



Following the Pledge of Allegiance, a regular meeting of Wickliffe City Council was called to order by Council President Ed Levon on Monday, September 8th, 2025 at 7:00 PM in Council Chambers at Wickliffe City Hall.

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 Department

Edward Levon
Bala, Gerhardstein, Jaworski, Koski, Salotto, Thielman
Joseph Sakacs
Jeremy Iosue
Michael Matas
Peter J. Formica
Dave Krofcheck
Dino Capra
Timothy Stopp
Jonathon Bush
Capt. Sean O'Neill

Excused: Fire Chief Christopher Grossman

Approval of Minutes

Motion by Gerhardstein, seconded by Salotto, that the minutes of the Wickliffe City Council Tax Budget Hearing of June 23, 2025 be approved as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **June 23, 2025 Tax Budget Hearing meeting minutes approved.**

Motion by Gerhardstein, seconded by Koski, that the minutes of the Wickliffe City Council regular meeting of June 23, 2025 be approved as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **June 23, 2025 regular meeting minutes approved.**

Motion by Gerhardstein, seconded by Koski, that the minutes of the Wickliffe City Council special meeting of July 14, 2025 be approved as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **July 14, 2025 special meeting minutes approved.**

Motion by Bala, seconded by Gerhardstein, that the minutes of the Wickliffe City Council special meeting of August 6, 2025 be approved as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **August 6, 2025 special meeting minutes approved.**

Reports and Communications from Mayor/Safety Director

Mayor Sakacs read his written report.

Council President Levon asked if the CRA which the Mayor mentioned was a new one for the Old School Way. He noted the Old School Way CRAs are already in committee. Mayor Sakacs noted he believes it is one of the Old School properties. Mr. Levon asked if all are ready for this discussion, and the Mayor noted they are ready.

Councilperson Koski noted she attended the Tailgate last year and noted it was well planned, but not well attended due to the cold and rainy weather. The Mayor noted the event was moved up a week in hopes of avoiding bad weather. She noted it was worth attending.

Reports and Communications from Director of Law

Law Director Iosue had no report.

Councilperson Jaworski inquired regarding the City policy manual. Mr. Iosue noted it is complete, but he would like the new Finance Director's input as well as adding a cyber-security policy before finalizing to send to Council. Mr. Jaworski asked when it might be sent out for review, and Mr. Iosue believe it could be ready for the first Council meeting of October.

Councilperson Gerhardstein noted Council requested the removal of CH1151 from the Codified Ordinances at the last meeting before Council's summer recess and asked when that legislation will be presented to Council. Mr. Iosue noted he should have that prepared for the next Council meeting, and will call Mr. Gerhardstein to discuss this.

Reports and Communications from Council President

Council President Levon had no Reports or Communications.

Additions or Amendments to Agenda

Councilperson Gerhardstein asked that CH 1341 be added to New Business.

Council President Levon added this topic to the agenda under New Business as Item 13.4.

Councilperson Gerhardstein asked that Residential CRA Application be added to New Business.

Council President Levon added this topic to the agenda under New Business Item 13.5.

Administrators

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

Chief Bush noted they have completed dispatcher interviews. There were over fifty (50) applicants for the position, which is encouraging. He will be making a decision this week. He has met with the Finance Director as he will require additional funds to hire two dispatchers. They are aware of an upcoming retirement and plan to train both at the same time. He is also hoping to hire an additional part time dispatcher which will also require a bit of additional funding. Chief Bush also noted they have begun recruiting for a new patrolman position, and this should occur in October.

Councilperson Bala noted he was at a kool-aid stand at a home on Rockefeller this summer where a patrolman was there. The officer was very polite and called for other officers to join him in supporting the children. Mr. Bala thanked Chief Bush for his direction and leadership. Chief Bush was thankful and glad to hear about this. The Chief stated he encourages the officers to stop by and say hello, etc.

Councilperson Gerhardstein wished to follow up on the staffing, asking if the additional dispatchers are related to the new 911 requirements. Chief Bush noted it is not. He has some plans on how to handle this without encumbering additional manpower if the County enforces any new requirements. One suggestion is to remove an officer from the road, which will help to save money. He noted he has a bit of time and they will "cross that bridge when they get to it". Mr. Gerhardstein also asked when the officer who has been deployed will return. Chief Bush noted he believes the officer returns in February.

