The City of Westlake Ohio

MINUTES

www.cityofwestlake.org

OFFICE OF THE CITY COUNCIL

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WESTLAKE CITY COUNCIL MEETING
PROCEEDINGS OF A REGULAR SESSION
FEBRUARY 19, 2026

The regular session of Council was called to order at 8:21 p.m. by President of Council David S. Greenspan.

Present: President of Council David S. Greenspan; Councilmembers Duane Van Dyke, Nick C. Nunnari, Dave Del Regno, Todd LeVeck, Amy G. Havelka, Mark R. Getsay.

Also present: Mayor Dennis Clough, Law Director Michael Maloney, Service Director Chris Stuhm, Director of Engineering Jim Smolik, Finance Director Prashant Shah, Recreation Director Paula Horner, Planning Director James Bedell, Director of Purchasing Larry Surber, Director of Inspections Donald Grayem, Director of Community Services Lydia Gadd, Police Lieutenant Jason Dancy, Fire Chief Matt Moran, Clerk of Council Denise L. Rosenbaum.

APPROVAL OF MINUTES:

Councilmember Havelka moved, seconded by Councilmember Del Regno, that the reading of the minutes of the regular session of February 5, 2026, be waived and that they be approved as received.
ROLL CALL:
Yeas: Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck, Havelka, Getsay.
Nays: None; motion carried.

SELECTED CORRESPONDENCE:

Notice from Ohio Division of Liquor Control received February 13, 2026, for transfer of a D-1 permit from 14224 Madison LLC, 14224 Madison Avenue, Front Unit, Lakewood, OH 44107 to Lopez Taqueria, LLC, 27020 Center Ridge Road, Westlake, Ohio 44145.

Councilmember Van Dyke moved, seconded by Councilmember Del Regno, not to object to a transfer of a D-1 permit from 14224 Madison LLC, 14224 Madison Avenue, Front Unit, Lakewood, OH 44107 to Lopez Taqueria, LLC, 27020 Center Ridge Road, Westlake, Ohio 44145.
Yeas: Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck, Havelka, Getsay.
Nays: None; motion carried.

Communication from Mayor Clough dated February 13, 2026, requesting authorization to purchase one 2026 Chevrolet Silverado pick-up truck with selected options and police safety equipment through the State of Ohio cooperative purchase program from Tim Lally Chevrolet Inc. and to purchase police safety equipment outlined in the attached memo from the open market in an amount not to exceed $69,500.00. (Ordinance No. 2026-23)

Communication from Mayor Clough dated February 12, 2026, requesting authorization to purchase three 2025 Chevrolet Tahoe PPV with selected options and police safety equipment through the open market from Tim Lally Chevrolet Inc. in an amount not to exceed $221,000.00. (Ordinance No. 2026-22)

Communication from Mayor Clough dated February 12, 2026, requesting authorization to purchase one 2025 Ford F150 pick-up truck with selected options through the open market from John Lance Ford LLC/Autonation Ford Westlake in an amount not to exceed $53,307.77 and to authorize the purchase of the associated safety equipment outlined in the attached memo in a total amount not to exceed $61,000.00. (Ordinance No. 2026-24)

Communication from Mayor Clough dated February 12, 2026, requesting confirmation of the appointment of Lynda Appel to the Westlake Planning Commission with a term expiring on December 31, 2028 (fulfilling the unexpired term of Dave Del Regno).

Councilmember Van Dyke moved, seconded by Councilmember Nunnari, confirming the appointment of Lynda Appel to the Westlake Planning Commission with a term expiring on December 31, 2028 (filling the unexpired term of Dave Del Regno).
Yeas: Van Dyke, Nunnari, Del Regno, LeVeck, Havelka, Getsay, Greenspan.
Nays: None; motion carried.

Communication from Mayor Clough dated February 12, 2026, requesting confirmation of the appointment of Michael O'Donnell to the Westlake Parks & Recreation Commission with a term expiring on December 31, 2029 (fulfilling the unexpired term of Lynda Appel).

