

# MINUTES REGULAR COUNCIL MEETING

7:03 p.m.

April 7, 2026

Pursuant to Codified Ordinance Chapter 107 and ORC Section 121.22, notice of the following meeting was given on April 3, 2026.

## ROLL CALL

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

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

The meeting was led in Prayer and Pledge of Allegiance by Councilman Tomaselli.

## Approval of Minutes

Motion made by Mr. Tomaselli and seconded by Mr. Garry to approve the Regular Council Meeting Minutes of March 17, 2026.

Roll Call	6 yes	
	0 no	Motion carried 6 to 0
	1 abstain (Anderson)	

## 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, Ms. Sievers – No report.

Safety Committee, Mr. Tomaselli – No report.

Service Committee, Mr. Anderson – Mr. Anderson reported there will be a Service Committee meeting this Saturday at 9 a.m. to view stormwater sites in the City. Mr. Carr suggested a committee meeting to give an update.

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

**Planning Commission, Mr. Kary** – No report.

### **PUBLIC HEARING**

Clerk Novak read the legal notice for the public hearing on the proposed Codified Ordinance text amendments (see attached).

**Those speaking in Favor** - No one spoke.

**Those speaking in Opposition** - No one spoke.

**CORRESPONDENCE:** No correspondence.

### **PUBLIC PORTION:**

**Jeffrey Malecki, 1249 South Beachview Road, Willoughby, Ohio –**

Mr. Malecki thanked all those who attended the meeting in regard to the Two Town Creek issues. He is asking for an emergency moratorium be placed on any further construction due to the maximum volume at which Two Town Creek is running. He stated that the City's current use exceeds reasonable riparian use, resulting in ongoing property damage to himself and neighboring residents. He cited unacceptable runoff levels observed after one inch of rainfall on March 11th and criticized recent stormwater improvements, noting that the new culvert is misaligned, elevated, and improperly angled compared to the existing structure. He warned that failure to address these issues could lead to significant legal consequences. He stated that with the watershed already at 87.5% capacity, he urged the City to halt development temporarily, prioritize infrastructure investment, repair damages, and protect the environment for future generations.

**Richard Zerga, 36930, Stevens Boulevard, Willoughby -**

Mr. Zerga stated that he regularly walks his dog on Stevens Boulevard and has noticed increased speeding since Ben Hur closed. Due to traffic and lack of sidewalks, he changed his walking route to the area near AmeriGas, where he was shocked by the amount of garbage. He reported seeing discarded furniture, a mattress, tires, and other debris in the parking lot and nearby wooded area by the DeMilta property. Mr. Zerga expressed concern about the area deteriorating and urged that the responsible property owners be contacted to clean it up.

**Rochelle Davis, 38397 South Beachview Road, Willoughby -**

Ms. Davis stated she was here tonight to speak about concerns regarding the proposed McKinley project. She stated she is not opposed to affordable housing, but a call for responsible planning and community balance. Variations of this proposal have come forward multiple times, and residents have repeatedly shared the same concerns. When that feedback is not meaningfully addressed, she stated it feels less like engagement and more like persistence until opposition fades. She stated that residents understand the need for growth, but deserve a voice and choice in development that affects our neighborhoods, infrastructure, property, and schools. She stated that the north end already has a higher concentration of Section 8 and low income housing than other areas

of the City. Continued clustering places strain on services, increases housing density, and impacts property stability and turnover. She stated this area feeds into Grant Elementary, where increased density could raise class sizes and resource demands, placing disproportionate pressure on one part of the district. Growth should be balanced and shared citywide, not concentrated in one neighborhood.

**Bill Collins, 3409 South Beachview Road, Willoughby, Ohio -**

Mr. Collins stated he supports concerns about growth in the north end. While projects like Osborne look good, the impact on the neighborhood isn't being fully considered. According to the City's website, the property is zoned R-50, which allows single-family homes only, not two-family duplexes. R-50 zoning exists to protect the character of the older north end neighborhood. He stated that the original transfer of the McKinley property was conditioned on it remaining a community resource for food and clothing assistance. Building six duplexes violates that agreement. Additionally, this project will increase stormwater runoff into Two Town Creek from Lost Nation Road, worsening drainage issues.

**Paul Zavalovich, 1160 Elmwood Drive, Willoughby, Ohio –**

Mr. Zavalovich stated he would like to suggest to his neighbors to begin gathering signatures to place an eminent domain measure on the ballot. He warned that without a permanent solution; residents will be forced to return year after year while their voices are ultimately ignored. Because that is not sustainable, he believes this approach should end the issue.