Councilperson Koski asked how the cameras in the parks are working out. Chief Bush noted they were fortunate to not have many incidents, but the cameras were helpful at Jindra this summer on two occasions

when people decided to scale the fence to take an evening swim. Dispatchers who saw it on camera were able to get officers there quickly, and the perpetrators were apprehended and charged.

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

B. *Fire Chief (Grossman) Written Report Submitted*

Capt. O'Neill was present for Chief Grossman who is at training.

There were no questions or comments for the Fire Chief.

C. *Finance Director (Matas) Written Report Submitted*

Finance Director Matas noted the June and July reports have been provided and he is working to complete August, which should be available by the next meeting. He noted that with approximately fifty-eight percent of the year completed, we are on track with both expenditures and revenues. There are a few pieces of legislation for Council's consideration tonight including an appropriation, street lighting (which is done on a yearly basis), accepting the rates of the Tax Budget (which are the same as proposed in the Tax Budget), and the first reading of a request for the advance payment of taxes. He stated he met with Chiefs Bush and Grossman regarding staffing to not have to request any additional funds at this time. He noted he and Chief Bush will keep an eye on the staffing, with regard to approximately \$20,000.00, to see if it will be able to be handled through transfer or if additional funds will be necessary.

Mr. Matas thanked Council for their confidence. He has worked with many of the departments over his six weeks here and noted all have been very helpful. He hopes Council is pleased with his work.

Councilperson Koski thanked Mr. Matas for all the reports and the information. Councilperson Salotto also noted she appreciates the bulleted information and summaries.

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

D. *Engineer (Formica) Written Report Submitted*

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

Councilperson Koski noted there are still issues with speeding on some roads, adding that the speed signs are not always a deterrent. She has suggested in the past temporary, seasonal, movable speed humps, and wondered if it would be possible to look into this option again. Mr. Formica noted he can look into this again as he has in the past, however it is not as easy as it seems. She is suggesting that a sign and the speed hump remain for a short period, then can be moved to a new location, as well as removed in the winter for the plows. Mr. Formica noted he will look into it.

Councilperson Jaworski asked for an update on SR 84, particularly on the section that was removed after it was laid. Mr. Formica noted he was certain someone would ask him this. He noted there was a "material quality deficiency" with the asphalt from the plant, which required the material to be removed. It will be at no charge to the City, and he is impressed with the manner in which this was handled. Mr. Jaworski asked if it will affect the timeline of the project, and Mr. Formica noted he did not believe it would. Mr. Jaworski noted the potholes are growing. Mr. Formica noted he mentioned this to the project supervisor on Friday, and will get a hold of them again regarding this issue.

Councilperson Bala asked about the flooding situation on Sherbrook. Mr. Formica noted Phase One of the project is in effect and working. The next step is additional design on the detention basin as a backup. He noted they have made an attempt to work with ODOT on this. They need to submit plans, etc. There was one incident of flooding which the Service Department handled.

Councilperson Gerhardstein inquired regarding the dirt pile at the Sunset Development site, asking if it will be removed. Mr. Formica noted the contractors were given the option to either take it down or come to Planning Commission with a revised grading plan. Nothing has been received at this point. Mayor Sakacs noted they asked to leave the mound, and he told them "absolutely not" as it was not part of the original plan. He noted their only option was to return to Planning Commission, but "we are done with mounds around here". The Mayor believes they plan to remove the dirt from the site.

There were no additional questions or comments for the Engineer.

E. *Service Director (Krofcheck) Written Report Submitted*

Service Director Krofcheck noted he and Chief Bush attended a meeting regarding SR2. Many of the area Service Directors and officials met and it was noted that the County will be re-negotiating the Rt. 2 contracts with area cities. He noted the fees have not gone up since Rt. 2 was widened, and we are expecting increases for this and the freeway lighting. Ours had been upgraded with the Worden Road bridge project, but Mr. Krofcheck did inquire regarding the lighting. He believes we will soon be

responsible for maintaining these lights. Many topics were brought up, but nothing was specifically addressed. The contract hasn't been updated in years (since approximately 2009) and the basic premise was "get ready for increases".

