



Following the Pledge of Allegiance, a regular meeting of Wickliffe City Council was called to order by Council President Ed Levon on Monday, October 13<sup>th</sup>, 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, Salotto, Thielman
Mayor	Joseph Sakacs
Law Director	Jeremy Iosue
Finance Director	Michael Matas
Engineer	Peter J. Formica
Service Director	Dave Krofcheck
Building Commissioner	Dino Capra
Recreation Director	Timothy Stopp
Fire Chief	Christopher Grossman

Excused: Police Chief Jonathon Bush

#### **Approval of Minutes**

Motion by Gerhardstein, seconded by Thielman, that the minutes of the Wickliffe City Council regular meeting of September 22<sup>nd</sup>, 2025 be approved as presented.

Discussion: None

Roll Call:

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

No: None

**Motion carried. September 22<sup>nd</sup>, 2025 regular meeting minutes approved.**

Motion by Gerhardstein, seconded by Thielman, to allow Councilperson Salotto to abstain from voting on the minutes of the Wickliffe City Council Special Meeting/Public Hearing of October 1<sup>st</sup>, 2025.

Discussion: None

Roll Call:

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

No: None

Motion Carried.

Motion by Bala, seconded by Thielman, that the minutes of the Wickliffe City Council Special Meeting/Public Hearing of October 1<sup>st</sup>, 2025 be approved as presented.

Discussion: None

Roll Call:

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

Abstain: Salotto

No: None

**Motion carried. October 1<sup>st</sup>, 2025 Special Meeting/Public Hearing minutes approved.**

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

Mayor Sakacs read his written report (see attached).

He added that there is a deer problem on the north end. He has had conversations with various people on this topic. He noted it is difficult to do what other cities do. He asked that this topic be put into committee to discuss what can be done, as he believes it is Council's decision.

With regard to skunks, the Mayor related that the city had a person who used to trap and release skunks. The rules have changed and there are stringent guidelines regarding what can be done. He noted that anyone with a skunk issue could contact the Service Department and could borrow a City trap. Once a skunk is trapped, if the animal is alive, the resident must handle the situation, but if the animal is dead, the City can remove the

dead animal. He asked that residents not leave food out, to pick up garbage, and that all be responsible to "nip it in the bud". He noted we are always discussing ways to try to help with these problems. Councilperson Koski noted she was told recently that skunks will enter a rat burrow and eat the young; skunks help to control the rodent population. Mayor Sakacs joked, "maybe we keep the skunks around".

Council President Levon added Deer Population/Control to the Committee of the Whole and 2026 Budget to the Finance Committee.

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

Law Director Iosue noted OR2025-50 that is on tonight's agenda is being taken off emergency and will be put back to the standard three readings. He heard back from the County that this is not necessary until after January and there is one request for a minor adjustment which will be made for the Second Reading of the legislation.

Councilperson Gerhardstein asked if the Policy Manual is ready for Council's review. Mr. Iosue noted it is complete, but is still under review. He noted there are a few new directors that he would like input from before it is considered complete. Mr. Gerhardstein asked when it would be ready. Mr. Iosue noted it is being discussed, but it should be in effect January 1<sup>st</sup>, 2026. Mayor Sakacs noted every time it gets near completion, there is another addition. He noted this will be effective City-wide. Mr. Iosue noted the actual document is complete, he just wants to be sure he gets the necessary input.

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

Council President Levon had no Reports or Communications.

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

Council President Leon noted that OR2025-50 will be taken off Emergency reading and read as the First Reading on tonight's agenda.

The Council President added Chapter 1175.06 Vacant Building Fees to New Business as item 13.3.

Councilperson Gerhardstein asked that CH1341 be added to Old Business for discussion. The Council President added this as item 12.1.

### **Administrators**

#### **A. Police Chief (Bush)**

Chief Bush was excused, and there was no report.

There were no questions or comments for the Police Chief.

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

Chief Grossman noted he had nothing to add to his submitted report.

