DTAC account.

The Auditor is ordered to abate all taxes, assessments, penalties and interest from the tax duplicate and certify said amount to the City of Willowick and keep a record thereof in the official records in the Auditor's Office, including the proportion due each taxing district.

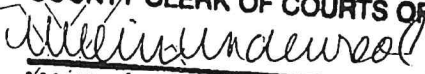
City of Willowick is ordered to meet the duties of R.C. 5722.06. Any resale must meet the requirements of R.C. 5722.07 and be sold for "fair market value." The City is ordered to provide full appraisal of said property to the Auditor upon sale of the property as proof of the value. This requirement may be waived by presenting written approval from the legislative authority of the taxing districts entitled to share in the proceeds from the sale of the subject property. Upon any sale, proceeds shall be distributed as required under R.C. 5722.08. The City shall also keep all taxing districts having an interest informed as required under R.C. 5722.09 and otherwise comply with R.C. 5722.09. The City is ordered to offer the property for sale as required under R.C. 5722.13, and to meet all other requirements of R.C. Chapter 5722.

THE SHERIFF IS ORDERED TO INCLUDE THE LANGUAGE IN THE PRIOR
PARAGRAPH ON HIS DEED.

IT IS SO ORDERED.


JUDGE RICHARD L. COLLINS, JR.

I CERTIFY THIS TO BE A TRUE COPY OF
THE RECORDS ON FILE IN THE LAKE
COUNTY CLERK OF COURTS OFFICE.


MAUREEN G. KELLY, CLERK OF COURTS

DEPUTY

VOL 2126 PAGE 0217

Russell J. Meraglio, Jr., Administrator WWA
of the estate of Holmes Melvin Bowden, deceased, et al
PPN: 28A-0451-00-110
483 East 328th Street
Willowick, Ohio 44095

Order No. 1003012T
Policy No. 39-PJ 78992

First American Title Insurance Company

Schedule A

Description of Land

Situated in the City of Willowick, County of Lake and State of Ohio: And known as being Sublot No. 451 in Permanent Homes Subdivision of part of Original Willoughby Township Lot Nos. 4 and 5 as shown by the recorded plat in Volume F of Maps, Page 64 of Lake County Records, as appears by said plat.



RESOLUTION NO. 2025-60**A RESOLUTION DECLARING THE REAL PROPERTY OWNED BY THE CITY OF WILLOWICK, LOCATED AT 483 EAST 328TH STREET, WILLOWICK OHIO, NO LONGER NEEDED FOR PUBLIC USE; AUTHORIZING THE MAYOR TO LIST THE PROOPERTY FOR SALE IN ACCORDANCE TO THE OHIO REVISED CODE AND DECLARING AN EMERGENCY.**

The City Council of Willowick, Lake County, Ohio has determined that the land known as 483 East 328th Street, Willowick, Ohio, and particularly described as follows:

Situated in the City of Willowick, County of Lake and State of Ohio: And known as being Sublot No. 451 in Permanent Homes Subdivision of part of Original Willoughby Township Lot Nos. 4 and 5 as shown by the recorded plat in Volume F of Maps, Page 64 of Lake County Records, as appears by said plat.

Is no longer needed for public purposes.

Therefore, it is resolved by the City Council of Willowick, Lake County, Ohio, that the land has no public use.

It is further resolved by the City Council of Willowick, Lake County, Ohio, that the Mayor is authorized to list the property for sale pursuant to the requirements of the Ohio Revised Code and the Lake County Common Please Court Order of July 5, 2013 which transferred the property to the City of Willowick.

It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.

This Resolution is hereby declared to be an emergency measure necessary for the immediate preservatons of the public peace, health and safety of the City and to enable the City to continue to provide for the health, safety and general welfare of its residents; wherefore, this

Resolution shall be in full force and effect from and immediately after its adoption and approval by the Mayor.