Mr. Krofcheck noted that dirt removal for the townhouses at Old School Village will begin on September 22nd.

Councilperson Gerhardstein noted, with regard to SR2, he believes it would be fair to expect increases, however our Service Department handles the mowing of the grass along the highway [which is not really our responsibility] and they do not take care of the streetlights now which we are being charged for; his issue is they are not currently holding up their end of the deal. Mr. Krofcheck noted that responsibility is passed along between the various offices (County Engineer, ODOT, etc.). He also noted monies are taken out of the fund which is collected from a portion of license plate fees to pay for an evaluation of streetlights, with an estimated \$1.5 million upgrade to LED lighting. He noted, with regard to repair of the lighting, there is no replacing a bulb or portion of the structure; the entire fixture will need to be replaced when there is an issue. He noted the area Mayors are meeting this Friday to discuss these items and form a committee of area officials to address this with the County.

Councilperson Gerhardstein noted he has had previous discussions with Mr. Krofcheck regarding rats since this topic was on Channel 5 News. Willowick and Eastlake have had problems, and Wickliffe has done the best we can to address any problems as they are brought to our attention. He is appreciative of the Service Department's diligence regarding this topic.

Councilperson Jaworski is concerned that the SR2 discussions may lead to issues regarding the plowing of that roadway. He asked if the Service Director has concerns that it will become the responsibility of the individual cities to plow the highway. Mr. Krofcheck noted he does not think this is something the city would be able to take on as we (and other cities) do not have the necessary equipment. Chief Bush stated that, during the meeting, it was stated the majority of the price increases would be due to the increases with regard to snow removal/winter maintenance.

Councilperson Bala noted that we have "lost" an employee due to the creation of the working foreman position and asked if there were any plans to "replace" the laborer position. Mr. Krofcheck noted it is being discussed. He noted the foreman can work, but has been handling a portion of the administrative duties. He noted another employee would be very helpful, especially with winter approaching. He has a person in mind who is currently with the department and would be an exceptional candidate. Councilperson Gerhardstein asked if there is enough money in the budget to hire a new employee since the Assistant Service Director position is vacant. Mr. Krofcheck believes it might be possible, and will look into this.

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

F. *Building Commissioner (Capra) Written Report Submitted*

Building Commissioner Capra offered updates on a few projects around the city. He spoke to a representative from Sunset recently and the plan is to remove the dirt, grade the area, and seed it over the next few weeks. Stanley Steemer has broken ground on Lakeland Boulevard on their new building. They will be staying in Wickliffe. PCC Airfoils has begun construction on their addition to the facility on East 289th Street. Ryan Homes sold approximately fifteen (15) homes on the first day. Pro-Built also has a few pre-sold homes at this location as well. There will soon be a lot of activity there. New homes are also being built on Robindale, East 289th, Bishop, and Rockefeller.

Mr. Capra noted they are advertising for a new Building Inspector that will run until September 25th, then a [Civil Service] test for the position will be given on October 9th. He asked for continued patience from Council and residents as he works to fully staff the department.

Councilperson Koski inquired where the dirt from the new homes at Old School will go. Mr. Capra was not sure, noting it will need to be hauled away. Mr. Formica noted much of it may remain on site at the end of the development.

Councilperson Jaworski asked if there were any updates with regard to the demolition at the former ABB site. Mr. Capra noted he did reach out today, but did not receive a call back.

Councilperson Gerhardstein congratulated Mr. Capra on his promotion. He is certain all will be happy to offer patience, as moving forward the rules and regulations will be fair and consistent. My Capra noted it is his goal to follow City Ordinance, building code, and any laws that pertain to his department. He will treat everyone fairly and be consistent.

Councilperson Salotto noted Mr. Capra has a lot on his plate right now, and although there will be a new building inspector, it will take a while for the new person to get onboard. Ms. Salotto asked if Mr. Capra

needed help in the meantime. Mr. Capra responded noted he feels he is doing pretty well and his Administrative Assistant, Patty Leovic, has been very helpful. Ms. Salotto noted Mr. Capra should ask if he needs any help.