**Motion made by Mr. Anderson and seconded by Mr. Garry 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

**NEW BUSINESS:**

**ORDINANCE NO. 2026-30**

**An ordinance amending Chapter 1161 of the Codified Ordinances of the City of Willoughby, Ohio, titled, "Off-Street Parking Regulations", specifically, Section 1161.04, titled, "Required Off-Street Parking Spaces".**

Motion made by Mr. Kary and seconded by Mr. Garry to adopt Ordinance No. 2026-30.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

**RESOLUTION NO. 2026-31**

**A resolution authorizing the Director of Finance to transfer funds from the General Fund to various other funds, and declaring an emergency.**

Motion made by Mr. Tomaselli and seconded by Mr. Garry that the rules of Council requiring three separate readings be suspended and that Resolution No. 2026-31 be declared an emergency measure.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

Motion made by Mr. Tomaselli and seconded by Mr. Garry to adopt Resolution No. 2026-31.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

**RESOLUTION NO. 2026-32**

**A resolution amending Resolution No. 2026-25 to provide for current expenses and other expenditures of the City of Willoughby, Ohio, during the period ending December 31, 2026, 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. 2026-32 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. 2026-32.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

**RESOLUTION NO. 2026-33**

**A resolution by the City of Willoughby, County of Lake, State of Ohio, declaring it necessary to renew a nine-tenths (0.9) of one mill tax levy and requesting the Lake County Auditor to certify the total current tax valuation of the City and the dollar amount of revenue that would be generated by the renewal, and declaring an emergency.**

Motion made by Mr. Tomaselli and seconded by Mr. Garry that the rules of Council requiring three separate readings be suspended and that Resolution No. 2026-33 be declared an emergency measure.

Roll Call     7 yes  
                  0 no

Motion carried 7 to 0

Motion made by Mr. Tomaselli and seconded by Mr. Garry to adopt Resolution No. 2026-33.

Roll Call     7 yes  
                  0 no

Motion carried 7 to 0

**RESOLUTION NO. 2026-34**

**A resolution by the City of Willoughby, County of Lake, State of Ohio, declaring it necessary to renew a two- (2-) mill tax levy and requesting the Lake County Auditor to certify the total current tax valuation of the City and the dollar amount of revenue that would be generated by the renewal, 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. 2026-34 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. 2026-34.

Roll Call     7 yes  
                  0 no

Motion carried 7 to 0

**RESOLUTION NO. 2026-35**

**A resolution approving Change Order No. 3 in the Willoughby Police Station Project with Infinity Construction Co., Inc., and declaring an emergency.**

Motion made by Mr. Anderson and seconded by Mr. Tomaselli that the rules of Council requiring three separate readings be suspended and that Resolution No. 2026-35 be declared an emergency measure.

Roll Call     7 yes  
                  0 no

Motion carried 7 to 0

Motion made by Mr. Anderson and seconded by Mr. Tomaselli to adopt Resolution No. 2026-35.

Roll Call     7 yes  
                  0 no

Motion carried 7 to 0

**RESOLUTION NO. 2026-36**

**A resolution declaring the official intent and reasonable expectation of the City of Willoughby, on behalf of the State of Ohio, to reimburse its Road and Bridge Levy Fund for the DGAC09 SR 84 Slope Stabilization Project, with the proceeds from Ohio Public Works Commission of the State of Ohio, and declaring an emergency.**

Motion made by Mr. Luciano and seconded by Ms. Sievers that the rules of Council requiring three separate readings be suspended and that Resolution No. 2026-36 be declared an emergency measure.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

Motion made by Mr. Luciano and seconded by Ms. Sievers to adopt Resolution No. 2026-36.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

**RESOLUTION NO. 2026-37**

**A resolution authorizing the Mayor to enter into a shared use and management agreement, as amended, between Willoughby-Eastlake City School District (“District”), Lake County Young Men’s Christian Association (“YMCA”) and the City of Willoughby, Ohio (“City”) and originally for the construction of a Senior Center, YMCA Facility, and a Field House containing four gymnasiums, one of which is for the exclusive use of the City, and the shared use and management of other facilities, and declaring an emergency.**

Motion made by Ms. Sievers and seconded by Mr. Garry that the rules of Council requiring three separate readings be suspended and that Resolution No. 2026-37 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. Garry to adopt Resolution No. 2026-37.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

**RESOLUTION NO. 2026-38**

**A resolution amending the meeting schedule of Council for the months of June, July, and August, 2026.**

Motion made by Mr. Anderson and seconded by Mr. Tomaselli to adopt Resolution No. 2026-38.

Roll Call      7 yes  
                    0 no

Motion carried 7 to 0

**MAYOR'S REPORT** – Mayor Fiala stated that he, along with the other three mayors in the district, have been meeting regularly with the Willoughby-Eastlake School District. The district has asked the Mayors to assist them in working through ongoing financial issues. At this time, there is nothing specific to report, but the next meeting is scheduled for April 23rd. As the district continues to develop strategies to address an anticipated deficit over the next two to three years, Mayor Fiala stated he will report back to Council with any developments. Mr. Carr stated that Council had been invited to that meeting.