PASSED: _____, 2025

Monica Koudela, President of
Council

SUBMITTED to the Mayor for his
approval on _____, 2025

APPROVED by the Mayor on
_____, 2025

Michael J. Vanni, Mayor

Alyssa Moran, Clerk of Council

ORDINANCE NO. 2025 - 49 (Amended)

AN ORDINANCE AMENDING ORDINANCE 2025-13 TO PROVIDE FOR ADDITIONAL APPROPRIATIONS FROM THE General Fund (101); SCM&R Fund (202); State Highway Fund (203); Security Deposit Refunds (802); 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.

SECTION 1. Be it ordained by the Council of the City of Willowick, State of Ohio, that to provide for the current expenses and other expenditures of said City of Willowick during the calendar year ending December 31, 2025, that the following sums be and they are hereby set aside and appropriated as follows:

SECTION 2. That there be appropriated from the General Fund:

GENERAL FUND

<u>Police Department</u>		
Wages-Overtime	101.100.5199	1,000.00
<u>Total Police Department</u>		1,000.00
<u>Recreation Department</u>		
<u>Other</u>		
Wages-Leisure-Regular	101.303.5150	2,000.00
Wages-Ball Diamond	101.303.5153	400.00
Wages-Secretary	101.303.5191	100.00
<u>Total Recreation Department</u>		2,500.00
<u>Building Department</u>		
<u>Other</u>		
Wages-Director/Chief	101.401.5120	120.00
<u>Total Recreation Department</u>		120.00
<u>Mayor's Department</u>		
<u>Other</u>		
Wages-Mayor	101.701.5105	10.00
<u>Total Mayor's Department</u>		10.00
<u>Finance Department</u>		
<u>Other</u>		
Wages-Finance Staff	101.702.5160	2,100.00
<u>Total Finance Department</u>		2,100.00
<u>General Government Department</u>		
<u>Other</u>		
Wages-Council Salaries	101.705.5110	10.00
<u>General Government Department</u>		10.00

TOTAL GENERAL FUND:**5,740.00****SECTION 3.** That there be appropriated from the Security Deposits Fund:**Security Deposits Fund****Other**

Deposit Refunds	802.711.5970	2,100.00
Unclaimed Funda	802.711.5972	1,080.00
Total Security Deposits Fund		3,180.00

TOTAL Security Deposits Fund:**3,180.00****SECTION 4.** That there be appropriated from the SCM&R Fund:**SCM&R Fund****Other**

Maintenance & Repair	202.601.5564	(15,000.00)
Total Security Deposits Fund		(15,000.00)

TOTAL SCM&R Fund:**(15,000.00)****SECTION 5.** That there be appropriated from the State Highway Fund:**State Highway Fund****Other**

		1,080.00
Road Salt	203.601.5465	15,000.00
Total State Highway Fund		15,000.00

TOTAL State Highway Fund:**15,000.00****TOTAL ALL FUNDS****8,920.00****SECTION 6.** That the Finance Director is hereby authorized to make expenditures or payments from any of the**SECTION 7.** All formal actions of this Council concerning the passage of this Ordinance were adopted in an open**SECTION 8.** That the Clerk of Council be and she is hereby requested to deliver a certified copy of this Ordinance to**SECTION 9.** That this Ordinance is hereby declared and determined to be an emergency measure necessary for the**PASSED:** _____, 2025Submitted to the Mayor for his approval
on _____, 2025_____
Council President**Approved by the Mayor on****ATTEST:**

_____, 2025

Clerk of Council_____
Mayor

ORDINANCE NO. 2024-45 (Amended):

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 \$11.2655 PER 100 CUBIC FEET OF WATER, ESTABLISH A MINIMUM QUARTERLY BILLING FOR SUCH USE CHARGE RATE OF \$90.1261 PER 800 CUBIC FEET OF WATER, OR PART THEREOF.

