



A regular meeting of Wickliffe City Council was called to order by Council President Levon on Monday, February 26, 2024 at 7:01 PM in Council Chambers at Wickliffe City Hall following the Pledge of Allegiance.

The following were present at **Roll Call**:

Council President  
Council Members  
Mayor  
Law Director  
Finance Director  
Engineer  
Service Director  
Building Commissioner  
Recreation Director  
Police Chief  
Fire Chief

Edward Levon  
Bala, Gerhardtstein, Jaworski, Koski, Salotto, Thielman  
Joseph Sakacs  
Jeremy D. Iosue  
Chlondra Hunter  
Peter J. Formica  
Ron Strauser  
Raymond Sack  
Timothy Stopp  
Jonathon Bush  
Christopher Grossman

Excused: None

### **Approval of Minutes**

Motion by Gerhardtstein, seconded by Koski, that the minutes of the Wickliffe City Council Meeting of February 12, 2024 be approved as presented.

Discussion: None

Roll Call:

Yes: Bala, Gerhardtstein, Jaworski, Koski, Levon, Salotto, Thielman

No: None

Motion carried. **February 12, 2024 meeting minutes approved.**

### **Reports and Communications from Mayor/Safety Director**

Mayor Sakacs read his written report. Below is the discussion on the bullet points in the report.

With regard to the new Wickliffe sign – we have spent a lot of time determining where to put it. There is an existing sign in front of the building that is crumbling – this is where the new sign will go – the other structure will be removed. It will be a great photo opportunity. There is already electrical here for the light that will be installed, which will match the lighting that illuminates the building.

There will be another meeting this Wednesday regarding the Local Government Fund, which our Assistant Finance Director will attend. At the end of the day we are going to take a hit, but it will be stretched over a seven-year period. He mentioned there will be a “rollover fund” that when money accumulates, the hardest hit cities will be able to vote on who gets the money. Mentor has veto power, but they have also been touched by this. He is hoping it’s not as bad as he thinks it is going to be.

### **Reports and Communications from Director of Law**

Law Director Iosue had nothing to report.

### **Reports and Communications from Council President**

Council President Levon had no report.

### **Additions or Amendments to Agenda**

Mayor Sakacs asked that *TIF for a New Business* be added to New Business. Council President Levon added this item as Item A.

Council President Levon added *January 8<sup>th</sup>, 2024 Planning Commission Letter* as Item B. and *OR2024-15* as Item C. under New Business on tonight’s agenda.

## Administrators

### A. *Police Chief (Bush)* Written Report Submitted

Chief Bush asked that the budget be tweaked slightly with regard to capital. He received quotes for the new police cars which came in slightly above what was budgeted. He will need an additional \$2,500.00 to be able to purchase the cars (\$1,288.00 per car, with a small cushion in case there are any additional increases.)

Law Director Iosue added this can be done once we get to that portion of the agenda.

Councilperson Bala asked about Block Watch. Chief Bush noted they had their Christmas party, and there will be another meeting in the spring, but a date has not yet been set for this.

There were no further questions or comments for the Police Chief.

### B. *Fire Chief (Grossman)*

Chief Grossman had no report.

Councilperson Bala inquired regarding additional quotes on the proposed remodeling at the fire station. Chief Grossman noted there have not been any other quotes since what he offered at the most recent Finance Committee meeting. It is the only one of the three he requested quotes from who have responded. The changes requested by Council are in this proposal.

Councilperson Gerhardstein asked if the Building Department or the City Engineer looked at/signed off on the drawing that was submitted, noting there was no stamp on it. The Chief noted he created the drawing. Mr. Gerhardstein noted when it was discussed, Council requested drawings, prints, and two quotes. Chief Grossman noted he did not hear that two quotes were necessary; he understood that he needed a quote, but did not know two were requested. With regard to the drawings, he noted he has a degree in drafting and design, so although he is not certified, he was confident in his ability to draw up the design to keep the cost down. He did not know it needed to be "stamped", but can do that if it is required. Councilperson Gerhardstein noted he believed the reason it was not discussed the other evening is because what was submitted is not what was requested; it should have been what is necessary if it was to be presented to the Planning Commission.

There were no additional questions or comments for the Fire Chief.

### C. *Finance Director (Hunter)*

Finance Director Hunter noted quotes were requested for liability and cyber insurance. The best and lowest for liability were from the Ohio Plan and the best and lowest for cyber was from Houston Casualty Company. For the cyber, a \$1 million dollar and \$2 million dollar limit were offered. The ordinance presented tonight used the \$2 million dollar limit, but Council can amend it to the \$1 million dollar limit if preferred.

There were no questions or comments for the Finance Director.

### D. *Engineer (Formica)*

Engineer Formica had no report.