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

G. *Recreation Director (Stopp) Written Report Submitted*

Mr. Stopp noted it has been a busy summer. There were three concerts at the Senior Center and three at Coulby. The Car Show had over 120 cars. There were two movie nights and two “dive in” movie nights at the pool. The Summer Day Camp program went well, as well as tennis camp and soccer camp. With regard to aquatics, everything was kept open based on available staffing. Attendance was up a bit over last year due to it being a warm, hot summer.

An email was sent out to Council regarding Green Ridge Golf Course which was hit hard by a fungus. It was a “perfect storm” whereby the cool, wet spring and a sudden hot, dry spell acted as a “petri dish” for the fungus that burned out all the greens. They did the best they could, however it is going to take a growing season before the area will be revived. They will be aerating and over-seeding in hopes that this will repair some of the damage. People are still golfing; rates went to winter rates to accommodate the condition of the course.

Councilperson Koski asked if there were any issues with regard to golf carts, and Mr. Stopp noted there were no issues this season.

Councilperson Jaworski asked if closing the course (GRGC) was a consideration in order to give the greens time to recover. Mr. Stopp noted this has been discussed.

Councilperson Salotto asked if there is an expert who could come in to assist with this problem. Mr. Stopp noted there have been a number of superintendents (from other courses) who have come to consult. She asked again if there was a specialist who could help accelerate the remediation of the issue. Ms. Salotto suggested we hire someone for a consultation, and Mr. Stopp noted we have consulted various superintendents.

Councilperson Salotto noted she hates to harp on this topic, but she is thinking ahead to next season; she noted we have to have longer pool hours next year, and believes we need a plan in place early in the year regarding recruiting and staffing in order to be open longer than August 7th at Jindra Pool. Mr. Stopp noted they begin recruiting in January. She then suggested going to the “root cause” – the reason we cannot hire. She suggested it is that we do not pay enough. Mr. Stopp noted we “bumped” our starting rate and convinced kids to work full time with us in order to be fully staffed. She noted most citizens would agree that we have to do better and figure out a way to be open longer. She offered to help with this. Mr. Stopp noted they were able to keep Jindra open a week longer than advertised. Ms. Salotto noted that the idea that it was scheduled to close a week earlier is crazy. She noted we need to think more about this as she gets calls constantly as Jindra is not attended by a lot of younger kids, rather adults who like to use it after work. She noted it is an amenity; it is a beautiful park and a beautiful pool that should be open for use. She noted, “you and me – let’s try to figure something out”.

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

Audience Participation

Council President Levon opened Audience Participation to those in attendance at 7:40 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.

Pat Jewell of 2162 Rockefeller noted she had two items. Her first topic is one she brought to Council a few years ago – that poison is still being sprayed all over for mosquitos that are not carrying West Nile Virus. She noted the incidence of this is extremely low, yet they are still spraying poison, noting it is safer than having mosquitoes. She is recommending that a committee be formed before the next season by teachers, biologists, and those concerned regarding the spraying of poison on gardens, lawns, and grandchildren. She would like to do this now so we do not have to spend money spraying poison ourselves.

Ms. Jewell addressed the Mayor with regard to her second item. She stated she has supported him and believes he has done a lot of good things as Mayor. She noted she is concerned as she has been

hearing a lot about removing term limits and making the position full time. Mayor Sakacs noted this is false. He noted others bring it up all the time. He noted he “signed up for what he signed up for”. He apologized for interjecting. Ms. Jewell noted this is not what we need to be spending money on. He noted Wickliffe is the only City in Lake County that has term limits on the Mayor’s position. We do not limit the terms for Council. He noted that if he is lucky enough to be elected to a second term, he will be good. He did note that in the beginning he wondered why we would “start over” every eight years, but it is a fight he is not willing to fight. He noted other people bring it up, but it is not up to him. He noted the residents should be able to decide; he also related it is in the Charter. He noted that at this time there are other things to worry about. Ms. Jewell noted she agreed with this. She stated Wickliffe had over 21,000 residents in 1970 and we had a part-time Mayor because it’s all we needed. She stated we now have approximately 16,000, so we should not take money that is needed for other things for this [paying a full time Mayor]. Mayor Sakacs noted we have an approximately \$30,000,000.00 budget which is being handled by a part-time Mayor. He noted this does need to be looked at, as a lot of stuff falls on the Mayor. He noted Willowick, which has one thousand more residents than we do, went to a full time Mayor with no term limits. He also noted Dave Anderson of Willoughby says it took him seven years just to get going. He noted he is good with the way it is, but stressed it definitely needs to be looked at in the future.

