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JULIE A. BELICH  
JOE JARMUSZKIEWICZ  
DANIEL KNECHT  
VICKI MILLER  
KATHLEEN SIVO

# City of Willoughby Hills

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## Working Committee of Council and Rules & Legislation

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### Minutes of June 11, 2026

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The Working Committee of Council and Rules & Legislation was called to order on **June 11, 2026 at 6:16 p.m.** in Council Chambers. **Council President Kline** presided.

**Call to Order 6:16 p.m. (0:10)**

#### **ROLL CALL (Audio: 0:16)**

**Members Present:** Councilman Dan Knecht, Councilwoman Vicki Miller, Councilwoman Kathleen Sivo, Council Vice President Tanya Taylor Draper, Councilwoman Julie A. Belich, Councilman Joe Jarmuszkiewicz, and Council President Michael Kline

**Also Present:** Mayor Christopher Hallum, Law Director Michael A. Kenny Jr., City Engineer Pete DiFranco, Finance Director Bruce Scott

#### **BEGINNING DISPOSITION: (Audio 0:40)**

#### **ORDINANCE 2026-036-SECOND READING**

**AN ORDINANCE AUTHORIZING THE MAYOR TO SIGN ANY AND ALL NECESSARY DOCUMENTS TO SECURE THE PURCHASE OF A BALLISTIC ARMORED TACTICAL TRANSPORT (B.A.T.T.) ARMORED RESCUE VEHICLE FOR THE CITY POLICE DEPARTMENT FROM THE ARMORED GROUP, 5221 N. SADDLE ROCK DRIVE, PHOENIX, ARIZONA 85018 FOR THE ESTIMATED PURCHASE PRICE OF \$381,140.00 AND DECLARING AN EMERGENCY.**

- **Councilman Jarmuszkiewicz** asked if these funds come from the speed camera funds only. **Council President Kline** confirmed. **Mayor Hallum** emphasized that this is specifically from school zone cameras. He stated this money has to be spent on things that involve school safety, and this would certainly fall into that. He emphasized that this would not be used solely for this purpose. He clarified that this vehicle is different from the vehicle that Wickliffe has, which is much larger. This one is more maneuverable and is able to get into spaces to protect civilians and students from a potential situation.

- **Finance Director Scott** emphasized that this money is in the school zone cut out and is not in the 2026 budget. If this ordinance passes, he clarified that Council will need to pass an appropriation adjustment to get this back into the budget at the next meeting.
- **Councilwoman Miller** expressed that it is her opinion that purchasing this vehicle is not the right decision at this moment. She emphasized that she would have liked to have been involved earlier in this process, and would like to see more concrete day-to-day practical use of the funds to help our students, such as daily on-site initiatives. She questioned if there is enough police presence at arrival and dismissal, and if we have enough resource officers needed. She concluded saying that upon speaking to people within the City and outside the City, she is getting a lot of mixed signals.
- **Mayor Hallum** responded saying that Willoughby Eastlake Schools handles the resource officers under their domain. Our police department does participate with many things over at the School of Innovation. As the Chief has said, we are a proactive police force. He expressed that this is something that will be used to protect the children in the City, and he emphasized that he would much rather not risk waiting until something happens. He concluded saying that he would much rather have this vehicle at our disposal if we need it.
- **Councilwoman Miller** questioned whether the City is doing enough at Education Alternatives to be proactive with the students' safety. She would like to see more of this occurring with the speed camera money initiatives.
- **Mayor Hallum** stated that Police Chief Naegele works at Cornerstone Christian Academy and acts as a School Resource Officer there. Some of our other officers do also, so they are very involved there. He followed up saying that Education Alternatives will be leaving the City very soon. Because of this, that will no longer be of concern. However, the police does spend time over there as well. He concluded saying he appreciated **Councilwoman Miller's** concerns.
- **Councilman Knecht** thanked the Police Chief for being proactive and bringing this forward. He emphasized that you can never be too prepared, and believed this would be a valuable asset not only to our City but surrounding communities if something catastrophic were to happen.

**ORDINANCE 2026-037– FIRST READING**

**AN ORDINANCE TO DECLARE SIX (6) POLICE SPEED LASERS AS SURPLUS PROPERTY PURSUANT TO ARTICLE VI – LEGISLATION, SECTION 6.01 – GENERAL ORDINANCES, SUBSECTION (E) OF THE CHARTER OF THE CITY OF WILLOUGHBY HILLS, AND DECLARING AN EMERGENCY.**

- **Councilman Jarmuszkiewicz** asked if the City has replaced these six speed lasers. **Mayor Hallum** responded saying they were replaced and are non-working for the most part. Two or three of them are in okay shape, and are being donated to another municipality that cannot afford these. This would be helping other law enforcement agencies.