Councilmember LeVeck moved, seconded by Councilmember Nunnari, confirming the appointment of Michael O'Donnell to the Westlake Parks & Recreation Commission with a term expiring on December 31, 2029 (fulfilling the unexpired term of Lynda Appel).
Yeas: Nunnari, Del Regno, LeVeck, Havelka, Getsay, Greenspan, Van Dyke.
Nays: None; motion carried.

Communication from Mayor Clough dated February 17, 2026, requesting confirmation of the reappointment of Kristen Canepa to the Tree Commission with a term expiring on December 31, 2029.

Councilmember Van Dyke moved, seconded by Councilmember Nunnari, confirming the reappointment of Kristen Canepa to the Tree Commission with a term expiring on December 31, 2029.
Yeas: Del Regno, LeVeck, Havelka, Getsay, Greenspan, Van Dyke, Nunnari.
Nays: None; motion carried.

Communication from Mayor Clough dated February 17, 2026, requesting confirmation of the reappointment of Ken Sadd to the Tree Commission with a term expiring on December 31, 2029.

Councilmember Del Regno moved, seconded by Councilmember Nunnari, confirming the reappointment of Ken Sadd to the Tree Commission with a term expiring on December 31, 2029.
Yeas: LeVeck, Havelka, Getsay, Greenspan, Van Dyke, Nunnari, Del Regno.
Nays: None; motion carried.

Communication from Mayor Clough dated February 17, 2026, requesting confirmation of the reappointment of Mary Beth Schneidler to the Tree Commission with a term expiring on December 31, 2029.

Councilmember Van Dyke moved, seconded by Councilmember Del Regno, confirming the reappointment of Mary Beth Schneidler to the Tree Commission with a term expiring on December 31, 2029.
Yeas: Havelka, Getsay, Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck.
Nays: None; motion carried.

Communication from Mayor Clough dated February 17, 2026, requesting a meeting of the Service, Streets, Sidewalks and Road Drains Committee.

Conditional use permit application from LifeBridge Care LLC, received February 19, 2026, for a training school for adults with developmental disabilities at 26945 Westwood Road, parcel 215-10-022. Council President Greenspan referred this to the Planning, Zoning, Legislative Committee.

Conditional use permit application from Kevin Johnson, Forward Fitness, received February 19, 2026, for a fitness center providing one on one training and small group training at 27100 Detroit Road, parcel 213-03-032. Council President Greenspan referred this to the Planning, Zoning, Legislative Committee.

Zoning map amendment application from George Davis, GD3 Ventures, received February 19, 2026, to change the zoning of 29707 Center Ridge Road, parcel 217-26-003, from Office Building to R-1F-80 single family zoning to construct an 11 lot single family subdivision. Council President Greenspan referred this to the Planning, Zoning, Legislative Committee.

Zoning map amendment application from Edward Pavicic, Hope Pointe Place, Ltd., received February 19, 2026, to change the zoning of 26814 Center Ridge Road, parcels 213-16-034, -035, -036, -037, from General Business and Office Building to R-1F-80 to construct a 19 lot single family subdivision. Council President Greenspan referred this to the Planning, Zoning, Legislative Committee.

PETITIONS FROM THE PUBLIC:

None.

REPORT OF THE MAYOR:

Mayor Clough read his fourth report of the year.

REPORTS OF STANDING COMMITTEES – PLANNING, ZONING, LEGISLATIVE COMMITTEE:

Councilmember Van Dyke reported on the February 11, 2026, Planning, Zoning, Legislative Committee meeting.

Councilmember Van Dyke moved, seconded by Councilmember Getsay, that the report of the February 11, 2026, Planning, Zoning, Legislative Committee meeting be received and filed.
ROLL CALL:
Yeas: Getsay, Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck, Havelka.
Nays: None; motion carried.

Councilmember Van Dyke moved, seconded by Councilmember Del Regno, that legislation be drafted relative to the conditional use permit request from Rise School.
ROLL CALL:
Yeas: Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck, Havelka, Getsay.
Nays: None; motion carried.