WHEREAS, Section 921.08 (b)(1) of the Codified Ordinances of the City of Willowick sets a use charge rate from which every person, firm or corporation whose lots, lands or premises served by a connection with the sanitary sewerage system of the City shall pay for discharging sewage; and

WHEREAS, the Administration and Council of the City of Willowick have been advised of the need to amend Section 921.08(b)(1) to provide for a revised use charge rate and a minimum quarterly billing based on that revised use charge rate for sanitary service in the City.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILLOWICK, COUNTY OF LAKE, AND STATE OF OHIO:

SECTION 1. That 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”, is hereby amended to read and provide as follows:

921.08 SANITARY SEWER RENTAL RATES.

(a) There is hereby established a charge for the use of the sanitary sewerage system upon all lots, lands and premises served by a connection with the sanitary sewerage system of the City which charge shall be in addition to any revenues received by a levy of taxes or assessments on the tax duplicated for sewer purposes.

(b)(1) Commencing ~~November 21, 2024~~ **January 1, 2026** every person, firm or corporation whose lots, lands or premises are served by a connection with the sanitary sewerage system of the City shall pay for discharging sewage, industrial wastes, waste or other liquids either directly or indirectly into the sanitary sewerage system, a sewer rental charge based upon the quantity of metered water used in or upon such lots, lands, or premises and such charge shall be determined as follows: Each 100 cubic feet of water, or part thereof, measured through any one water meter, at the use charge rate of ~~Ten Dollars and .5285 Cents (\$10.5285)~~ **Eleven Dollars and .2655 Cents (\$11.2655)** and the minimum quarterly billing for such use charge rate shall be ~~Eighty-Four Dollars and .23 Cents (\$84.23)~~ **Ninety Dollars and .1261 Cents (\$90.1261)** per 800 cubic feet of water, or part thereof per quarter.

Each person qualifying for and enrolled in the Lake County Department of Utilities Water Discount Program shall additionally receive a forty percent (40%) discount on sewer consumption, up to a maximum of ~~Twenty-Five Dollars and .27 cents (\$25.27)~~ **Twenty-Seven Dollars and Eighty Cents (\$27.80)** per quarterly billing cycle; such discount shall be implemented as soon as practicable by the Lake County Department of Utilities, subject to its billing operation updates.

(b)(2) The Finance Director...

* * *

Section 2. The existing Section 921.08 of the City's Codified Ordinances is hereby repealed in that said Section to the extent inconsistent herewith is superseded by this legislation.

Section 3. All formal actions of this Council concerning the passage of this Ordinance were adopted in an open meeting, and that all deliberations of this Council, or any of its Committees, which resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Chapter 107 of the Codified Ordinances and Section 121.22 of the Ohio Revised Code.

WHEREFORE, this Ordinance shall be in full force and effect immediately upon its passage by Council and approval by the Mayor.

Adopted by Council: _____, 2025

Monica Koudela, Council President

Submitted to the Mayor: _____, 2025

Michael J. Vanni, Mayor

Approved by the Mayor: _____, 2025

ATTEST: _____
Alyssa Moran, Clerk of Council

ORDINANCE NO. 2025- 48

AN ORDINANCE ENACTING A NEW CHAPTER 510 OF THE OF THE
 CODIFIED ORDINANCES OF THE CITY OF WILLOWICK ENTITLED
 “NUISANCE ABATEMENT.”

WHEREAS, the residents of the City of Willowick have been adversely affected by criminal activity that occurs repeatedly at, or originating from, certain residential or commercial properties in the City; and

WHEREAS, repeated violations of law stemming from a single property place an undue burden on the City’s safety resources, and therefore, an undue burden on taxpayers; and although most property owners take responsibility for activities on their property, some property owners fail to take aggressive action, or any action at all, to deal with such nuisance activities by people whom they have allowed to live at, or visit, or conduct business at their property; and

WHEREAS, such repeated criminal activities greatly interfere with the comfortable enjoyment of life and property for the neighbors of such nuisance properties, and lead to the deteriorations of neighborhoods and the City as a whole, as responsible property owners lose property value and move out of neighborhoods and/or the City where such activity recurs; and

WHEREAS, the City of Willowick has declared by ordinance and listed a number of activities and conditions as nuisances, and has set forth administrative steps in order to identify the properties that allow nuisance activities to occur and to allow the City to recoup the costs of City services rendered; and