Councilperson Bala asked about the pond project. The Engineer noted the contract was signed Friday and the contractor is hoping to begin as soon as possible, weather dependent. He is hoping for freezing temperatures, but will "go with it".

Councilperson Jaworski asked if the nicer weather has moved up the road construction season at all. The Engineer noted there is a possibility of some concrete work, but not with regard to asphalt. The Ridge Road resurfacing project survey work is now complete, so the weather has been helpful. Mr. Jaworski suggested if Council was to authorize the capital road projects to begin as soon as the budget is passed, it might be helpful and Mr. Formica agreed.

Councilperson Gerhardstein asked how the East 296<sup>th</sup> Street project is progressing. Mr. Formica noted the water line is complete and the lateral connections are hooked up. He believes now we are waiting on weather for concrete and asphalt work. Mr. Gerhardstein also inquired regarding the proposed Catawba project, if this could be added to the East 296<sup>th</sup> Street project. Mr. Formica noted they will try – they will estimate what it would cost to put it out to bid as well as getting quotes from the current contractor. If it is less expensive through a change order, they will try to make that happen. Mr. Gerhardstein also asked if the rebid on the Golf Course project has been put out yet, and Mr. Formica noted it has not been put out.

There were no further questions or comments for the Engineer.



E. *Service Director (Strauser)*

Service Director Strauser noted Kimble will begin the pick-up of yard waste on March 4<sup>th</sup>. He spoke to Kimble who has assured him they will be ready and are able to handle it. Also, he noted he and the Assistant Service Director have decided to end third shift early this year. They plan to add one person to second shift, and end third shift, as it is not as productive as second shift.

Councilperson Jaworski asked about salt. Mr. Strauser noted he has a few ideas. Morton will store it, but it is quite expensive. He is looking into other possible options. The EPA would need to be involved if there was a temporary facility constructed. Many other cities are in the same predicament.

There were no additional questions or comments for the Service Director.

F. *Building Commissioner (Sack)*

Building Commissioner Sack had no report.

Councilperson Gerhardstein inquired regarding complaints about the camper on Robert Street where there was a house fire. He asked how much time the camper will be allowed, especially since it runs a generator for power 24/7 which is becoming difficult for neighbors. It was noted everyone has compassion for the victims of the fire, but this has been going on for quite a while now. Mr. Sack noted he has about another week, as it cannot remain, since it is directly against our ordinances. We have been trying to help, but has until the end of next week.

There were no additional questions or comments for the Building Commissioner.

G. *Recreation Director (Stopp)*

Recreation Director noted a community event grant has been received from NOPEC in the amount of \$2,000.00. This typically covers expenses for the Movie in the Park.

Councilperson Gerhardstein inquired if there was a "season pass"/membership for Green Ridge Golf Course. Mr. Stopp noted we do not, but this can be looked into.

There were no further questions or comments for the Recreation Director.

### **Audience Participation**

Council President Levon opened Audience Participation to those in attendance at 7:17 PM.

He noted this portion of the meeting is intended for the audience to address the Council and Mayor, not the directors. Anyone wishing to address Council must be acknowledged and give their name and address for the clerk's record and will be given a five-minute maximum for their comments.

Dan Bishop of 28841 Ridge Road thanked the Mayor for getting the vehicle back to the Fire Department. He noted he does his own investigations, but is so far pleased with how the City is handling things, and if he believes things are still going smoothly, the City "will not hear a peep out of" him.

Harvey Continenza of 29356 Parkwood Drive noting he is here to do a bit of praising. He complimented the Mayor on helping the seniors down at the Senior Center. He thanked Mr. Stopp for keeping the Senior Board informed, and Mr. Strauser for helping with repairs. He offered his appreciation for all the good work.

Dave Leskovec of 1853 Drenik Drive thanked the Mayor for all he does at the Community/Senior Center. It was noted he is always there and supports [us] 150%, and he is thankful for that.

After multiple calls inquiring if anyone would like to address Wickliffe City Council and there being no reply, Council President Levon closed Audience Participation at 7:19 PM.

### **Committee Reports**

Finance Committee Meeting Minutes (Jan. 29, 2024 meeting) presented by Council President Levon.

### **Commission Reports**

There were no Commission Reports.

### **Old Business**

There was no Old Business.

## New Business

### A. *TIF for New Business*

Mayor Sakacs noted they are very close to a deal on the former Roll House property after nearly two years. Ohio Liquidators is interested in purchasing all 90,000 square feet. The business is an online auction company. They will have to go before the Planning Commission. They, like other businesses who look at property here, would like to know if there are any tax incentives available. They may have approximately fifty employees. He asked if this can be put in committee for discussion. Council President Levon asked if it should be kept as a general topic, or if there are specifics to this one that the Mayor wished to discuss. Mayor Sakacs asked that it be kept general at this time. Council President added Business TIFs into the Finance Committee.

