

## MINUTES REGULAR COUNCIL MEETING

7:05 p.m.

December 2, 2025

Pursuant to Codified Ordinance Chapter 107 and ORC Section 121.22, notice of the following meeting was given on November 25, 2025.

### ROLL CALL

**Council Members Present:** Merhar, Sievers, Tomaselli, Anderson, Carr, Garry and Kary

**Others Present:** Mayor Fiala, Law Director Lucas, City Engineer Lannon, Fire Chief Ungar, Police Chief Schultz, Chief Building & Zoning Inspector Keller, Parks & Recreation Director Keller, Finance Director Hoffman, Clerk Novak

Mayor Fiala stated that the City lost a valued community member last week, Rich Regovich. Mr. Regovich played a key role in securing Shoreline Improvement District (SID) financing that allowed residents to procure lending for shoreline improvements and erosion controls. He was integral in obtaining Transportation for Livable Communities Initiative (TLCI) monies for the Vine Street project as well as monies for the Osborne Park project and Chagrin River project.

The meeting was led in Prayer and Pledge of Allegiance by Mayor Fiala. A moment of silence was observed in honor of Rich Regovich.

### PUBLIC HEARING – IN RECESS

#### Approval of Minutes

Motion made by Mr. Anderson and seconded by Mr. Tomaselli to approve the Regular Council Meeting Minutes of November 18, 2025.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

### STANDING AND REGULAR COMMITTEE REPORTS

Committee of Full, Mr. Carr – No report.

Economic Development Committee, Mr. Anderson – No report.

Environmental Planning Committee, Mr. Kary – No report.

Finance and Audit Committee, Mr. Tomaselli – No report.

Parks & Recreation Committee, Ms. Sievers – No report.

Personnel Committee, Mr. Merhar – No report.

**Safety Committee, Mr. Tomaselli** – Mr. Tomaselli reported there was a committee meeting this evening to discuss Change Order No. 1 for the Police Station (with legislation to vote on this evening) and an overall update on the building.

**Service Committee, Mr. Anderson** – Due to the absence of Service Director Palmisano, Mr. Anderson noted that leaf season will be extended due to the snow.

**WPCC Committee, Mr. Garry** – No report.

**Planning Commission, Mr. Kary** – No report. Mr. Kary stated that Planning Commission has a joint work session with Council next Tuesday.

**CORRESPONDENCE:** No correspondence.

**PUBLIC PORTION:**

**Neil Sharp, 39425 King Edward Court, Willoughby, Ohio** - Mr. Sharp stated he was here tonight to seek closure on one issue and get answers on two other questions previously raised with Mr. Tomaselli over the past year. He stated the primary concern is Route 84 between Polo Park and King Edward Court where there is a curve in the road. He stated that for 25–30 years, a snow fence was installed annually on the north side to reduce drifting and improve safety. This practice stopped about two years ago, and no definitive explanation has been provided. He stated that the situation is worse today. Ridgewood Greens has added an extra street, creating more traffic and complexity. The open space is now larger than before, with no trees or debris to act as a natural windbreak. As a result, snow drifts across the road far more severely than in the past. Last winter, a car slid across the curve, damaging a street sign and part of a fence. With sidewalks now on both sides, pedestrian safety is at greater risk. Mr. Sharp asked why the fence has not been erected. Mayor Fiala stated the fence has not been erected for the last few years due to the new development. Mr. Tomaselli stated that Mr. Palmisano explained previously that the snow fence was erected because there was nothing else to break the wind as it came across Rt. 84. There are now new homes on both sides of the street that would make installing a continuous fence challenging. Mr. Sharp stated previously there was a natural buffer of brush and trees which is now gone, leaving an open area of roughly 100 yards before the first home. Wind now blows across the road unobstructed, making conditions significantly worse than before. Mr. Sharp stated he would like an answer.

**George, Chicago, Illinois (no last name or address given)** – George stated he was calling because he wanted to bring to the attention of City Hall serious concerns regarding an individual, David Robert Coulter of Willoughby, Ohio. He stated that City Hall has reportedly received numerous reports about him, including allegations of terroristic threats. Despite multiple reports to the Police Department, no investigation appears to have been conducted. George stated he wanted City Hall to be aware of the daily terroristic threats he has made for the last four years and what Mr. Coulter possesses. George claims that Mr. Coulter has been deeply disrespectful toward certain racial and religious groups.

George stated that two years ago, this individual was intoxicated when making domestic terroristic threats, and he continues his online harassment daily. At this time George played an audio recording, which at the recommendation of the Law Director, it has been stricken from the record as it was deemed inappropriate. He claims Willoughby staff laughs at his jokes, and he regularly creates memes, cartoons, and disturbing content involving animals. He states that Mr. Coulter's actions of cyber terrorism, hate, and threat shows he is unwell and dangerous.

Multiple complaints have been filed, and George states he has provided written evidence numerous times without response. George is asking the Police Department to conduct an official investigation immediately.