WHEREAS, this Council determines that changes need to be made to the existing Criminal Nuisance Ordinance to ensure the enforceability of this provision. Now therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILLOWICK, THE
 COUNTY OF LAKE AND STATE OF OHIO:

Section 1. That new Chapter 510, titled “Nuisance Abatement,” is hereby enacted to read as follows:

510.01 DECLARATION OF NUISANCES.

(a) **Definition of Nuisance Activity.** The following activities occurring either on residential or commercial property, or within 1,000 feet of the property line of said residential or commercial property, and engaged in by an owner, or the owner's agent, or, the owner's lessee, occupant, invitee or the person or entity in charge of said residential or commercial property (including individual apartment and condominium units) are hereby declared to be public nuisances:

(1) Any animal violations under Sections 505.01 (dogs running at large), 505.13, 505.15 and 505.20 (animal noise, excrement and biting), 505.14 or Chapter 506 (dangerous, nuisance or vicious animals), 505.05 (killing or injuring animals), 505.07 (cruelty to animals) of the Codified Ordinances;

(2) Any disorderly conduct disturbance of the peace or other violation of Chapter 509 of the Codified Ordinances;

- (3) Any drug abuse violation under Chapter 513 of the Codified Ordinances;
 - (4) Any noise violation under Chapter 515 of the Codified Ordinances;
 - (5) Any gambling violation under Chapter 517 of the Codified Ordinances;
 - (6) Any health, safety, or sanitation violation under Chapter 521 or 961 of the Codified Ordinances;
 - (7) Any littering or deposition of waste under Section 521.08 of the Codified Ordinances;
 - (8) Any obstruction of official business violation under Section 525.07 of the Codified Ordinances;
 - (9) Any alcohol violations under Chapter 529 of the Codified Ordinances or under Chapter 4301 of the Ohio Revised Code;
 - (10) Any sex offenses under Sections 533.05 (public indecency), 533.08 (procuring), 533.09 (soliciting) or 533.10 (prostitution) of the Codified Ordinances;
 - (11) Any offenses against persons under Chapter 537 of the Codified Ordinances except Sections 537.055 (menacing by stalking) and 537.14 (domestic violence);
 - (12) Any offenses against property under Sections 541.03 (criminal damaging or endangering) or 541.04 (criminal mischief) of the Codified Ordinances;
 - (13) Any theft violation under Sections 545.05 (petty theft), 545.08 (unauthorized use of property), of the Codified Ordinances;
 - (14) Any weapons, explosives, firearm or handgun violation under Chapters 549 of the Codified Ordinances;
 - (15) Any fireworks violation under Section 549.10 of the Codified Ordinances;
 - (16) Any false alarm call which is defined for the proposes of this chapter as being an emergency call by an alarm company triggered by either an automated or manual alarm activation which, after investigation by the Division of Police it is determined that there is no need for criminal investigation and that the alarm activated for some other reason.
 - (17) Any false alarm call which is defined for the purposes of this chapter as being an emergency call by an alarm company triggered by either an automated or manual alarm activation which, after investigation by the Division of Fire it is determined that there is no need for fire protection or investigation and that the alarm activated for some other reason.
 - (18) Any offense that is a felony under the Ohio Revised Code.
- (b) For purposes of subsection (a), the occurrence of a nuisance activity means either a citation has been issued, or an arrest has been made, or a conviction has been obtained, or a City Department, including, but not limited to, Police, Fire, Animal Control, or Building, has documented the activity in lieu of arrest or citation.

