

President of Council
MICHAEL KLINE

Vice President of Council
TANYA TAYLOR DRAPER

Clerk of Council
NICHOLAS AIELLO

City of Willoughby Hills

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

Regular Council Meeting Minutes of June 25, 2026

The Regular Council Meeting was called to order on Thursday, June 25, 2026 at 7:00 p.m. in Council Chambers. **Council President Kline** presided.

Call to Order 7:00 p.m. (0:01)

Cell Phone Reminder to Turn off Devices

Pledge of Allegiance (Audio: 0:17)

ROLL CALL (Audio: 0:37)

Members Present: Councilwoman Vicki Miller, Councilwoman Kathleen Sivo, Council Vice President Tanya Taylor Draper, Council President Michael Kline, and Councilman Dan Knecht

Also Present: Law Director Michael A. Kenny Jr. and Finance Director Bruce Scott

Absent: Mayor Christopher Hallum, Councilwoman Julie A. Belich, Councilman Joe Jarmuszkiewicz, and City Engineer Pete DiFranco

Motion made by **Councilwoman Miller**, seconded by **Councilwoman Sivo**, to excuse **Councilwoman Belich** and **Councilman Jarmuszkiewicz** from the June 25, 2026 Regular Council Meeting.

Roll Call: **AYES:** Miller, Sivo, Taylor Draper, Belich, Kline, Knecht
NAYS: None
Vote: 5/0

Councilwoman Belich and **Councilman Jarmuszkiewicz** have been excused from the June 25, 2026 Regular Council Meeting.

COUNCIL CORRESPONDENCE (Audio 1:50)

Email dated 06/17/2026 from Lloyd, Katherine RE: WH PCABR Meeting 6/18/26 - THURSDAY
Email dated 06/17/2026 from Business Email Re: Mind Challenge Recognition and Celebration!
Email dated 06/16/2026 from Kline, Mike Follow up to previous email
Email dated 06/16/2026 from Kline, Mike Date for Mind Challenge Resolution
Email dated 06/16/2026 from Sandy Falck Re: Mind Challenge Resolution Honoring Winners!
Email dated 06/16/2026 from Lloyd, Katherine RE: History - Jardee & Moe's - 29007 Chardon
Email dated 06/16/2026 from Willoughby Hills Re: Short Term Rentals Ordinance
Email dated 06/16/2026 from Gloria Majeski Update on sanctioning?
Email dated 06/16/2026 from Gloria Majeski Re: Mind Challenge Resolution Honoring Winner
Email dated 06/16/2026 from Michney, Sharen RE: COPIER SUPPLIES
Email dated 06/16/2026 from Michney, Sharen FW: New Copiers
Email dated 06/16/2026 from Sandy Falck Re: Mind Challenge Resolution Honoring Winners!
Email dated 06/16/2026 from Willoughby Hills Re: Legislation for Agreement - ODOT-City -PID 125062
LAK SR 091 00.00 Multi Modal
Email dated 06/15/2026 from George Gardner Re: Mind Challenge Resolution
Email dated 06/11/2026 from Mehollin, Karen Fw: 2026 Mind Challenge Inquiry
Email dated 06/09/2026 from Cis Kastelic Re: Gulleybrook
Email dated 06/09/2026 from Taylor Draper, Tanya Re: America 250 Decorations
Email dated 06/09/2026 from Mehollin, Karen WHISPER folks
Email dated 06/09/2026 from Scott, Bruce RE: Mind Challenge Money Acceptance
Email dated 06/09/2026 from Fink, Sandra RE: America 250 Decorations
Email dated 06/05/2026 from Mehollin, Karen PC-ABR meeting & Public Hearing video 06.04.26
Email dated 06/05/2026 from Kline, Mike Re: Mind Challenge Resolution
Email dated 06/04/2026 from Cleveland IronLeague Re: Rezoning/Construction Application Classic Auto Group Public Hearing Thursday, June 4, 2026

PUBLIC PORTION #1 (Audio: 2:00)

An opportunity for the public to address Council concerning anything pertaining to tonight's agenda.