Michael Borsich of 30236 Overlook wished to thank Council President Ed Levon for his bureaucratic and quick response in an email with regard to amending minutes of Council that were published April 15, 2024 regarding term limits. He noted he had been reading these minutes and noticed that it was commented the majority of Council voted against term limits. He noted he felt it was important to record who (on council) voted for and against this issue for the record.

Mr. Borsich then asked the Mayor how he delegates or arranges for park inspections, noting he has been taking casual strolls through the parks. The Mayor noted we have a Parks and Rec commission who does a park tour every year. They create a list which is given to the Service Director. He noted our Service Department is “well aware of every nook and cranny” in every single park. The problem is prioritizing. He noted our Service Department has twenty total guys (twenty-three with mechanics) with additional seasonal employees; there used to be thirty-four. He would be fine to hire four more [Service Department employees], however that is not his call. He thinks they do a “darn good job”. He noted he relies on the Parks and Rec Commission, the Service Director, the Service Department, and the Recreation Director to make sure we are getting the things that we need right away. He noted if some things were easy to fix, they would already be done. He trusts his administrators.

Dan Bishop of 28841 Ridge Road addressed the Mayor regarding rumors circulating in the City that the Mayor is taking kickbacks in cash and/or vacations with one or more Wickliffe business owners in the past, and asked if these rumors are true. Mayor Sakacs stated this is 100% false. Mr. Bishop noted it is out there; the Mayor stated it is a campaign year. Mr. Bishop asked what the Mayor had to say about the Mayor’s City vehicle that went past Mr. Bishop’s house on a Sunday when the passenger “flipped him the bird” and his kids saw it. Mayor Sakacs noted he saw the Facebook post. He stated that he nor his family are in the business of flipping off residents. He stated it was the first time he and his wife had seen one of his opponent’s signs, and his wife pointed at the sign. He noted if that would have happened, he would not have pulled into City Hall. Mr. Bishop stated that is what happened. Mayor Sakacs noted Mr. Bishop stated the Mayor was harassing him, however Mr. Bishop came up to City Hall to take pictures of the Mayor’s car. Mayor Sakacs asked what Mr. Bishop is asking. Council President Levon interjected noting this will be a “he said/she said” situation and it is not going to be settled in the Council meeting. Mr. Bala noted this is wasting time. At this point, multiple people were speaking. The Mayor then stated Mr. Bishop accused him of taking kickbacks which is absolutely false. Mr. Levon, who noted he has the floor, stated the Mayor addressed the situation, then asked Mr. Bishop if he had any additional questions. Mr. Bishop noted he did not.

Mike Coleman of 2500 “dead man’s curve” Rockefeller Road noted he came to Council as few years ago and requested exactly what Councilwoman Koski spoke about earlier – speed humps. He has heard others request the same for their roads. He did research and left packets with all. Some information was from the now-retired police chief of Cleveland Heights who had noted there were grants available to install them at the time. These are fourteen foot long parabolic devices that are placed on the road; drivers at [correct] speed feel like “a boat on the water” and above speed are “pretty painful”. He noted they are an enticement without the need for enforcement. He noted the

speed sign that was installed has had an effect in the curve, but “not so much” in other areas. He noted he occasionally has a number of cars behind him which is an example of the number of speeders. He has photos of people passing him (crossing the yellow line) while he turns into his driveway as well as one car who hopped the curve at the house where the lemonade stand was [see Police Chief Bush’s report – Mr. Bala’s remarks]. He asked if these could please be looked into again. He noted if anyone has any doubt, at Pine Crest in Orange, on the eastern drive, these are permanent, not removable like the temporary ones he is suggesting. He suggested people drive over them, noting they are effective and not offensive.