**Tommy Egan, Boston, MA** – Regarding David Coulter's (Dr. Dave) videos, Mr. Egan stated he disagrees with George. He stated that George is also a YouTuber and he has gone out of his way to hurt Mr. Coulter because he dislikes Mr. Coulter's comments. He stated that George conducts audits and Freedom of Information Act (FOIA) requests, which is fine, but he is rude and condescending to people. He stated that Mr. Coulter makes fun of George and when someone offers George even mild criticism, he blocks them. He stated that if you watch George's videos, you'll see how far he goes to get Mr. Coulter in trouble or even evicted.

**Motion made by Mr. Merhar and seconded by Mr. Tomaselli that all ordinances and resolutions be read by caption only and that as to legislation not containing an emergency clause, the rules requiring that ordinances and resolutions be read on three separate days be waived.**

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

#### **UNFINISHED BUSINESS:**

##### **ORDINANCE NO. 2025-129- Tabled**

**An ordinance amending Chapters 1103, 1131, 1141, and 1155 of the Codified Ordinances of the City of Willoughby, Ohio titled, "Definitions", "One Family Residential Districts", "Business Districts", and "Use Specific Regulations", respectively, and declaring an emergency.**

No action taken.

##### **ORDINANCE NO. 2025-130 - Tabled**

**An ordinance replacing Chapter 195 of the Codified Ordinances of the City of Willoughby, Ohio, titled, "Transient Guest Tax", in its entirety.**

No action taken.

##### **ORDINANCE NO. 2025-131**

**An ordinance amending Chapter 779 of the Codified Ordinances of the City of Willoughby, Ohio, titled, "Transient Guest Registration"; specifically, Section 779.01 titled, "Register Required; Exceptions" and Section 779.03 titled, "False Registration".**

No action taken.

#### **NEW BUSINESS:**

##### **RESOLUTION NO. 2025-135**

**A resolution amending Resolution No. 2025-30 to provide for current expenses and other expenditures of the City of Willoughby, Ohio, during the period ending December 31, 2025, and declaring an emergency.**

Motion made by Mr. Garry and seconded by Mr. Tomaselli that the rules of Council requiring three separate readings be suspended and that Resolution No. 2025-135 be declared an emergency measure.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

Motion made by Mr. Garry and seconded by Mr. Tomaselli to adopt Resolution No. 2025-135.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

**RESOLUTION NO. 2025-136 – Amended 12/2/2025**

**A resolution authorizing the Director of Finance to transfer funds from the Court Computer Special Projects Fund to the Veterans Treatment Court Fund, and declaring an emergency.**

Motion made by Mr. Anderson and seconded by Ms. Sievers to amend Resolution No. 2025-136 removing the word “computer” and adding the wording “special projects” in the caption. In Section 1, removing the word “computer” and adding the wording “special projects” and removing the number “2110” and adding the number “2111”.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

Motion made by Mr. Anderson and seconded by Ms. Sievers that the rules of Council requiring three separate readings be suspended and that Resolution No. 2025-136 be declared an emergency measure as amended.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

Motion made by Mr. Anderson and seconded by Ms. Sievers to adopt Resolution No. 2025-136 as amended.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

**RESOLUTION NO. 2025-137**

**A resolution authorizing the Mayor to enter into a subrecipient agreement FY 2025 with the Board of Lake County Board of Commissioners to utilize proceeds from the Community Development Block Grant (CDBG) Program for Fiscal Year 2025 for the purpose of providing an Osborne Park Informational Sign Replacement in an amount not to exceed \$40,000, and declaring an emergency.**

Motion made by Ms. Sievers and seconded by Mr. Kary that the rules of Council requiring three separate readings be suspended and that Resolution No. 2025-137 be declared an emergency measure.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

Motion made by Ms. Sievers and seconded by Mr. Kary to adopt Resolution No. 2025-137.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

**RESOLUTION NO. 2025-138**

**A resolution authorizing the Mayor to enter into an agreement with Ciros Property Management, Inc. in the amount of \$675,000.00 for the purchase of real property necessary for municipal purposes; said real property located at 37482 and 37484 North Industrial Parkway and further identified as Permanent Parcel No. 27A028A000270, and declaring an emergency.**

Motion made by Mr. Garry and seconded by Ms. Sievers that the rules of Council requiring three separate readings be suspended and that Resolution No. 2025-138 be declared an emergency measure.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

Motion made by Mr. Garry and seconded by Ms. Sievers to adopt Resolution No. 2025-138.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

**RESOLUTION NO. 2025-139**

**A resolution approving Change Order No. 1 in the Willoughby Police Station Project with Infinity Construction Co., Inc., and declaring an emergency.**

Motion made by Mr. Merhar and seconded by Mr. Anderson that the rules of Council requiring three separate readings be suspended and that Resolution No. 2025-139 be declared an emergency measure.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

Motion made by Mr. Merhar and seconded by Mr. Anderson to adopt Resolution No. 2025-139.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