Public Portion #1 opened at 7:02 p.m.

- Nobody Spoke for Public Portion #1

Public Portion #1 closed at 7:02 p.m.

MAYOR'S REPORT

- No Mayor's report.

LAW DIRECTOR'S REPORT

- No Law Director's report.

FINANCE DIRECTOR'S REPORT (Audio: 2:30)

- **Finance Director Scott:** I don't have a report tonight, but I do support the passage of Resolution 2026-010, which is the Tax Budget. This will allow me to get it filed with plenty of time with the County. Otherwise, I am open for questions.

CITY ENGINEER'S REPORT

- No City Engineer's report.

BOARDS & COMMISSIONS REPORTS / COMMITTEE REPORTS (Audio 3:10)

PC-ABR reported by Council Vice President Taylor Draper (Audio 3:12)

- **Council Vice President Taylor Draper** reported on the Planning and Zoning Commission Architectural Board of Review. The group met last Thursday, June 18. During the Architectural Board of Review portion, the Commission approved:
 - An in-ground pool at 2889 Oakwood Dr.
 - A new house at 28759 Chardon Rd.

There was no business for the Planning Portion of the meeting.

Recreation Commission reported by Councilman Jarmuszkiewicz

No report.

Beautification Committee reported by Council Vice President Taylor Draper

No report.

Finance Committee Report by Council President Kline

No report.

WHISPER reported by Councilwoman Miller

No report.

Deer Management Committee reported by Councilwoman Belich

No report.

Business Subcommittee – reported by Councilwoman Sivo

No report.

UNFINISHED BUSINESS: (Audio: 4:10)

- No Unfinished Business.

CONSENT:

DISPOSITION OF THE JOURNAL

Approval of the June 11, 2026 Regular Council Meeting Minutes

Approval of the June 11, 2026 Working Committee of Council and Rules & Legislation Minutes

ORDINANCE 2026-040 – FIRST READING

AN ORDINANCE AMENDING SECTION 1 OF ORDINANCE NO. 2026-001 TO COMPLY WITH STATE BUDGETARY LAWS REQUIRING MUNICIPALITIES TO MAINTAIN POSITIVE ACCOUNT BALANCES THROUGHOUT THE YEAR; REPEALING CONFLICTING LEGISLATION AND DECLARING AN EMERGENCY.

ORDINANCE 2026-041-AMENDED – FIRST READING

AN ORDINANCE CONSENTING TO THE ASSIGNMENT OF THE COMMUNITY REINVESTMENT ACT CONTRACT AGREEMENT FROM CHARDONNAY WILLOUGHBY HILLS INDUSTRIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO FIP MASTER FUNDING LXXVIII, LLC, A DELAWARE LIMITED LIABILITY COMPANY OR ITS ASSIGNEE OR NOMINEE, AND DECLARING AN EMERGENCY.

ORDINANCE 2026-042-AMENDED – FIRST READING

AN ORDINANCE AUTHORIZING ALL ACTIONS NECESSARY TO ACCEPT NORTHEAST OHIO PUBLIC ENERGY COUNCIL (NOPEC) 2026 ENERGIZED COMMUNITY GRANT, AND DECLARING AN EMERGENCY.

RESOLUTION 2026-011 – FIRST READING

A RESOLUTION RECOGNIZING AND CONGRATULATING THE WILLOUGHBY HILLS MIND CHALLENGE TEAM WHO, THROUGH THEIR COMBINED KNOWLEDGE AND PERSEVERANCE, BROUGHT HOME THE FIRST PLACE PRIZE OF TWENTY-FIVE HUNDRED DOLLARS (\$2,500) AND WAS ACCEPTED BY THE FINANCE DIRECTOR PURSUANT TO SECTION 135.30 OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOUGHBY HILLS FOR THE BENEFIT OF THE CITY'S SENIOR CENTER AND DECLARING AN EMERGENCY.

Motion made by Council Vice President Taylor Draper, seconded by Councilwoman Miller, to approve the items on the consent agenda.