Councilperson Salotto noted this is her neighborhood and asked where Mr. Coleman would suggest putting them. He noted he would like to see one by Luxona and one by the high school, to entice the slower speed. He noted one of the things these are used for - the hump versus the table – the tables were used as crosswalks, which had multiple benefits. He also suggested Rush Road or Bishop Road.

Nick Lattanzio of 1585 *Rush Road* heard about the motion to prohibit short term rentals in the City. He noted he purchased his home in 2021 and lived there for three and a half years before moving in with his girlfriend this past fall. He noted he did not want to sell his home, so he turned it into a short term rental Air B-n-B. He and his friend **Chad Gorley** of 584 *Lloyd Road* have been co-hosting. Mr. Gorley asked how many people in the room liked to travel. He asked how many people like to stay in hotel when they travel, then asked how many preferred to stay in an Air B-n-B. He noted he likes to travel and stated many people are now travelling in this manner. He understands there are concerns about parties, and noted this is something neither wants. He stated it is harmful to what they are doing to have a party. He proposed putting in more responsible regulations for short term rentals, for which he provided a guide. He hosts at his location and helps with others for over three years and there has never been a party at any location. He stated that no one wants there to be a party as this is bad for the neighborhood. If you grew up and moved away, but came back later with a family to visit, you would be looking for a place to stay. The hotel options in the area are not many and not the nicest. He noted another reason not to stay in a hotel is the option to cook things, to walk around and experience the community, and not be in a heavy traffic area. He will also submit reviews to Council for peruse, as he suggests Council consider the responsible aspects versus the irresponsible aspects. He also suggested this topic is being considered at the state level at this point in time as well. He is suggesting not just banning them, but taking a broader approach or it does a disservice since people want to come to this community, and if they have a family, they do not want to stay in a hotel. Many people who stay at an Air B-n-B have great experiences. He believes this could be of value to the community. He stated some cities like Willoughby Hills have a complete ban with a charge of misdemeanor one which is comparable to an assault without a weapon – a heavy charge for something like this. He believes Willowick has fines, and the stages of fines are also contained in their information proposal packet. He asked if he could leave the information. Mr. Levon noted Council will get it following the meeting (packets were left with the clerk – see attached). Mr. Gorley thanked all for their time.

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 7:57PM.

Committee Reports

There were no Committee Reports.

Commission Reports

- 11.1 The report from the Board of Zoning appeals meeting of July 24th, 2025 was presented by Councilperson Gerhardstein. *Written Report Submitted*
- 11.2 The report from the Board of Zoning appeals meeting of July 24th, 2025 was presented by Councilperson Gerhardstein. *Written Report Submitted*
- 11.3 Council Person Jaworski offered details from the Summer Planning Commission and ARB meetings as follows:

- Planning Commission met on July 3rd and granted a request for final subdivision plat for Old School Village, granted a preliminary subdivision plat approval for Old School Lofts/Townhomes, and granted a request for information and guidance from CH 1341 dealing with zoning and amending procedures for a parcel located at 29-B-010-0-00-001-50 in an Institutional Recreational District.
- Planning Commission met on August 7th and approved the rezoning per CH1341 in an IR District, which he believes will be on the agenda coming up, approved a lot split at 29801 Euclid Avenue in a Commercial Manufacturing District, and gave information and guidance to build and addition for Vineyard Community Church located at 1928 East 300th Street in an R1-50 Residential District.
- Planning Commission met on September 4th and approved a request for parking plan approval to allow construction of an addition at 29400 Euclid Avenue in an IR District and approved a lot split at 2690 Bishop Road in an IR District.
- Architectural Review Board met July 3rd and approved plans and specs from Loreto Iafelice Jr. for the townhomes at Old School Lots located at 1521 Lincoln Road.
- Architectural Review Board met September 4th approved the plans and designs for two homes located in the Old School Way and also approved the designs for Telshe Yeshiva Rabbinical College for an addition to a building located at 28400 Euclid Avenue.

Of note: Planning Commission realized at the September 4th meeting that there is an oversight in the Architectural Review code that there is nothing that specifically addresses Institutional Recreational. Planning Commission will discuss this at their next meeting with the goal of having something to present to Council thereafter.