### **DIRECTOR'S REPORTS**

**Law Director Lucas** – No report. Regarding a concern raised by a resident about whether the R50 zoning designation is suitable for two-family duplexes, Ms. Sievers asked if that concern was accurate or if it was something that Council needed to consider. Mr. Lucas stated that he will send a memo to Council the following day to address that specific issue.

Regarding the moratorium that was mentioned earlier this evening, Ms. Sievers asked for details on how it would work and what impact it would have. Mr. Lucas explained that, depending on how the moratorium is written, it would apply only to development applications submitted after the moratorium is passed. Any applications already submitted would not be affected because those applicants have established vested property rights, and a moratorium cannot be applied retroactively. He stated that any such moratorium would be forward-looking and emphasized that adopting one would ultimately be a Council decision.

**Service Director Knecht** – Mr. Knecht thanked the Council members and residents for reporting issues during the recent severe weather. He emphasized appreciation for residents acting as extra “eyes” in the community, noting that staff cannot see everything firsthand. He stated that the department is making a strong push to prepare for spring, including addressing potholes, picking up litter, and planning spring plantings.

Mr. Carr asked about pending sidewalk assessments, specifically referencing properties on Highgate, Hartshire, and the Walgreens property. He asked where the City was in the timeline for completing those assessments. Mr. Lannon stated that the plan had been to use the rebid of the voluntary sidewalk program numbers to those sections and that the City was preparing to rebid that along with other assessments. Mr. Carr clarified that his concern was about whether the property owners had responded within the allowed timeframe to pull permits and complete the work themselves, or whether the City was now waiting to proceed after bidding.

Mr. Knecht stated that the City did not yet have a firm cost estimate because the work had not gone out to bid. He stated that the bid would establish pricing, which would then allow residents to decide whether they wanted to complete the work themselves. Mr. Carr asked about the Walgreens property. Mr. Lannon stated Walgreens agreed to proceed with the work through the City as an assessment. He added that plans were already prepared and that the City intended to move forward by bidding the project. Mr. Lucas stated that Walgreens had been presented the opportunity to perform the work themselves in accordance with City ordinances. He noted that there had been some discussion about the wording of the initial letter, which was later modified, and that Walgreens was given time to hire its own contractor. Ultimately, Walgreens chose to participate in the City program, which requires establishing a bid price before proceeding.

**City Engineer Lannon** – No report.

**Fire Chief Ungar** – No report.

**Police Chief Schultz** – Regarding the issues on Stevens Boulevard mentioned earlier by a resident, Chief Schultz stated he would direct his officers to do some traffic enforcement there. Ms. Sievers asked when the City can start using the speed trailer; she had some complaints from residents on North Cherokee. He asked Mr. Knecht when the trailer would be ready. Mr. Knecht stated they were finishing up some maintenance on it, but it will be ready soon. Chief Schultz stated that motorcycle and bicycle officers will be out more once the weather turns warmer.

**Chief Building and Zoning Inspector Keller** – Absent.

**Parks & Recreation Director Keller** – No report.

**Finance Director Hoffman** – Ms. Hoffman thanked Council for Resolutions No. 2026-31 through 2025-36.

## COUNCILMEN REPORTS

**Ms. Sievers** – Ms. Sievers thanked everyone for attending today and showing the strength of the north end community. She appreciates Mr. Malecki for coordinating the Two Town Creek meeting. Residents along the creek may contact her or the City to give permission for a one time cleanup so crews can access the property. Finally, many concerns were raised about the upcoming McKinley project, and she asked that Council and directors ensure these voices are heard.

**Mr. Kary** – Mr. Kary thanked the Malecki family for their presentation last Thursday. Attendance was strong and residents were very engaged. The City now has a solid starting point and plan to meet with residents to address creek obstructions and discuss future planning.

**Mr. Tomaselli** – No report.

Mr. Luciano – No report.

Mr. Garry – No report.

Mr. Anderson – No report.


Mr. Carr – Mr. Carr stated he was looking forward to the opening of Jeff's Candy Shoon April 25<sup>th</sup>.


*The Regular Council Meeting adjourned at 7:48 p.m.*

Date approved

4/21/26

  
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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, April 7, 2026 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 1161 titled "Off-Street Parking Regulations", specifically Section 1161.04 titled "Required Off-Street Parking Spaces" adding minimum spaces required for a Townhouse Unit.

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

Alisa Novak  
Clerk of Council

**Publish: March 20, 2026**