**RESOLUTION 2026-010-FIRST READING**

**A RESOLUTION ADOPTING A TAX BUDGET FOR THE FISCAL YEAR 2027 FOR THE CITY OF WILLOUGHBY HILLS.**

- **Council President Kline** reminded the public that there will be a public hearing regarding the 2027 Tax Budget proceeding the Regular Council Meeting at 7:00 p.m.
- **Finance Director Scott** stated the format he has created the budget in was the same format the County has provided for years. He stated that he created the budget based on prior templates. Earlier this week, he found out that they have completely revamped the entire reporting structure. The numbers on these sheets are not going to change other than that they are going to get significantly more spread out. Instead of the General Fund having one little section, it is now five pages. He concluded saying that he would have this done by the next Council meeting, and emphasized again that the numbers themselves will not change, just the presentation of the numbers.

### **Discussion of short-term rentals in the City of Willoughby Hills (Audio 10:45-26:35)**

- **Council President Kline** noted that he would like to pick-up this discussion and open up to Council for questions.
- **Councilman Jarmuszkiewicz** asked who designates a property as a national historical site. **Council President Kline** responded saying it's through the National Park Service. They have a database, and recommendations come in to them for them to do an analysis and review. The factors that the government considers are:
  - **Significance in history:** Properties are associated with events that have made a significant contribution to the broad pattern of our history.
  - **Significance in the lives of people:** Property should be associated with the lives of a person significant in our past.
  - **Architectural significance:** Requires distinctive characteristics of a type of period or method of construction, or represent the work of a master or possess high artistic values.
  - **Archeological significance:** The property being able to yield information important in pre-history or history.
- **Council President Kline** noted that a property does not have to qualify under all of these factors, rather at least one of them. He followed up saying we would create an ordinance which would involve a land use change, and have it centered around architectural significance. We are doing this specifically due to the fact that we have had two Frank Lloyd Wright homes here in the City. He asked the Council if they had any comments regarding this and further emphasized that currently, there are no short-term rentals allowed in the City. This was settled through court. Anywhere a short-term rental may be operating would be illegal. It is difficult to try to restrict short-term rentals that are operating that we may not want and allow others arbitrarily.
- **Councilman Jarmuszkiewicz** believed that the Council should move forward with establishing some ground rules for allowing Frank Lloyd Wright Homes as historical sites and as short-term rentals in our City, while also pursuing ones that are violating the law. He emphasized that it has been brought to his knowledge that there are still some illegally operating in the City, and he is unsure what department monitors this. **Council President Kline** stated that this does come under the Service Department. It is quite easy to check because these are listed on some sites such as Airbnb.

- **Councilman Jarmuszkiewicz** followed up asking if we do keep up on this or not. **Council President Kline** responded that we do in fact keep up on this. There have been notices put up on some of these locations, but if there are some that we are not actively trying to shut down, then it is hard for the others to respond.
- **Council President Kline** stated at this point, what we have is a proposed very rough draft of an ordinance that was originally developed by the law director in 2021 refining properties eligible for short-term rental status by being listed as a historical site for architectural significance. This would be Frank Lloyd Wright homes. In addition to this, he added that we are tying in the River Rock home because of its relationship and connection with the Penfield Home. If someone were to come along, who has a house that can get qualified in the National Register of Historic Places for architectural significance, then they would certainly qualify if they wanted to be set up as a short-term rental. He clarified saying that if they did not have this distinction, they would not be allowed to operate as a short-term rental in the City.
- **Councilman Jarmuszkiewicz** asked if the proposed ordinance would establish that. **Council President Kline** responded saying it would, and it would limit the short-term rental properties to those who are listed for architectural significance. We would include in the ordinance factors necessary to file for a permit, such as an annual licensing inspection and other regulations pertaining to how many people could be on/in the property. He continued saying that if you go onto the Frank Lloyd Wright Home Penfield Website, they have their own rules set up pertaining to the number of people that can occupy, and the number of cars that can be there. This is right in line with the draft that was originally proposed. He believed that while there needs to be some tweaking and adjustments, this ordinance can go before Council at the next meeting for review in more detail.
- **Council Vice President Taylor Draper** expressed that she is comfortable having the historical aspect in this ordinance and is ready to move forward with this. **Councilwoman Miller** agreed that we should move ahead with the ordinance and specifically designate the historical architectural category.
- **Council President Kline** stated that around 20 years ago, there was an ordinance that passed dealing with admissions tax. The ordinance carved out a section that said specifically that historical sites were not subject to the admittance tax. This was done specifically to get the Frank Lloyd Wright Home out from this admissions tax. Therefore, there is a precedent for doing something regarding these historic sites.
- **City Engineer DiFranco** asked if the Penfield House is on the National Historic Registry. **Council President Kline** confirmed saying that the only structure in the City of Willoughby Hills that is on the National Registry of Historic Places is the Penfield House. **City Engineer DiFranco** followed up asking then if someone were to operate as a short-term rental, would they be required to be on the registry? **Council President Kline** confirmed.
- **City Engineer DiFranco** followed up asking about the River Rock House. **Council President Kline** confirmed that this would have to be registered in the National Registry of Historic Places or closely affiliated with it. He believed that those two properties are so interrelated that they should be considered under the same category. Council President Kline read the following, "Properties must be at least 50 years old to be eligible, however, properties less than 50 years old may qualify if they are

exceptionally important.” He expressed that it was his opinion that the River Rock qualifies, since it was the last home designed by Frank Lloyd Wright. He expressed that he attempted to reach Sarah Dykstra. Right now, it is his opinion that they could tie the two together from the standpoint that either could qualify for a short-term rental status.

