



Following the Pledge of Allegiance, a regular meeting of Wickliffe City Council was called to order by Council President Ed Levon on Monday, May 19, 2025 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
Prosecutor	Michael Kenny
Finance Director	Chondra Hunter
Engineer	Peter Formica
Service Director	Dave Krofcheck
Building Commissioner	Ray Sack
Fire Chief	Christopher Grossman

Excused: Councilperson Salotto, Law Director Jeremy Iosue, Police Chief Jonathon Bush, and Recreation Director Timothy Stopp

Approval of Minutes

Motion by Gerhardstein, seconded by Thielman, that the minutes of the Wickliffe City Council Meeting of May 12, 2025 be approved as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **May 12, 2025 meeting minutes approved.**

Motion by Gerhardstein, seconded by Bala, to allow Councilperson Thielman to abstain from voting on the minutes of the Wickliffe City Council Special Meeting/Public Hearing of May 14, 2025.

Discussion: None

Roll Call:

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

No: None

Motion Carried.

Motion by Gerhardstein, seconded by Bala, that the minutes of the Wickliffe City Council Special Meeting/Public Hearing of May 14, 2025 be approved as presented.

Discussion: None

Roll Call:

Yes: Bala, Gerhardstein, Jaworski, Koski, Levon

Abstain: Thielman

No: None

Motion carried. **May 14, 2025 Special Meeting/Public Hearing minutes approved.**

Reports and Communications from Mayor/Safety Director

Mayor Sakacs read his written report.

He also noted that we are in desperate need of lifeguards. He stated we are doing everything we can, including marketing, recruiting, advertising, etc. We are paying between what other cities are paying; our lifeguards get \$12 per hour. Willowick is at \$11, Willoughby and Mentor are at \$15. We need more full time workers. If anyone knows anyone – we need you!

Reports and Communications from Director of Law

Prosecutor Mike Kenny was filling in for Law Director Iosue. He had no report.

Reports and Communications from Council President

Council President Levon had no Reports or Communications.

Additions or Amendments to Agenda

There were no additions or amendments to the agenda.

Administrators

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

Chief Bush was excused.

There were no questions or comments for the Police Chief.

B. *Fire Chief (Grossman)*

Chief Grossman had nothing to report.

Councilperson Gerhardstein extended his condolences to the Fire Chief on the loss of his father.

Councilperson Bala asked again about the hanging wires. Chief Grossman noted the department continues to cut them. Mr. Bala noted he continues to get reports on this topic. Chief Grossman noted Mr. Bala should text him if needed.

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

C. *Finance Director (Hunter)*

Finance Director Hunter noted she had nothing to report.

There were no questions or comments for the Finance Director.

D. *Engineer (Formica) Written Report Submitted*

Engineer Formica added that this Friday the preliminary applications to OPWC for grants for 2026 are due. He is working on two applications: one for additional funding for the Euclid Avenue project, and one for the 2026 slab replacement program.

Councilperson Gerhardstein asked if there has been any movement on the punch list for last year's road program. Mr. Formica noted he and the Service Director spoke again with the contractor last week. They have a catch basin to install which should be in the next week or two, and some grinding remains on Luxona. Mr. Gerhardstein noted a Luxona resident called regarding problems. They have requested a meeting. Mr. Formica noted he is aware of the issue, but has been very busy with the grant applications. He plans to meet with the resident to address concerns. Mr. Krofcheck noted he met with a resident there last week. There have been issues with snow at the end of the street.

Councilperson Koski asked for an update regarding repair of the guardrail at the entrance/exit ramp at Route 2. Mr. Krofcheck noted he put in a work order on this over a month ago, and included the garbage and the fence line at Lakeland as well.

Councilperson Jaworski brought up the difference of types of concrete on Rockefeller Road, wondering if Mr. Formica had been able to determine the difference. Mr. Formica apologize he has not had a chance to look into this yet. The Service Department has been doing patching, which has moved this street a little lower on the list of streets that need repair. They plan to apply for funding for East 290th next year instead.

There were no further questions or comments for the Engineer.

E. *Service Director (Krofcheck)*

Service Director Krofcheck had nothing to report.

Councilperson Jaworski followed up from the last meeting, asking again if it looks like the pools will open on time. Mr. Krofcheck noted they should be filling Jindra soon, and Coulby is also almost ready to be filled. He noted there are a few leaks in the bathrooms, but that seems to be the only issue at this point.

Councilperson Gerhardstein asked if the water department has fixed the cement on Talmadge. Mr. Krofcheck noted he has not seen them yet, and there are approximately fifteen (15) throughout the city requiring repair. Mr. Gerhardstein asked when the water department plans to fix these, and Mr. Krofcheck noted he will call to inquire.

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

F. *Building Commissioner (Sack)*

Building Commissioner Sack noted all the permits have been issued for Stanley Steemer. He noted construction should begin within the next month.

There were no questions or comments for the Building Commissioner.

G. *Recreation Director (Stopp)*

Recreation Director was excused.

There were no questions or comments for the Recreation Director.

Audience Participation

Council President Levon opened Audience Participation to those in attendance at 7:11 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 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.

Mr. Dane Edwards of 1950 Garden Drive noted he has been through quite a process with installation of a fence, noting it has been rough. He believed there was an agreement, and then he saw the proposed amendments (on tonight's agenda). He ran numbers, and with regard to his property, the changes will be "catastrophic" as gates will be required. Another requirement is a four foot (4') space between fences if they are run parallel to an existing fence. He noted the proposed legislation, if there is an existing fence on three sides, will reduce the size of his yard by approximately twenty-five percent to dead space outside the fence. He added that the requirement for a gate in each fence (side) which can cost from \$300 - \$500 per gate depending on the type of fencing. He added there will also have to be gates added to an existing fence on an adjoining property. He noted these changes will add an additional \$3,000 to his project, and decrease the usable size of his yard by twenty-five percent. He noted this really doesn't work, and will significantly discourage new home buyers. He noted he had a permit, but his fence company was called and told to stop work as the City pulled the permit. He feels he has "jumped through hoops" to get his project where it is. He noted he is already covered, but he is bringing this up as a service to others, noting it will be "a major hurt".