(c) **Initiation of Nuisance Declaration Process.** The Director of Public Safety or his or her designee, upon finding that two or more nuisance activities or any one felony as outlined in subsection (a) have occurred within a twelve-month period, may cause a written notice and order to be served on the owner of the property. The notice shall declare that if a third nuisance activity, or any additional felony as outlined in subsection (a) hereof occurs within a twelve-month period of the first nuisance activity, such property shall be declared a nuisance property. The notice and order shall set forth the nature of the nuisances and the estimated costs to abate any future nuisance and shall state that the owner may avoid being charged the costs of abatement by taking steps to prevent any further nuisance activity as set forth in this section. The notice shall further state that the City may abate the nuisance by responding to the activities using administrative and law enforcement actions and the costs of such abatement shall be assessed on the nuisance property as set forth in subsection (g). Notice shall be served pursuant to the Ohio Rules of Civil Procedure.

(d) **Nuisance Declaration.** If a third nuisance activity as declared in this section, or any additional felony, occurs within twelve months after the first of the two nuisance activities referred to in subsection (c), the Director of Public Safety or his or her designee may declare the property to be a nuisance under this chapter. Once a property has been declared a nuisance then any subsequent occurrence of any activity listed in subsection (a) may cause another nuisance declaration. The cost of responding to the nuisance activity shall be assessed on the nuisance property. The nuisance declaration may come before or after the City has incurred the response costs. The costs shall be calculated as set forth in subsection (g) hereof. The City shall provide notice to the owner of the nuisance property to pay the costs of abatement at least thirty (30) days before such costs are certified to the County Auditor for assessment against the property, and such notice shall contain a description of the nuisance activity that is the basis for the notice of intent to assess the property, and the cost to abate. If the same is not paid within thirty (30) days of the mailing of the notice, such amount may be certified to the County Auditor for collection as other taxes and assessments are collected, or the City may seek recovery of such costs by civil action. Notice shall be served pursuant to the Ohio Rules of Civil Procedure.

(e) **Reconsideration Request.** The owner of a nuisance property who receives a nuisance declaration notice from the Director of Public Safety or his or her designee pursuant to subsection (d) may appeal such notice by submitting a written request for reconsideration to the Director of Public Safety within thirty (30) days of the date of the nuisance declaration notice. If the Director of Public Safety or his or her designee finds that the facts presented do not constitute a public nuisance then the Director of Public Safety or his or her designee shall rescind the notice. Otherwise the Director of Public Safety or his or her designee shall deny the request and advise the appellant in writing of the denial and of the appellant's right to file an appeal to the Willowick City Council Safety Committee.

(f) **Appeal to the Willowick City Council Safety Committee.** The owner may appeal the denial of the request for reconsideration by submitting a written appeal letter to the Willowick City Council Safety Committee within thirty (30) days of the date of the denial. Any such appeal shall not stay any actions by the City to abate the first or any subsequent nuisance activity. In any such appeal, the City must show by a preponderance of the evidence that each nuisance activity stated in the notice being appealed, or if the activities stated in the notice number more than three, each nuisance activity for which the City seeks compensation, has occurred, and that the declaration of the property as a nuisance property or of the intent of the City to assess the property for abatement

costs, whichever is applicable, is justified. If a nuisance activity has been evidenced by a criminal conviction then it shall be per se proof that the activity has occurred.

The City shall be deemed to have failed to meet this standard if the owner demonstrates by a preponderance of evidence that:

(1) He or she was not the owner at the time of any of the nuisance activity that is the basis of the notice; or

(2) He or she had knowledge of the nuisance activity, but has promptly and vigorously taken all actions necessary to abate each nuisance including, without limitation, compliance with the requirements of Ohio R.C. 5321.17(C) and 5321.04(A)(9); or

(3) He or she had no knowledge of the nuisance activity and could not with reasonable care and diligence, have known of the nuisance activity; and upon receipt of the notice of the declaration of the property as a nuisance property, he or she promptly took all actions necessary to abate the nuisance including without limitation, compliance with the requirements of Ohio R.C. 5321.17(C) and 5321.04(A)(9).

(g) **Costs of abatement.** Costs of abatement shall be a combination of a defined minimum cost and the actual cost based upon the hourly wage of any safety, animal control officer, building department personnel or any other personnel involved in the response to the nuisance activity defined in subsection (d). The minimum defined costs are: two hundred and fifty dollars (\$250.00) upon the first declaration of nuisance under this chapter; five hundred dollars (\$500.00) on the second nuisance declaration; seven hundred fifty dollars (\$750.00) on the third nuisance declaration; and one thousand dollars (\$1,000.00) on each subsequent nuisance declaration.