### B. *January 8<sup>th</sup>, 2024 Planning Commission Letter*

Council President Levon asked Mr. Jaworski as the Council Representative to the Planning Commission, to speak to this item. Mr. Jaworski noted in Planning Commission Chairman McGraw's letter to Council dated January 8<sup>th</sup>, there were two major topics. The first deals with revisions to 1305.60 Architectural Review Board (ARB). This item is not covered by zoning changes. He asked Council make this a priority and meet on this topic. The second topic is regarding the proposed zoning changes. He asked that Council review these proposed changes, then the Planning Commission can call their Public Hearing with regard to the zoning changes. Council President Levon asked the Law Director if, since these two topics are different, they needed to be placed separately into different committees for discussion. The Law Director noted that is possible. He stated the ARB one is simply creating legislation, but the zone map item will require a Public Hearing by both the Planning Commission and Council. He suggested ARB could be put into Legislation and Welfare and the zoning map could be added to Economic Development. Council President Levon added CH 1305 to Legislation and Welfare Committee and CH 1313 into the Economic Development/ Euclid Avenue Redevelopment Committee. Mr. Jaworski asked that the zone map from CH 1305 be included with the CH 1313 discussion. Mr. Gerhardstein asked that the CH1305 ARB changes be discussed in a larger committee (perhaps Committee of the Whole) as it deals with substantial changes, so that the entire Council can review and determine the outcome (legislation). He would like the Engineer and Building Commissioner to be a part of the discussion. The Law Director agreed with Mr. Gerhardstein's suggestion. Council President Levon changed the discussion on CH 1305 to the Committee of the Whole. Mr. Jaworski asked that these meetings be called as soon as possible, as the Planning Commission could then have their public hearing in April.

### C. *OR2024-15*

Council President Levon added this to the Finance Committee for a comprehensive discussion on the changes being proposed, as it was not completely discussed during the budget meetings.

## Ordinances

**OR 2024-05 *By Title Only*** An ordinance enacting Chapter 1152 Nuisance Abatement of the Codified Ordinances of the City of Wickliffe, Ohio **SECOND READING**

**OR 2024-09 *By Title Only*** An ordinance amending certain sections of Chapter 194 entitled "Income Tax Effective January 1, 2016" of the Codified Ordinances of the City of Wickliffe, Ohio; and declaring an emergency

*Law Director Editorial:* The Law Director noted these changes were required by RITA and were put in exactly as they requested.

Motion by Gerhardstein, seconded by Thielman, that the rules of Wickliffe City Council be suspended and Ordinance 2024-09 be placed on third and final reading.

Discussion: None

Roll Call:

Yes: Bala, Gerhardstein, Jaworski, Koski, Levon, Salotto, Thielman

No: None

Motion carried.



Motion by Thielman, seconded by Bala, that Ordinance 2024-09 be adopted as presented.

Discussion: None

Roll Call:

Yes: Bala, Gerhardstein, Jaworski, Koski, Levon, Salotto, Thielman

No: None

Motion carried. **Ordinance 2024-09 adopted.**

**OR 2024-10** *By Title Only* An ordinance providing appropriations for current expenses and other expenditures of the City of Wickliffe, Ohio for the period beginning January 1, 2024 and ending December 31, 2024 **FIRST READING**

Motion by Gerhardstein, seconded by Thielman, to AMEND OR2024-10 to include an additional \$2,500 in the Police Capital Budget as requested by Police Chief Bush.

Discussion: Councilperson Jaworski asked for confirmation from the Law Director that this will allow the next reading to be Second Reading of the amended ordinance. The Law Director noted this to be correct.

Roll Call:

Yes: Bala, Gerhardstein, Jaworski, Koski, Levon, Salotto, Thielman

No: None

Motion carried. **Ordinance 2024-10 amended.**

*This ordinance will be on Second Reading at the next (March 11, 2024) Council Meeting as OR2024-10 AMENDED*

**OR 2024-11** *By Title Only* An ordinance providing for the compensation of appointed officials of the City of Wickliffe, Ohio; and repealing any and all other ordinances or parts thereof that may be inconsistent with this ordinance **FIRST READING**

**OR 2024-12** *By Title Only* An ordinance providing for the compensation of certain salaried and hourly employees of the City of Wickliffe, Ohio; and repealing any and all other ordinances or parts thereof that may be inconsistent with this ordinance **FIRST READING**

**OR 2024-13** *By Title Only* An ordinance providing for the compensation and other employment provisions for special police officers of the City of Wickliffe, Ohio; and repealing any and all other ordinances or parts thereof that may be inconsistent with this ordinance **FIRST READING**

