



A regular meeting of Wickliffe City Council was called to order by Council President Ed Levon on Monday, December 9th, 2024 at 7:00 PM in Council Chambers at Wickliffe City Hall.

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

Council President	Edward Levon
Council Members	Bala, Gerhardstein, Jaworski, Koski, Thielman
Mayor	Joseph Sakacs
Law Director	Jeremy D. Iosue
Finance Director	Chlondra Hunter
Engineer	Peter J. Formica
Service Director	Dave Krofcheck
Building Commissioner	Raymond Sack
Recreation Director	Timothy Stopp
Police Chief	Jonathon Bush
Fire Chief	Christopher Grossman

Excused: Councilperson Maria Salotto

Approval of Minutes

Motion by Gerhardstein, seconded by Bala, that the minutes of the Wickliffe City Council Meeting of November 25, 2024 be approved as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **November 25, 2024 meeting minutes approved.**

Reports and Communications from Mayor/Safety Director

Mayor Sakacs read his written report.

There were no questions for the Mayor.

Reports and Communications from Director of Law

Law Director Iosue noted he had nothing to report.

Councilperson Jaworski inquired regarding the status of the new policies. Mr. Iosue noted a draft has been sent to the department heads for review. He noted he would like to distribute it to Council this month; his intention is for it to be in place and effective January 1st, 2025. He plans to do staff training after the first of the year. Mayor Sakacs noted many requested additional time to review, as it is a long document. Councilperson Bala asked if it will be posted online. Mr. Iosue noted he does not intend to have hard copies, rather it will be stored on shared drives and also possibly the website.

Councilperson Jaworski noted he (and other council members) has been receiving calls regarding the trucks in the Premier Development lot on Worden Road. He asked if this is a legal use. Mr. Iosue noted he has done some research and this area is not considered a truck terminal, and he believes the trucks are parked legally. Mr. Jaworski noted it is a huge eyesore. Councilperson Gerhardstein asked what this area is called – is it parking, storage, or something else? He also asked if it is for a Wickliffe business. Building Commissioner Sack noted he believed it is Amazon who is parking trailers at the location. Mr. Gerhardstein mentioned outdoor storage is not permitted. Mr. Iosue noted it is not a Wickliffe business, as the lot currently belongs to Premier Development. They are allowing Amazon to park tractor trailers in their lot; he noted it is semantics, and he will work to clarify the situation. Mr. Gerhardstein asked again what we are calling this area, and Mr. Iosue noted it is not storage, rather parking. He stated he will work with the Building Commissioner. Mayor Sakacs stated the President/CEO of Premier was present at the last Council meeting. He and the Premier lawyers have looked into this and there are no zoning infringements. It is not a truck terminal or depot – it is a parking lot. They are using it to create revenue until they sell or lease the campus to a new business.

Councilperson Thielman asked if there is an occupancy permit necessary, as these trucks are not doing business in Wickliffe. He asked if this is a loophole, wondering if any property owner could permit others to park in or use their lot. He is not in favor of the trucks parking there. He believes they should be required to come before the Planning Commission to request a temporary permit that would have a defined end date. He, too, has received complaints. Mr. Jaworski asked if we know what is in the trailers, as it could be hazardous materials and this lot is adjacent to our fire station. Mayor Sakacs noted he has received comments from residents who are excited to see activity in that area. Mr. Thielman noted his understanding of a parking lot is a place where employees and customers park their vehicles; these are not trucks, as they cannot move – they are trailers. Mr. Iosue noted he will look into legislation that can be enacted to deal with this situation. Mr. Gerhardstein noted this situation brings no value to Wickliffe, as it is not a Wickliffe business and it is not doing business here. Mr. Thielman agreed this is not a business conducting business in Wickliffe. Council President Levon added there are no payroll taxes generated here. Mayor Sakacs noted Premier believes they are 100% within their rights; he noted he feels caught in the middle, and this is being looked into. Mr. Iosue reiterated he will look at legislation from other cities that may be beneficial in this situation. Mr. Thielman also mentioned an analogy which he admitted wasn't the most descriptive, but had to do with offsite signage and advertising for a business not located here. He stated this is similar – it brings no value to Wickliffe, but makes Premier happy.

Councilperson Gerhardstein inquired regarding the snow plow business being run from the small lot between the two Premier buildings which has a tarped salt bin. Building Commissioner Sack stated he was told it is only for the Premier property. Mr. Gerhardstein noted he plows, and has been past there at 3:00 AM and there are many trucks in and out of there – way more than just to salt the Wickliffe property. Mr. Sack stated he will look into this matter. Mayor Sakacs also mentioned he was told it is only salt for their [Premier's] lot.

Reports and Communications from Council President

Council President Levon had no report.

Additions or Amendments to Agenda

There were no additions or amendments to the agenda.