Councilperson Koski inquired about the problems with the squads. Chief Grossman noted there have been issues with two of them with higher mileage; engine issues with the diesel exhaust. He explained regarding some of the regulations around diesel emergency vehicles. The Service Department has been helpful, but one of the squads had to be sent to the manufacturer for additional work.

Councilperson Koski recalled an issue in the past where a vehicle was restricted to 25 MPH or below when it required service. The Chief noted that is not long the case with emergency vehicles.

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

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

Finance Director Matas asked Sewer Rates be considered for discussion in committee to determine changes for 2026 and 2027 as the rates from Euclid for 2026 and 2027 have been received.

Councilperson Jaworski asked if Mr. Matas could elaborate on the current financial state (September) especially with regard to the General Fund.

The Finance Director read from his recent memo (see attached). He also noted budget worksheets were sent to all Directors and are due Friday, October 17<sup>th</sup> to give him ample time to read and review as he prepares the temporary budget. Chief Grossman has already turned his in.

Mr. Matas spoke on interest rates, and again referenced his memo to Council (attached).

Mr. Jaworski asked the Finance Director his opinion on where the City will end the year. Mr. Matas noted he is expecting it to be similar to last year, which was around \$8 million. He would like to discuss a few issues (ie. golf course and pool issues). He will email Council with estimated increases or decreases in estimated revenue.

Council President Levon asked if the Finance Director would be ready to meet this upcoming Monday, and Mr. Matas noted he will be ready.

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

**D. Engineer (Formica) Written Report Submitted**

Engineer Formica noted he had nothing to report.

Councilperson Jaworski noted he is a bit concerned regarding the Rt. 84 project, as we are nearing the close of asphalt plants next month and there seems to be a lot left to be completed. He asked if the project is still "on schedule". Mr. Formica noted he and the Service Director have been in touch with the ODOT inspectors and project managers.

Mr. Jaworski asked if the company is supposed to be fixing broken/bad portions of the curb. Service Director Korfcheck noted he spoke to the Project Engineer who said it was worse after the first grinding and that he sees it as well. He noted with the new road, this should be addressed.

Councilperson Gerhardstein asked if there was any word from Geauga Highway regarding the punch list. Mr. Formica noted he has not received a response to his inquiry. Mr. Gerhardstein asked regarding the dredging company at Green Ridge Golf Course. Mr. Formica noted that company also has not responded other than "in the fall". He also noted if they do not come, we still have funds to hire another company to come in and complete the work.

There were no additional questions or comments for the Engineer.

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

Service Director Korfcheck had nothing to add to his submitted written report.

Councilperson Gerhardstein inquired, with regard to the street lighting upgrades that were to accompany new road projects, if these are "back on track" since the energy company was "out of bulbs" for a short time. Mr. Korfcheck noted all have been completed.

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

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

Building Commissioner Capra stated the Civil Service examination was given last Thursday and four individuals took the exam. Once Civil service receives the results of the examination which should be later this week, they will certify them. This will allow for interviews to begin the following week.

Councilperson Salotto asked if the department is seeking a certain type of person – ie an inspector. Mr. Capra noted an inspector would be ideal, but if a good candidate was not certified, the City would offer the person eighteen months to become certified. He noted there are some good candidates.

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

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

Recreation Director Stopp noted there was a wonderful event at the Senior Center last Friday. The high school football team joined the seniors for an ice cream social. The boys baseball and girls fast pitch teams have participated in similar events, which are always well received.

With regard to Green Ridge Golf Course, they have met with many professionals to address the issues at the course. Irrigation people, Turf/Grass specialists, and even course builders have offered suggestions. We are working hard; including aeration, sanding, fertilizing, seeding of greens. There are a few remaining outings scheduled, but regular play will close on October 31st. Maintenance will continue for as long as possible.

Councilperson Jaworski noted he has taken his daughters to the different parks in the City and noticed some of the parks could use an upgrade to the playground equipment. He hoped this would be addressed in the upcoming budget, with funds being earmarked for upgrading the old and deteriorating playground equipment. Mr. Stopp noted the Parks and Recreation Commission is compiling their recommendations from their annual Park Tour to present to Council and there will be requests.