**OR 2024-14** *By Title Only* An ordinance providing for the compensation and other employment provisions for the part-time public safety dispatchers of the City of Wickliffe, Ohio; and repealing any and all other ordinances or parts thereof that may be inconsistent with this ordinance **FIRST READING**

**OR 2024-15** *By Title Only* An ordinance providing for the compensation and other employment provisions for the part-time firefighters of the City of Wickliffe, Ohio; and repealing any and all other ordinances or parts thereof that may be inconsistent with this ordinance **NOT READ (see New Business above)**

**OR 2024-16** *By Title Only* An ordinance providing for the compensation of certain employees of the City of Wickliffe, Ohio and repealing any and all other ordinances or parts thereof that may be inconsistent with this ordinance **FIRST READING**

**OR 2024-17** *By Title Only* An ordinance amending certain sections of Chapter 1369 – Requirements for Improvements, Reservations, and Design of the Codified Ordinances of the City of Wickliffe, Ohio **FIRST READING**

**OR 2024-18** *By Title Only* An ordinance authorizing the Mayor of the City of Wickliffe, Ohio to enter into a contract with The Ohio Plan, agent Love Insurance Agency, for the provision of liability insurance coverage for the city; and declaring an emergency

Motion by Salotto, seconded by Thielman, the rules of Wickliffe City Council be suspended and Ordinance 2024-18 be placed on third and final reading.

Discussion: None

Roll Call:

Yes: Bala, Gerhardstein, Jaworski, Koski, Levon, Salotto, Thielman

No: None

Motion carried.

Motion by Gerhardstein, seconded by Thielman, that Ordinance 2024-18 be adopted as presented.

Discussion: None

Roll Call:

Yes: Bala, Gerhardstein, Jaworski, Koski, Levon, Salotto, Thielman

No: None

Motion carried. **Ordinance 2024-18 adopted.**

**OR 2024-19 By Title Only** An ordinance authorizing the Mayor of the City of Wickliffe, Ohio to enter into a contract with Houston Casualty Company, agent Love Insurance Agency, for the provision of cyber liability insurance coverage for the city; and declaring an emergency

Motion by Gerhardstein, seconded by Bala, the rules of Wickliffe City Council be suspended and Ordinance 2024-19 be placed on third and final reading.

Discussion: None

Roll Call:

Yes: Bala, Gerhardstein, Jaworski, Koski, Levon, Salotto, Thielman

No: None

Motion carried.

Motion by Gerhardstein, seconded by Salotto, that Ordinance 2024-19 be adopted as presented.

Discussion: None

Roll Call:

Yes: Bala, Gerhardstein, Jaworski, Koski, Levon, Salotto, Thielman

No: None

Motion carried. **Ordinance 2024-19 adopted.**

## Resolutions

There were no Resolutions.

## Other Legislation

There was no Other Legislation.

## Miscellaneous

Council President Levon called for a meeting of the Finance Committee on Monday, March 4<sup>th</sup> at 7:00 PM in Council Chambers to discuss OR2024-15.

He also called for a meeting of the Committee of the Whole for the same evening to immediately follow the Finance Committee meeting to discuss Chapter 1305 (as mentioned in the January 8<sup>th</sup> Planning Commission Letter [see *New Business above*]).

Councilperson Salotto called for a meeting of the Economic Development / Euclid Avenue Re-Development Committee on Monday, March 18<sup>th</sup> at 7:00 PM in Council Chambers to discuss CH 1313 and the zoning map from CH 1305 (as mentioned in the January 8<sup>th</sup> Planning Commission Letter [see *New Business above*]).

Councilperson Gerhardstein asked the Engineer to be sure Council has the appropriate documents for discussion on CH 1305 prior to Monday's meeting. Council President Levon noted packets were put into Council's mailboxes with this information previously, so Council should have it. The Engineer noted he will email it to all again tomorrow morning.

## Adjournment

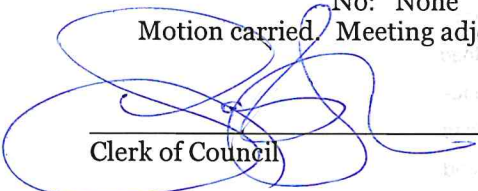
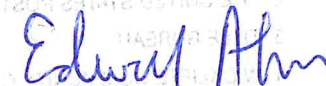
Motion by Gerhardstein, seconded by Thielman, to adjourn the meeting.

Roll Call:

Yes: Bala, Gerhardstein, Jaworski, Koski, Levon, Salotto, Thielman

No: None

Motion carried. Meeting adjourned at 7:40 PM.

  
Clerk of Council  
Council President and Presiding Officer