Administrators

A. Police Chief (Bush)

Chief Bush noted he was informed one of his staff will be called up to active duty in the National Guard in January for 2025 (the entire year). He will be stationed in the Middle East. This will put him down one person. There is a test scheduled for the end of December. There is another staff member who will be resigning January 1st. The scheduled test is to replace the position for the person resigning; now, with the person being called up to active duty, he will still be a person short.

There were no questions or comments for the Police Chief.

B. Fire Chief (Grossman) Written Report Submitted

Chief Grossman reported he had nothing to add to his written report.

There were no questions or comments for the Fire Chief.

C. Finance Director (Hunter) Written Report Submitted

Finance Director Hunter noted November is closed; the General Fund Carry-Over Balance is approximately \$7.8 million. She noted the Sewer Fund is approximately \$130,000.00 negative.

The delinquent weed legislation on tonight's agenda covers October and November. The transfer will only be used if reimbursements are not received for the Capital Fund by December 31st. Ordinance 2024-58 AMENDED covers a difference in the salary line for the golf course, but balances at net zero.

Councilperson Jaworski asked if there were any red flags with regard to the budget at the end of the year. Ms. Hunter noted there are many variables; one important item is the reimbursement for the Capital projects. We are also requesting the transfer for the Sewer Fund which is definitely needed. There is a lot going on, but Ms. Hunter projects that we will not end at \$7.8 Million.

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

D. Engineer (Formica) Written Report Submitted

Engineer Formica noted he had nothing to add to his written report.

Councilperson Gerhardstein asked if the punch list for the road program for 2024 has been complete. Mr. Formica noted he had men working today, but that, no, the punch list is not complete and the contractor will not be paid until all the items have been satisfied.

There were no additional questions or comments for the Engineer.

E. Service Director (Krofcheck) Written Report Submitted

Service Director Krofcheck reported a contract for Osborne Engineering as the outside firm to review the SR84 resurfacing project. Funding for this was taken from Road Capital; it was within the spending limits, so Council approval was not required. He also noted second shift began last weekend and third shift will begin in January.

Councilperson Bala asked how we are doing with salt usage. Mr. Krofcheck noted it is fine. He noted they have used approximately 650 tons so far this year. The salt that was stored in the old service department building has all been used – that building is now empty. There is approximately two thousand tons in the salt bin, and they can order more if necessary. There is also some tarped at the Lakeland property.

Councilperson Jaworski inquired regarding the interruption of leaf pick-up due to the snowstorms. Service Director Krofcheck noted there were two crews out today picking up leaves, now that the weather has thawed enough to allow for this. The Service Department is also out picking up sticks – a crew was on this today also due to the recent storms. He noted they have plows on five trucks and plans to extend leaf pick-up to one final pass through the City. Use of resident's Kimble bins for yard waste ends this week and does not resume until March.

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

F. Building Commissioner (Sack) Written Report Submitted

Building Commissioner Sack noted he has nothing to add to his written report.

Councilperson Gerhardstein noted it has been almost a year since the house fire on Robert Street and asked for an update on the situation. Mr. Sack noted the homeowner is currently in court on this situation. There are still a few outstanding items, but they are in Court right now working through them. He stated the City is holding a large sum to cover the expense. It was agreed that this situation is bad for all.

There were no questions or comments for the Building Commissioner.

G. Recreation Director (Stopp) Written Report Submitted

Recreation Director noted they are in the middle of the Helping Hands program, and are set to help thirty-seven families with a combined total of one hundred two kids. Mr. Stopp wished to thank Truline, Lubrizol, and the City Club for helping to make this event a success.

The contractor has been working despite the weather to install the new play structure at Orlando. This is going well. Councilperson Jaworski asked Mr. Stopp to let Council know when the installation has been completed.

There were no questions or comments for the Recreation Director.

Audience Participation

Council President Levon opened Audience Participation to those in attendance at 7:25 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 should use the microphone as the meetings are being streamed on YouTube; they 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.

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 7:26 PM.

Committee Reports

There were no Committee Reports.

Commission Reports

There were no Commission Reports.

Old Business

There was no Old Business.

New Business

There was no Old Business.

Ordinances

OR2024-56 *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, 2025 and ending March 31, 2025 **THIRD READING**

Motion by Gerhardstein, seconded by Bala, that Ordinance 2024-56 be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Ordinance 2024-56 adopted.**

OR2024-57 *By Title Only* An ordinance levying an assessment for unpaid bills and cost of cutting noxious or poisonous weeds, vines, tree limbs, or grasses growing upon parcels of land in the City of Wickliffe, Ohio; and declaring an emergency

Motion by Gerhardstein, seconded by Thielman, the rules of Wickliffe City Council be suspended and Ordinance 2024-57 be placed on third and final reading.

Discussion: Councilperson Jaworski asked for the dates this ordinance covers. Finance Director Hunter noted the ordinance covers the months of October and November.

Roll Call:

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

No: None

Motion carried.