SANITATION COMMITTEE:

Councilmember Havelka reported on the February 11, 2026, Sanitation Committee meeting.

Councilmember Havelka moved, seconded by Councilmember Van Dyke, that the report of the February 11, 2026, Sanitation Committee meeting be received and filed.
ROLL CALL:
Yeas: Van Dyke, Nunnari, Del Regno, LeVeck, Havelka, Getsay, Greenspan.
Nays: None; motion carried.

COMMITTEE OF THE WHOLE:

President of Council Greenspan reported on the Committee of the Whole meeting held this date at 7:30 p.m. Present were Councilmembers Greenspan, Van Dyke, Nunnari (arrived at 7:38 p.m.), Del Regno, LeVeck, Havelka, Getsay. Also present were Mayor Clough; Directors Maloney, Stuhm, Smolik, Shah, Horner, Bedell, Surber, Stybel (left at 7:40 p.m.), Grayem, Gadd, Dancy (Lieutenant), Moran; and Clerk Rosenbaum. Agenda items as well as selected correspondence were discussed. The following committee meetings were scheduled: Planning, Zoning, Legislative Committee, February 25 at 6:00 p.m.; Sanitation Committee, March 12 at 6:45 p.m.; Service, Streets, Sidewalks, Road Drains Committee, March 12 at 7:00 p.m.

Councilmember Nunnari moved, seconded by Councilmember LeVeck, to adjourn to executive session to discuss Human Resources matters at 7:48 p.m.
ROLL CALL:
Yeas: Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck, Havelka, Getsay.
Nays: None; motion carried.

Also present were Mayor Clough, Finance Director Shah and Law Director Maloney.

Executive session adjourned at 8:20 p.m.

Meeting immediately adjourned at 8:20 p.m.

LEGISLATION:

LEGISLATION FOR FIRST READING ADOPTION UNDER SUSPENSION OF RULES:

Councilmember Getsay moved, seconded by Councilmember Nunnari, that the rule requiring ordinances/resolutions to be read in full on three separate dates be suspended, and that the following be placed on third reading.
ROLL CALL ON SUSPENSION:
Yeas: Nunnari, Del Regno, LeVeck, Havelka, Getsay, Greenspan, Van Dyke.
Nays: None; motion carried.

ORDINANCE NO. 2026-20: AN ORDINANCE AMENDING APPROPRIATIONS FOR THE CITY OF WESTLAKE, OHIO, AND DECLARING AN EMERGENCY.

Councilmember Nunnari moved, seconded by Councilmember Havelka, that Ordinance No. 2026-20 be adopted.
ROLL CALL ON ADOPTION:
Yeas: Del Regno, LeVeck, Havelka, Getsay, Greenspan, Van Dyke, Nunnari.
Nays: None; Ordinance No. 2026-20 adopted.

ORDINANCE NO. 2026-21: AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN ELECTRIC AGGREGATION CONTRACT WITH DYNEGY ENERGY SERVICES (EAST) LLC DBA DYNEGY ENERGY SERVICES, LLC FOR THE SUPPLY OF ELECTRIC SERVICES TO THE INHABITANTS OF THE CITY OF WESTLAKE, AND DECLARING AN EMERGENCY.

Councilmember Nunnari moved, seconded by Councilmember Del Regno, that Ordinance No. 2026-21 be adopted.
ROLL CALL ON ADOPTION:
Yeas: LeVeck, Havelka, Getsay, Greenspan, Van Dyke, Nunnari, Del Regno.
Nays: None; Ordinance No. 2026-21 adopted.

ORDINANCE NO. 2026-22: AN ORDINANCE AUTHORIZING THE MAYOR TO PURCHASE THREE (3) 2025 MODEL YEAR CHEVROLET TAHOES WITH SELECTED OPTIONS AND SAFETY EQUIPMENT THROUGH THE OPEN MARKET, AND DECLARING AN EMERGENCY.