Old Business

There was no Old Business.

New Business

13.1 Mayor's Appointment to KWB

Mayor Sakacs noted he wished to appoint Karen Sullivan to fulfill the unexpired term of Bill Zuvella. The term for this appointment will expire December 31, 2026.

Motion by Gerhardstein, seconded by Salotto, to affirm the Mayor's appointment of Karen Sullivan to the Keep Wickliffe Beautiful Commission, term to expire December 31, 2026.

Discussion: None

Roll Call:

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

No: None

Motion carried.

13.2 Letter from Planning Commission: Recommendation of rezoning request for 2960 Bishop (Telshe) (see attached)

Council President Levon noted he received a letter dated August 8th from the Wickliffe Planning Commission recommending the request for proposed zoning change from Institutional Recreational (IR) to Residential RI-75 requested by Mr. Goldberg of the Rabbinical College of Telshe Yeshiva for the property at 2690 Bishop Road in Wickliffe, Ohio part of parcel number 29-B-010-0-00-012-0.

The Council President called for a Public Hearing of Wickliffe City Council to consider this rezoning application as required by Section 1341.30 of the Codified Ordinances on Wednesday, October 1st, 2025 at 7:00 PM in Council Chambers at Wickliffe City Hall.

13.3 Bid Acceptance for 2025 Concrete Pavement Slab Replacement Program (see attached)

Engineer Formica noted bids were opened at City Hall on Friday, August 28th for this project which is predominately slabs on East 300th Street. It is an OPWC funded project and we are receiving approximately forty-five percent of the total funds from OPWC. Seven bids were received. The lowest bid was received from A & J Cement Contractors, Inc. of 27900 Lakeland Boulevard, Euclid, Ohio, 44132, in the amount of One

Hundred Fifty-Seven Thousand Five Hundred Forty-Five Dollars (\$157,545.00) which was lower than the Engineer's estimate of Probable Construction Cost of One Hundred Eighty-Four Thousand Dollars (\$184,000.00). Mr. Formica recommends acceptance of this bid as the lowest and best.

Motion by Gerhardstein, seconded by Salotto, to accept the bid of A & J Cement Contractors, Inc. of 27900 Lakeland Boulevard, Euclid, Ohio, 44132 for the 2025 Concrete Pavement Slab Replacement Program in an amount not to exceed One Hundred Fifty-Seven Thousand Five Hundred Forty-Five Dollars (\$157,545.00) as the lowest and best bid and to reject all other bids.

Discussion: None

Roll Call:

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

No: None

Motion carried.

13.4 CH1341 Rezoning

Councilperson Gerhardstein noted this Ordinance was updated over two years ago. Now that we have completed a number of rezonings, he is suggesting this ordinance be reviewed with regard to the time frames. He would like to put this into committee so that the Law Director, Councilperson Jaworski who sits on the Planning Commission, and himself, along with the Council Clerk to review the procedures and make suggestions to make this less confusing for the City and any future applicants. Council President Levon added this topic to the Legislation and Welfare Committee for discussion. Councilperson Jaworski noted Planning Commission has had difficulty with this recently regarding dates. He agrees that it is time to take a serious look at it, and take it to the next level to make it clearer. He believes we are in danger of items falling through the cracks. Mr. Gerhardstein requested the Clerk to attend, as she is responsible for legal advertisements and letters and is familiar with the timeline for this Ordinance. Mr. Levon noted all meetings are open meetings and anyone can attend. The chair of the committee may request anyone attend the meeting. Mr. Jaworski suggested inviting members of the Planning Commission to this meeting as well. Mr. Gerhardstein noted he will be sure to include Planning Commission, making it a workshop similar to ones that were held for zoning.

13.5 CRA Residential Application

Councilperson Gerhardstein noted he received a phone call regarding the application for Residential CRAs. He noted it can be downloaded online, but it is confusing. Councilperson Thielman noted some of the information that we are requesting after the application might not be appropriate for every project. He suggested this might be "tightened up" a bit. He was approached by one of the home builders who noted that the company is not willing to provide all the detailed documentation (invoices and itemized lists of costs, etc.) that is being requested. He stated they would be willing to provide a purchase agreement, which Mr. Thielman believes would suffice. He stated most are a one-page application, and he would like to take a look at this. Mayor Sakacs noted this is not what he requested be added to Committee, rather an individual has sent in the application that it needs to be reviewed by Council per our requirements. Council President Levon added this topic to the Committee of the Whole for discussion at a future meeting.