(h) The declaration of a nuisance property, an order to abate a nuisance, or the assessment of costs by the City on a property, does not affect or limit the City's right or authority to bring criminal prosecution or other legal action against any person for violation of the City's ordinances.

Section 2. It is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were conducted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such actions were conducted in meetings open to the public in compliance with all legal requirements including Chapter 123 of the Codified Ordinances of the City of Willowick.

Adopted by Council: _____, 2025

Monica Koudela, Council President

Submitted to the Mayor: _____, 2025

Michael J. Vanni, Mayor

Approved by the Mayor: _____, 2025

ATTEST: _____
Alyssa Moran, Clerk of Council



CLERK OF WILLOWICK CITY COUNCIL
30435 LAKESHORE BLVD
WILLOWICK OH 44095

NOTICE TO LEGISLATIVE AUTHORITY

TO

10005254-1 PERMIT NUMBER	NEW TYPE	ALFREDOS MARKET, LLC ALFREDOS ITALIAN MARKET 30575 EUCLID AVE WILLOWICK OH 44095 Muni/Village/Twp: Willowick
ISSUE DATE:		
FILING DATE: 7/16/2025		
PERMIT CLASSES: D-1 D-2 D-6		
43187 TAX DISTRICT	OCT RECEIPT NO	

FROM 11/18/2025

PERMIT NUMBER	TYPE	
ISSUE DATE:		
FILING DATE:		
PERMIT CLASSES:		
TAX DISTRICT	RECEIPT NO	

MAILED 11/18/2025

RESPONSES MUST BE POSTMARKED NO LATER THAN 12/19/2025

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT
THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES: OCT NEW 10005254-1
(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING
BE HELD ☐ IN OUR COUNTY SEAT ☐ IN COLUMBUS

WE DO NOT REQUEST A HEARING ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of County Commissioner
☐ Clerk of City Council
☐ Township Fiscal Officer

(Date)

(Printed Name)

(Email Address)

(Telephone No.)



Department of Commerce

Division of Liquor Control

com.ohio.gov

Mike DeWine, Governor Jim Tressel, Lt. Governor Sherry Maxfield, Director

Dear Local Legislative Authority Official:

Please find enclosed the legislative notice that is being sent to you regarding the applied for liquor permit as captioned on the notice. You **must**, within 30 days from the "mailed" date listed on the notice under the bar code:

- Notify the Division whether you object and want a hearing; or
- Ask for your one-time only, 30-day extension. o Any requests for a one-time, 30-day extension will be reviewed by the Division upon timely receipt. If granted, your additional 30-days runs from the expiration of the original 30-day period.

To be considered **timely**, your above response **MUST** be faxed, emailed, or mailed to the Division no later than the postmark deadline date stated on the form. To speed up processing times and reduce paper, the Division respectfully asks that you either fax or email your response. Please send your response to:

FAX: (614) 644 – 3166
EMAIL: Liquordocs@com.ohio.gov
MAIL: Ohio Division of Liquor Control
 Attn: Licensing Unit
 6606 Tussing Road
 PO Box 4005
 Reynoldsburg, Ohio 43068-9005

To find out who has disclosed an ownership interest in the permit application to us you can:

- Visit com.ohio.gov/liquorinfo. Select the "Search who has disclosed an ownership interest" tab. Where asked, enter the permit number listed on the legislative notice; or
- Contact your police department or county sheriff (if you are a township fiscal officer or county clerk). We also sent them detailed ownership information to review for any criminal background issues involving the disclosed persons.

We have resources for you at com.ohio.gov/govhelp. Never miss out on when renewal objections are due! Sign-up for our emails at com.ohio.gov/stayinformed.

Thank you in advance for your cooperation,
 Division Licensing Section
 (rev. 2.12.25)