Councilmember Del Regno moved, seconded by Councilmember LeVeck, that Ordinance No. 2026-22 be adopted.
ROLL CALL ON ADOPTION:
Yeas: Havelka, Getsay, Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck.
Nays: None; Ordinance No. 2026-22 adopted.

ORDINANCE NO. 2026-23: AN ORDINANCE AUTHORIZING THE MAYOR TO PURCHASE ONE (1) NEW MODEL YEAR CHEVROLET SILVERADO PICK-UP TRUCK WITH SELECTED OPTIONS AND SAFETY EQUIPMENT FOR THE POLICE DEPARTMENT, AND DECLARING AN EMERGENCY.

Councilmember Del Regno moved, seconded by Councilmember Van Dyke, that Ordinance No. 2026-23 be adopted.
ROLL CALL ON ADOPTION:
Yeas: Getsay, Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck, Havelka.
Nays: None; Ordinance No. 2026-23 adopted.

ORDINANCE NO. 2026-24: AN ORDINANCE AUTHORIZING THE MAYOR TO PURCHASE ONE (1) 2025 MODEL YEAR FORD F150 PICK-UP TRUCK WITH SELECTED OPTIONS AND SAFETY EQUIPMENT THROUGH THE OPEN MARKET, AND DECLARING AN EMERGENCY.

Councilmember Nunnari moved, seconded by Councilmember Del Regno, that Ordinance No. 2026-24 be adopted.
ROLL CALL ON ADOPTION:
Yeas: Greenspan, Van Dyke, Nunnari, Del Regno, LeVeck, Havelka, Getsay.
Nays: None; Ordinance No. 2026-24 adopted.

FIRST READING:

ORDINANCE NO. 2026-15: AN ORDINANCE CONSIDERING A CONDITIONAL USE PERMIT FOR A RECREATIONAL USE.

Council President Greenspan referred Ordinance No. 2026-15 to the Planning Commission.

ORDINANCE NO. 2026-16: AN ORDINANCE CONSIDERING A CONDITIONAL USE PERMIT FOR A SALON USE.

Council President Greenspan referred Ordinance No. 2026-16 to the Planning Commission.

ORDINANCE NO. 2026-17: AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE ZONE MAP OF THE CITY OF WESTLAKE, WHICH ZONE MAP IS PART OF THE ZONING CODE OF THE CITY OF WESTLAKE, BY CHANGING THE ZONING OF CERTAIN LAND LOCATED AT 1097 BRADLEY ROAD, PERMANENT PARCEL NO. 211-15-010, FROM

OFFICE BUILDING DISTRICT TO EXCLUSIVE INDUSTRIAL DISTRICT.

Council President Greenspan referred Ordinance No. 2026-17 to the Planning Commission.

ORDINANCE NO. 2026-18: AN ORDINANCE PROVIDING FOR THE AMENDMENT OF THE ZONE MAP OF THE CITY OF WESTLAKE, WHICH ZONE MAP IS PART OF THE ZONING CODE OF THE CITY OF WESTLAKE, BY CHANGING THE ZONING OF CERTAIN LAND LOCATED AT 30395 CENTER RIDGE ROAD, BEING VARIOUS PERMANENT PARCELS NUMBERS, FROM R-1F-80 AND R-MF-40 DISTRICTS TO R-1F-CLUSTER DISTRICT.

Council President Greenspan referred Ordinance No. 2026-18 to the Planning Commission.

ORDINANCE NO. 2026-19: AN ORDINANCE CONSIDERING A CONDITIONAL USE PERMIT FOR A SENIOR SERVICE USE.

Council President Greenspan referred Ordinance No. 2026-19 to the Planning Commission.

MISCELLANEOUS:

Councilmember Nunnari reminded residents to watch for motorcycles and bicycles.

ADJOURNMENT:

Councilmember Nunnari moved, seconded by Councilmember Van Dyke, that the meeting adjourn.
Yeas: All.
Nays: None; motion carried.

President of Council Greenspan declared the meeting adjourned at 8:43 p.m.

Denise L. Rosenbaum, MMC
Clerk of Council

David S. Greenspan
President of Council