Councilperson Koski noted the gate mentioned in the amendment is only if there is a space between the fences so nothing can get trapped between the fences. Mr. Edwards noted the only way to allow this is if there is four feet between fences and a gate in both, which would be at the expense of the person installing the new fence. Ms. Koski noted this does not apply, and asked Mr. Gerhardstein to explain.

Councilperson Gerhardstein noted the gate in the legislation is for the rear fence only to allow access to the space, adding the gate is not required on the sides, and is only required for the newly installed fence (not the existing fence). The rear gate is only to be able to access the space between the fences. It is also possible to go to the Board of Zoning Appeals to shorten this distance. The proposed legislation does not require existing side fences to add gates, it is for the new fence only. Mr. Edwards noted it says if there is going to be the four foot space between, there must be a gate on both fences. Mr. Gerhardstein noted it is for the rear fence only. Mr. Edwards noted he did not see any of that when he read it. Mr. Gerhardstein addressed Building Commissioner Sack noting it was supposed to be for the rear fence only. Mr. Sack noted that is correct. It is a relief, as ninety-nine point five (99.5) times when people have a fence and a neighbor wants to add a new fence, the neighbor with the existing fence agrees to allow the existing fence to be replaced. This amendment is to give relief when the homeowner wants to keep their existing fence. Mr. Gerhardstein noted if the existing fence is allowed to be removed, the new fence can be installed

on the line where the previous fence was located. If both neighbors want to have their own fence, the fence that is in place stays and the new fence must have the four foot space between the fences. There is the right for the homeowner to appeal to the Board of Zoning for a variance to shorten the distance. Again, the gate is only for the new fence and for the rear part of the yard. The gate is to ensure the space between the two yards can be maintained. Mr. Edwards asked if the four foot spacing is for all sides if there are fences on all sides. Mr. Gerhardstein noted yes, for maintenance. Mr. Edwards noted this removes approximately twenty-five percent of yard space. Council President Levon noted this is dependent on the size of the yard, which is why there is the opportunity to go to BZA. Councilperson Koski reiterated that if two fences are installed, it creates an alley, which it requires a gate – and only at the rear of the yard. Mr. Edwards noted that states the gate needs to be in both fences. Mr. Levon noted it does not, but that it will be reviewed before it is voted upon.

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 7:20 PM.

Committee Reports

There were no Committee Reports.

Commission Reports

Councilperson Jaworski noted he forgot to report at the previous Council Meeting that Planning Commission met May 1st where they approved an application for lot split approval for Loreto Lincoln Davis LLC to split lots A, B, and C located at 29240 Euclid Avenue in an R1-60 district.

Old Business

There was no Old Business.

New Business

There was no New Business.

Ordinances

OR2025-24 *By Title Only* An ordinance authorizing the Mayor of the City of Wickliffe, Ohio to enter into a contract with Verdantas LLC for the purpose of professional consulting services (City Engineer) **SECOND READING**

OR2025-25 *By Title Only* An ordinance establishing the receipting of adult use cannabis funds **SECOND READING**

OR2025-27 *By Title Only* An ordinance amending Section 1521.99 Penalty of Chapter 1521 Open Burning of the Codified Ordinances of the City of Wickliffe, Ohio **FIRST READING**

OR2025-28 *By Title Only* An ordinance amending Sections of Chapter 1323 Fences the Codified Ordinances of the City of Wickliffe, Ohio **FIRST READING**

OR2025-29 *By Title Only* An ordinance amending Section 171.01 Bonds of Chapter 171 Employment Provisions the Codified Ordinances of the City of Wickliffe, Ohio **FIRST READING**

OR2025-30 *By Title Only* An ordinance amending the City of Wickliffe Zone Map referred to in Section 1341.80 of the Wickliffe Codified Ordinances rezoning one parcel owned by Loreto Davis Lincoln, LLC in Wickliffe, Ohio **FIRST READING**

OR2025-31 *By Title Only* An ordinance levying assessments for unpaid delinquent sewer amounts upon parcels of land in the City of Wickliffe, Ohio **FIRST READING**

Resolutions

RES2025-08 *By Title Only* A resolution adopting The City of Wickliffe Early Retirement Incentive Plan; and declaring an emergency

Motion by Koski, seconded by Jaworski, the rules of Wickliffe City Council be suspended and Resolution 2025-08 be placed on third and final reading.

Discussion: None

Roll Call:

Yes: Bala, Jaworski, Koski, Levon, Thielman

No: Gerhardstein

Motion carried.

Motion by Koski, seconded by Jaworski, that Resolution 2025-08 be adopted as presented.

Discussion: None

Roll Call:

Yes: Bala, Jaworski, Koski, Levon, Thielman

No: Gerhardstein

Motion carried. **Resolution 2025-08 adopted.**

Other Legislation

There was no Other Legislation.

Miscellaneous

Council President Levon called for the Public Hearing for the 2026 Tax Budget. The Hearing will be held at 6:45 PM on Monday, June 23rd, 2025 in Council Chambers at Wickliffe City Hall for this purpose.

Adjournment

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


Roll Call:

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

No: None

Motion carried. Meeting adjourned at 7:25 PM.


Clerk of Council


Council President and Presiding Officer