There were no questions or comments for the Recreation Director.

### **Audience Participation**

Council President Levon opened Audience Participation to those in attendance at 7:22 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 Road noted she wants to be sure that City money is spent on City stuff. She does not want to see City cars used for personal business. She noted she is upset that a City car went to Pittsburgh and other places. She believes all should use their personal cars unless it is for City use. Mayor Sakacs stated he does not use the City car for personal business. He noted the trip to Pittsburgh was when he was exploring grants for an amphitheater. He also noted Mayors are invited to national events which he could use City funds to attend, but he declines as he believes these are excessive. He noted his trip to Pittsburgh and to Columbus were City-related. He noted he goes home every night and the car is parked there. He stated every other Mayor has received a car to use for whatever. He noted he understands it is campaign time, but this topic was discussed in 2024. He knows to be careful as he is being watched. He noted there is a lot of saving that is going on, like saving over \$50,000 by not having an Economic Developer. He noted he is not taking advantage. He also noted he was told he did not need to explain, but he wanted to explain. Ms. Jewell noted she is concerned, and would also feel better if the Mayor and/or his wife would apologize for the incident where the neighbor was "flipped off" [by the passenger in the Mayor's car]. Council President Levon noted this has been discussed. It is a he said / she said situation to which there are two sides to the story. Councilperson Salotto wished to offer her opinion of the car situation. She understands that some do not agree that the Mayor should be able to drive the car. She noted all Mayors have been afforded the opportunity to use a City vehicle, and they should be allowed to use it for City business. She does not believe the Mayor is reckless with the use of the car, and treats it as the privilege it is. She noted she has a company car which she is permitted to use occasionally for personal use. She would like to let this topic go, as she does not believe he is abusing the privilege. Ms. Jewell noted it has been an issue with other Mayors as well. Ms. Salotto noted if she was Mayor, she would not want to use the car as it seems to be causing such a topic of discussion. She believes all are doing their due diligence to be sure there is nothing inappropriate happening.

Paul Staker of 29904 Euclid Avenue asked what ward he is in. It was noted that is Ward three (Tom Thielman). He asked, in addition to his ward councilperson, how many Council-at -Large positions he can vote for. Mr. Levon noted he would vote for two of the three candidates. Mr. Staker then inquired regarding the Council President position, to which Mr. Levon noted he would select one of two candidates. The Mayoral position would be choosing one of two candidates. He asked if the City's revenue meets the City's expenditures. It was noted that the City currently has an approximate \$9 million surplus.

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 7:31PM.

### **Committee Reports**

There minutes of the September 29<sup>th</sup>, 2025 meeting of the Committee of the Whole were presented by Council President Levon.

Motion by Levon, seconded by Gerhardstein, to authorize the Law Director to create legislation to allow sixteen AirBnBs in the City with specific licensing permits.

Discussion: Councilperson Koski asked if the wording should include other companies (vrbo, etc.). Mr. Iosue noted that it will not name specific companies, rather reference Short Term Rentals. He is currently working on a draft.

Roll Call:

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

No: None

Motion carried.

Motion by Levon, seconded by Gerhardstein, to authorize the Law Director to modify the necessary chapters to prohibit ancillary truck trailer parking in General Business and Commercial-Manufacturing zoned districts that are not generally associated with the business.

Discussion: Councilperson Salotto apologized for not being able to attend the committee meeting, as she knows this has already been discussed. She asked if it has been considered that there may be situations where there may be a forward-thinking situation and asked if this cuts off the ability to adapt to unique circumstances, suggesting that Amazon might wish to park trucks there. Council President Levon noted Amazon or Amazon trucks would be associated with a business. Currently, what is happening there are trucks that are not associated with any specific business. He noted if Amazon or any business moves in there and parks their own trucks, that would be permitted as it would be their property.