Ordinances

OR2025-35 *By Title Only* An ordinance amending Chapter 769 Tourist Homes and Motels of the Codified Ordinances of the City of Wickliffe, Ohio to include Section 769.04 Short Term Rental Prohibition in a Residential District and amending Section 769.99 Penalty; and declaring an emergency (E) **SECOND READING**

OR2025-39 *By Title Only* An ordinance levying special assessments for the improvement of streets within the City of Wickliffe, Ohio by supplying said streets with electric street lighting; and declaring an emergency (E)

Motion by Gerhardstein, seconded by Thielman, the rules of Wickliffe City Council be suspended and Ordinance 2025-39 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 2025-39 be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Ordinance 2025-39 adopted.**

OR2025-40 *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 December 31, 2025; and declaring an emergency (E)

Motion by Salotto, seconded by Bala, the rules of Wickliffe City Council be suspended and Ordinance 2025-40 be placed on third and final reading.

Discussion: None

Roll Call:

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

No: Gerhardstein

Motion carried.

Motion by Salotto, seconded by Bala, that Ordinance 2025-40 be adopted as presented.

Discussion: None

Roll Call:

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

No: Gerhardstein

Motion carried. **Ordinance 2025-40 adopted.**

OR2025-41 *By Title Only* An ordinance authorizing the Mayor of the City of Wickliffe to enter into a settlement agreement with the Vitantonio Corporation, et al; and declaring an emergency (E)

Motion by Thielman, seconded by Bala, the rules of Wickliffe City Council be suspended and Ordinance 2025-41 be placed on third and final reading.

Discussion: None

Roll Call:

Yes: Bala, Levon, Thielman

No: Gerhardstein, Jaworski, Koski, Salotto

Motion failed.

Council President Levon noted this item will move to second reading at the September 22nd, 2025 Meeting.

OR2025-42 *By Title Only* An ordinance authorizing the Mayor of the City of Wickliffe, Ohio to enter into a contract with A & J Cement Contractors, Inc. for the 2025 Concrete Pavement Slab Replacement Program; and declaring an emergency (E)

Motion by Gerhardstein, seconded by Bala, the rules of Wickliffe City Council be suspended and Ordinance 2025-42 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 2025-42 be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Ordinance 2025-42 adopted.**

Resolutions

RES2025-12 *By Title Only* A resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor; and declaring an emergency (E)

Motion by Gerhardstein, seconded by Bala, the rules of Wickliffe City Council be suspended and Resolution 2025-12 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 Resolution 2025-12 be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Resolution 2025-12 adopted.**

RES2025-13 *By Title Only* A resolution requesting the Lake County, Ohio Auditor to make advance payments of taxes **FIRST READING**

Other Legislation

There was no Other Legislation.

Miscellaneous

Council President Levon called for a Committee of the Whole Meeting on Monday, September 15th, 2025 at 7:00 PM in Council Chambers at City Hall to discuss: CRA Residential Application and Old School Way CRA. A few members of council were unable to attend, so Mr. Levon changed the date to Monday, September 29th, 2025 at 7:00 PM for the same topics listed above.

[See 13.2 above for the Public Hearing called for October 1st, 2025.]

Adjournment

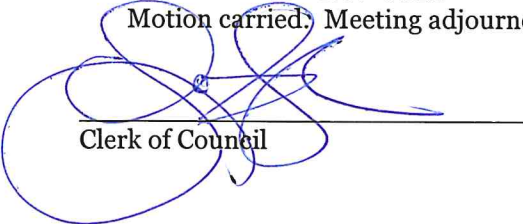

Motion by Gerhardstein, seconded by Thielman, to adjourn the meeting.

Roll Call:

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

No: None

Motion carried. Meeting adjourned at 8:16 PM.


Clerk of Council
Council President and Presiding Officer