- **City Engineer DiFranco** emphasized that the language would have to be prepared very specifically because people may argue that their home meets an arts and crafts style or a Usonian style similar to the Frank Lloyd Wright style. It was his opinion that if they are not on the National Registry of Historic Places, it becomes subjective. **Council President Kline** explained the history of the Penfield home and River Rock home. The two are so interconnected together, that it is hard to find an exception that says River Rock would not be as unique as Penfield.
- **Council President Kline** concluded saying that at this time, we will move forward and possibly have an ordinance ready for the next meeting.

#### **Discussion of Sanctioning in the City of Willoughby Hills (Audio 26:30-33:30)**

- **Council President Kline** stated that two residents came forward at the last meeting to make statements regarding sanctioning. Council President Kline spoke with the Recreation Coordinator, Celia Nardo, and asked Council if they had any comments regarding sanctioning.
- **Councilman Jarmuszkiewicz** asked what the specific concerns were with this ordinance. He expressed confusion because Council and the Recreation Commission specifically reviewed this ordinance extensively and agreed to analyze this at the end of the year. **Council President Kline** responded saying that there were two groups who applied and received sanctioning status who are not Willoughby Hills groups. He explained that the comments made by residents at the last meeting wanted to see a change in the ordinance to indicate that a group *must* be a Willoughby Hills Community Group *and* (not or) an organization whose primary purpose aims are educational, cultural or civic in nature. **Council President Kline** stated that this ordinance has been in place for around six months, and it would be unfair to kick out these two groups that applied for sanctioning and received sanctioning. It was his opinion that if Council were to make this modification, this should take place starting in 2027.
- **Councilman Jarmuszkiewicz** agreed.
- **Mayor Hallum** stated that the important point is that this ordinance had to benefit the residents of Willoughby Hills. According to the residents that spoke at the last meeting, they felt a couple of these groups, who were not made up of Willoughby Hills residents, fully admitted that they did not benefit Willoughby Hills residents in any way.
- **Mayor Hallum** stated that this ordinance could probably improve, and that the Council should look at this in November or October to review what we have learned over the year and address any potential problems with the ordinance. At this point, it wouldn't be changed until July and we would be looking at this in three months anyway.
- **Councilwoman Miller** expressed that she felt that the residents who came and spoke believed that the Recreation Commission did not have a full understanding of what the sanctioning ordinance actually is.

- **Council** agreed that they should review the ordinance sometime in October, finalize this in November and have the registrations sent out by the beginning of the summer the following year so that these changes are made at the start of 2027 without delays.

**PUBLIC PORTION: (Audio 33:40)**

**An opportunity for the public to address Council with any comments, issues, or concerns.**

Public Portion opened at 6:50 p.m.

- **Jen Varro 2890 SOM Center Road** expressed that she felt Council was rushing through the purchase of the new police vehicle. She agreed that Councilwoman Miller’s concerns were legitimate and believed there needed to be more discussion. It was her opinion that Willoughby Hills is a very small City to expend out this kind of cost. She had mentioned that she heard a couple schools in the City may be leaving, and if we are down to one school in the City, she was unsure why we would be expending this kind of money on a vehicle for other cities. She mentioned that there is a sheriff’s department that has SWAT vehicles and expressed her opinion that there are enough other technical vehicles to assist in an emergency situation. She was unsure why this was wanted so badly. She concluded questioning whether the money is legitimately being used in regard to the ticket money. There are very specified rules to it, and she was under the impression that this was something that could only be used for school safety. If this was stretched out and used for other things such as apartments, or things outside of school safety, would this be a violation of the purpose of the school ticket money?

Public Portion closed at 6:52 p.m.

**LEGISLATION: (Audio 35:53)**

- No discussion.

**ADJOURNMENT: (Audio 36:16)**

- **Motion** made by **Councilwoman Belich**, seconded by **Councilwoman Miller** to adjourn the June 11, 2026 Working Committee of Council and Rules & Legislation.

**Roll Call:**      **AYES:** Knecht, Miller, Sivo, Taylor Draper, Belich, Jarmuszkiewicz, Kline  
                          **NAYS:** None  
                          **Vote: 7/0**

**The meeting was adjourned the meeting at 6:53 p.m.**

**APPROVED:** June 25, 2026  
                          **Date**

  
                          **Michael Kline**  
                          *President of Council*

**ATTEST:** Nick Aiello  
                          **Nicholas Aiello**  
                          *Clerk of Council*