Roll Call:

Yes: Gerhardstein, Jaworski, Koski, Levon, Thielman

No: Bala, Salotto

Motion carried.

## Commission Reports

### A. Planning Commission - Councilperson Jaworski

Councilperson Jaworski noted the Architectural Review Board met October 2<sup>nd</sup>, 2025 and approved the plans for a new dwelling located at 1833 Lincoln Road. Following that meeting, the Planning Commission met for a workshop to discuss Senior Living Zoning and ARB Standards for Institutional/Recreation District. These two topics will be continued at the next meeting in a workshop setting.

### B. Senior Center Board – Sherry Koski

Councilperson Koski noted there was a Senior Center meeting today. She was asked to relate there will be a Christmas Craft Show at the Center on Sunday, November 16<sup>th</sup>, 2025 from 10:00 AM to 2:00 PM. They will also host the annual raffle basket fundraiser that will begin on election day (November 4<sup>th</sup>).

## Old Business

### 12.1 CH 1341

Councilperson Gerhardstein noted at the last Planning Commission meeting, there was discussion regarding revision of CH1341. This is currently in Committee. Planning Commission will hold a workshop at the November meeting date (November 6<sup>th</sup> at 7:00 PM) to discuss revisions to CH1341. All of Council is invited to attend to assist with “clean up” of this legislation.

## New Business

### 13.1 Mayor's Appointments to the Keep Wickliffe Beautiful Commission

Mayor Sakacs noted he would like to appoint Mr. Peter Pogacar to the Keep Wickliffe Beautiful Commission to complete the unfulfilled term of Frank Esposito. This term expires December 31<sup>st</sup>, 2025.

Motion by Gerhardstein, seconded by Jaworski, to affirm the Mayor's appointment of Mr. Peter Pogacar to the Keep Wickliffe Beautiful Commission to complete the unfulfilled term which expires December 31<sup>st</sup>, 2025.

Discussion: None

Roll Call:

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

No: None

Motion carried.

Mayor Sakacs noted he would like to appoint Ms. Dianne Yerick to the Keep Wickliffe Beautiful Commission to complete the unfulfilled term of Michael Port. This term expires December 31<sup>st</sup>, 2026.

Motion by Gerhardstein, seconded by Bala, to affirm the Mayor's appointment of Ms. Dianne Yerick to the Keep Wickliffe Beautiful Commission to complete the unfulfilled term which expires December 31<sup>st</sup>, 2026.

Discussion: None

Roll Call:

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

No: None

Motion carried.

### 13.2 Mayor's Appointments to the Parks and Recreation Commission

Mayor Sakacs noted he would like to appoint Mr. Steve Stewart to the Parks and Recreation Commission to complete the unfulfilled term of Elliot Stone. This term expires December 31<sup>st</sup>, 2025.

Motion by Gerhardstein, seconded by Bala to affirm the Mayor's appointment of Mr. Steve Stewart to the Parks and Recreation Commission to complete the unfulfilled term which expires December 31<sup>st</sup>, 2025.

Discussion: None

Roll Call:

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

No: None

Motion carried.

Mayor Sakacs noted he would like to appoint Ms. Mary Kimble to the Parks and Recreation Commission to complete the unfulfilled term of John Behm. This term expires December 31<sup>st</sup>, 2025.

Motion by Salotto, seconded by Bala, to affirm the Mayor's appointment of Ms. Mary Kimble to the Parks and Recreation Commission to complete the unfulfilled term which expires December 31<sup>st</sup>, 2025.

Discussion: None

Roll Call:

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

No: None

Motion carried.

### 13.3 Chapter 1175.06 Vacant Building Fees

Council President Levon noted this is in relation to the OR2025-41 AMENDED that Council will be voting on next. He noted it is necessary to review the fees to be sure we are in line. Mr. Levon added this topic to the Legislation and Welfare Committee to discuss in the near future.

## Ordinances

### **OR2025-41 AMENDED 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 **THIRD READING**

Motion by Levon, seconded by Bala, that Ordinance 2025-41 AMENDED be adopted as presented.