**MAYOR'S REPORT – No report.**

**DIRECTOR'S REPORTS**

**Law Director Lucas – No report.**

**Service Director Palmisano** – Absent.

**City Engineer Lannon** – Regarding the Vine Street storm sewer project which is the large storm sewer being installed from the basin to the railroad underpass, Mr. Lannon stated the construction has shifted directly onto Vine Street which is causing traffic impacts. The trench itself is roughly the width of one full pavement lane, so traffic is down to a single lane at night. During the day, an extra lane is needed just to move heavy equipment and materials, which makes it even tighter. Mr. Lannon stated there will be a shutdown during the holidays but construction will last until the end of January. He stated the contractor had hoped to be further along by now, but the boring under Route 2 delayed them by about a month. The bore was handled by a subcontractor and ran into alignment problems with the tunnel for the plastic pipe installation. He stated Route 2 was never in danger, but the subcontractor had to redo a lot of work with extra bracing and welding to keep the tunnel straight. The pipe under Route 2 is now in place, and crews have moved on to the next stage.

Mr. Carr asked if the letters to property owners regarding sidewalks were sent out. Mr. Lucas stated the letters were sent out and revised to soften the language and make them less harsh.

**Fire Chief Ungar** – No report.

**Police Chief Schultz** – Chief Schultz thanked Council for the passage of Resolution 2025-139. He stated they are working to minimize change orders on the new facility. He stated the Stuff the Cruiser event was held last month at Giant Eagle and was a success. The department is still collecting toys for the U.S. Marine Corps Toys for Tots program; drop-off bins are in the Police Department lobby for another week. He stated this Saturday from 12 p.m. until 3 p.m. at Great Lakes Mall is the Lake County Protect and Serve Tavern event, sponsored by local police chiefs, offering free non-alcoholic drinks and snacks. The Holiday Heroes program for needy kids at Edison Elementary and Grant Elementary is coming up; he thanked the Willoughby Fraternal Order of Eagles for their generous donation.

**Chief Building and Zoning Inspector Keller** – No report.

**Parks & Recreation Director Keller** – Ms. Keller reminded everyone that Thursday is the tree lighting at 7 p.m. which will also kick off the Shop the Block Golden Ticket Raffle in downtown Willoughby. This is the new name for the holiday stroll through the merchants association. Ms. Keller thanked Council for the passage of Resolution No. 2025-137. Ms. Keller stated she received the permits for the Osborne Park project this afternoon. She will notify the neighbors on Beachview the schedule of construction.

**Finance Director Hoffman** – Ms. Hoffman thanked Council for the passage of Resolution No. 2025-135 and 136.

## **COUNCILMEN REPORTS**

**Ms. Sievers** – Ms. Sievers reminded everyone that Wreaths Across America will take place at both Willoughby cemeteries on December 13<sup>th</sup> from 12 p.m. until 1 p.m. This event places wreaths on veterans' headstones.

**Mr. Kary** – No report.

**Mr. Tomaselli** - Mr. Tomaselli stated that the Miracle on Erie Street 5K will take place this Saturday, December 6th.

**Mr. Merhar** – No report.

**Mr. Garry** – No report.

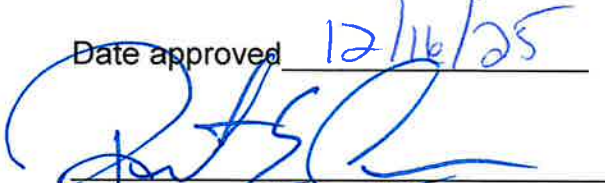
**Mr. Anderson** – No report.

**Mr. Carr** – No report.

*The Regular Council Meeting adjourned at 7:42 p.m.*

Date approved

12/16/25



Robert E. Carr, President



Clerk of Council



Robert A. Fiala, Mayor

## **LEGAL NOTICE**

Pursuant to Chapter 1115.03(f) of the Codified Ordinances of the City of Willoughby, Ohio notice is hereby given of a Public Hearing to be held by the Council on Tuesday, October 21, 2025 at 7:05 p.m. in the Municipal Building, One Public Square, Willoughby, Ohio.

**Said hearing will be held on the following proposed text changes to the Planning and Zoning Code:**

Amend Chapter 1103 titled "Definitions", specifically Section 1103.03 titled "Definitions of General Terms" adding definitions for "Hosting Platform", "Short Term Rental", and "Transient Guest"; Chapter 1131 titled "One Family Residential Districts", specifically Section 1131.03 titled "Schedule of Permitted Uses" adding schedule of permitted uses for Short Term Rental; Chapter 1141 titled "Business Districts", specifically Section 1141.03 titled "Schedule of Permitted Uses" adding schedule of permitted uses for Short Term Rental; Chapter 1155 titled "Use Specific Regulations", specifically Section 1155.04 titled "Use-Specific Regulations" adding standards and requirements for Short Term Rental.

**BY ORDER OF THE COUNCIL OF THE CITY OF WILLOUGHBY**

Alisa Novak  
Clerk of Council

**Publish: October 3, 2025**