Motion by Thielman, seconded by Gerhardstein, that Ordinance 2024-57 be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Ordinance 2024-57 adopted.**

OR2024-58 AMENDED *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; and declaring an emergency

Motion by Gerhardstein, seconded by Koski, the rules of Wickliffe City Council be suspended and Ordinance 2024-58 AMENDED be placed on third and final reading.

Discussion: None

Roll Call:

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

No: None

Motion carried.

Motion by Koski, seconded by Bala, that Ordinance 2024-58 AMENDED be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Ordinance 2024-58 AMENDED adopted.**

OR2024-59 *By Title Only* An ordinance authorizing the Director of Finance of the City of Wickliffe, Ohio to transfer a sum of money from the General Fund to Various Funds; and declaring an emergency

Motion by Koski, seconded by Bala, the rules of Wickliffe City Council be suspended and Ordinance 2024-59 be placed on third and final reading.

Discussion: None

Roll Call:

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

No: None

Motion carried.

Motion by Bala, seconded by Koski, that Ordinance 2024-59 be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Ordinance 2024-59 adopted.**

OR2024-60 *By Title Only* An ordinance authorizing the Mayor of the City of Wickliffe, Ohio to enter into a contract with the Fraternal Order of Police Lodge No. 116 (Sergeants and Lieutenants); and declaring an emergency

Motion by Bala, seconded by Koski, the rules of Wickliffe City Council be suspended and Ordinance 2024-60 be placed on third and final reading.

Discussion: None

Roll Call:

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

No: None

Motion carried.

Motion by Koski, seconded by Bala, that Ordinance 2024-60 be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Ordinance 2024-60 adopted.**

OR2024-61 *By Title Only* An ordinance authorizing the Mayor of the City of Wickliffe, Ohio to enter into a contract with the Fraternal Order of Police Lodge No. 116 (Patrolmen); authorizing compensation therefor; and declaring an emergency

Motion by Thielman, seconded by Bala, the rules of Wickliffe City Council be suspended and Ordinance 2024-61 be placed on third and final reading.

Discussion: None

Roll Call:

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

No: None

Motion carried.

Motion by Thielman, seconded by Bala, that Ordinance 2024-61 be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Ordinance 2024-61 adopted.**

OR2024-62 By Title Only An ordinance authorizing the Mayor of the City of Wickliffe, Ohio to enter into a contract with the International Association of Firefighters, Local 1536, AFL-CIO; and declaring an emergency

Motion by Koski, seconded by Bala, the rules of Wickliffe City Council be suspended and Ordinance 2024-62 be placed on third and final reading.

Discussion: None

Roll Call:

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

No: None

Motion carried.

Motion by Koski, seconded by Bala, that Ordinance 2024-62 be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Ordinance 2024-62 adopted.**

OR2024-63 By Title Only An ordinance authorizing the Mayor of the City of Wickliffe, Ohio to enter into a contract with the Laborers' International Union of North America, Local 860, AFL-CIO; and declaring an emergency

Motion by Thielman, seconded by Gerhardstein, the rules of Wickliffe City Council be suspended and Ordinance 2024-63 be placed on third and final reading.

Discussion: None

Roll Call:

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

No: None

Motion carried.

Motion by Gerhardstein, seconded by Bala, that Ordinance 2024-63 be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Ordinance 2024-63 adopted.**

OR2024-64 By Title Only An ordinance authorizing the Mayor of the City of Wickliffe, Ohio to enter into a contract with the Ohio Patrolmen's Benevolent Association (Dispatchers); and declaring an emergency

Motion by Gerhardstein, seconded by Thielman, the rules of Wickliffe City Council be suspended and Ordinance 2024-64 be placed on third and final reading.

Discussion: None

Roll Call:

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

No: None

Motion carried.

Motion by Gerhardstein, seconded by Thielman, that Ordinance 2024-64 be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Ordinance 2024-64 adopted.**

Resolutions

There were no Resolutions.

Other Legislation

There was no Other Legislation.

Miscellaneous

There was no Miscellaneous Business.

Adjournment

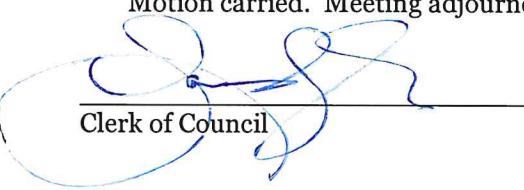
Motion by Gerhardstein, seconded by Thielman, to adjourn the meeting.

Roll Call:

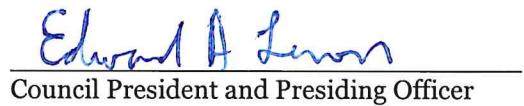
Yes: Bala, Gerhardstein, Jaworski, Koski, Levon, Thielman

No: None

Motion carried. Meeting adjourned at 7:35 PM.



Clerk of Council



Edward A. Levon

Council President and Presiding Officer