Discussion: Councilperson Bala asked for confirmation that this is the ordinance that if Council does not adopt, the City stands to lose \$60,000.00. Council President Levon noted it could be "in jeopardy". Law Director Iosue noted the City would possibly pay out a considerably larger amount and more importantly we could also lose our ordinance altogether. He noted it is a good settlement.

Roll Call:

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

No: None

Motion carried. **Ordinance 2025-41 AMENDED adopted.**

**OR2025-46** *By Title Only* An ordinance repealing Chapter 1151 – Fire Limits, of the Codified Ordinances of the City of Wickliffe, Ohio **SECOND READING**

**OR2025-47** *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 the Rabbinical College of Telshe Yeshiva in Wickliffe, Ohio **FIRST READING**

**OR2025-48** *By Title Only* An ordinance authorizing the execution of a Then and Now Certificate by the Finance Director to make payment on an invoice amount to CT Consultants; and declaring an emergency (E)

Motion by Bala, seconded by Gerhardstein, the rules of Wickliffe City Council be suspended and Ordinance 2025-48 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 2025-48 be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Ordinance 2025-48 adopted.**

**OR2025-49** *By Title Only* An ordinance amending sections of Chapter 1315 Commercial-Manufacturing and Industrial Districts of the Codified Ordinances of the City of Wickliffe, Ohio **FIRST READING**

**OR2025-50** *By Title Only* An ordinance adopting a cybersecurity policy for the City of Wickliffe, Ohio; and declaring an emergency (E) **FIRST READING**

*As noted previously, in these minutes, Law Director Iosue changed this item from Emergency to First Reading.*

## Resolutions

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

Motion by Gerhardstein, seconded by Bala, that Resolution 2025-13 be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Resolution 2025-13 adopted.**

**RES2025-15** *By Title Only* A resolution authorizing the Mayor of the City of Wickliffe, Ohio to submit an application to the District Seven Public Works Committee and the Ohio Public Works Commission for funding for the Euclid Avenue (U.S. 20) Pavement Improvements; and declaring an emergency (E)

Motion by Salotto, seconded by Bala, the rules of Wickliffe City Council be suspended and Resolution 2025-15 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 Salotto, seconded by Bala, that Resolution 2025-15 be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Resolution 2025-15 adopted.**

**RES2025-16** *By Title Only* A resolution authorizing the Mayor of the City of Wickliffe, Ohio to submit an application to the District Seven Public Works Committee and the Ohio Public Works Commission for funding for the 2026 Concrete Pavement Slab Replacement Program; and declaring an emergency (E)

Motion by Gerhardstein, seconded by Salotto, the rules of Wickliffe City Council be suspended and Resolution 2025-16 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 Jaworski, that Resolution 2025-16 be adopted as presented.

Discussion: None

Roll Call:

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

No: None

Motion carried. **Resolution 2025-16 adopted.**

## Other Legislation

There was no Other Legislation.

## Miscellaneous

Council President Levon called for a meeting of the Finance Committee on Monday, October 20<sup>th</sup>, 2025 at 7:00 PM in Council Chambers at Wickliffe City Hall to discuss Sewer Rates.

Councilperson Gerhardstein called for a meeting of the Legislation and Welfare Committee to follow the meeting of the Finance Committee to discuss Vacant Building Fees.

## Adjournment

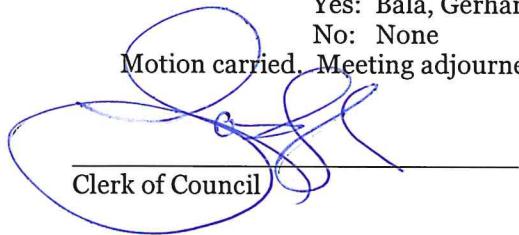
Motion by Gerhardstein, seconded by Bala, to adjourn the meeting.

Roll Call:

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

No: None

Motion carried. Meeting adjourned at 7:53 PM.

  
Clerk of Council

  
Council President and Presiding Officer