**Roll Call: AYES: Miller, Sivo, Taylor Draper, Kline, Knecht
 NAYS: None
 Vote: 5/0**

The aforementioned motion has carried to adopt the items in the consent agenda.

LEGISLATION:

ORDINANCE 2026-038 – FIRST READING

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO SIGN ANY AND ALL NECESSARY DOCUMENTS RELATING TO THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) PROJECT NO. 125062 PROVIDING FOR THE LAK-SR-091-00.00 MULTI MODAL PATH PROJECT AND DECLARING AN EMERGENCY.

- Ordinance 2026-038 remains on First Reading.

ORDINANCE 2026-039-AMENDED – FIRST READING

AN ORDINANCE ESTABLISHING CHAPTER 1381 OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOUGHBY HILLS TO REGULATE HISTORIC PROPERTIES AS SHORT-TERM RENTAL FACILITIES.

Motion made by **Councilwoman Miller**, seconded by **Councilman Knecht**, to send Ordinance 2026-039-Amended to the Planning and Zoning Commission for their review and disposition.

Discussion of motion:

No discussion.

Roll Call: **AYES:** Miller, Sivo, Taylor Draper, Kline, Knecht
 NAYS: None
 Vote: 5/0

The aforementioned motion has passed.

RESOLUTION 2026-010 – THIRD READING

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

Motion made by **Council Vice President Taylor Draper**, seconded by **Councilman Knecht**, to adopt Resolution 2026-010.

Discussion of motion:

No discussion.

Roll Call: **AYES:** Miller, Sivo, Taylor Draper, Kline, Knecht
 NAYS: None
 Vote: 5/0

Resolution 2026-010 has been adopted.

NEW BUSINESS (Audio 9:45)

- **Council Vice President Taylor Draper:** I still want us to keep our focus on the White Rd. and Bishop Rd. truck situation. I just want the residents to know that we have not forgotten about this. We are looking for opportunities to help us determine what is really happening there. We are working on this, and I just wanted to make sure the residents are aware of that.

PUBLIC PORTION #2 (Audio 10:30)

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

Public Portion #2 opened at 7:10 p.m.

- **Jen Varro 2890 SOM Center Road:** I want to be very clear; this proposal about the Classic zone change should not be moving forward in its current form. Residents were told that referendum zoning would streamline the process while protecting the interests of the people who live here. Instead, what we are seeing here feels like the exact opposite. We have a proposal being advanced for a Zone E change, even though by the City's own standards, it appears the property does not qualify. Zone E requires a minimum of 5 acres; this parcel is 4.2. Zone E requires 250 ft. a frontage; this parcel has 248. Those are not minor technicalities; those are the actual standards. If the parcel does not meet them, then the application should have been denied immediately instead of being pushed along and presented to the residents as if it were a legitimate fit. This is exactly what is so frustrating. The Charter and Codified Ordinances are supposed to mean something; they are not suggestions. They are not flexible depending who the applicant is; they are rules. If an ordinary resident came before this city asking to do something that clearly did not meet the lot size or frontage requirements, that resident would be denied. So, why is this applicant being treated differently?
- And beyond the zoning issue, I remain unconvinced that this proposal is truly for a detail shop. The scale of the parking tells a very different story. If this were really just a detail operation, there would be no reason for such an excessive number of vehicle spaces. It appears far more likely that this intended to function as a storage lot. The "detail shop" label is just used to get this approved. I have asked repeatedly whether storage is permitted in Zone E, and I still have not received a direct answer. Parking is not the same as storage. A detail shop is not the same as a vehicle storage operation. Residents deserve a straight answer on the question before this proposal goes one step further. According to 1153.13, there is no storage for more than 48 hours on a premise. I have worked at a car dealership for over ten years, and based on that experience, I can tell you that the amount of parking being proposed is not what you need for a simple detail shop. It looks to me to be storage. At the end of the day, this property does not meet the standards for the requested zoning change, and there are still serious unanswered questions about the actual intended use of this site. I urge Council to pay attention, and I hope that preliminary approval is not granted. We do not want to open our City up to unnecessary legal exposure and bend rules for a proposal that does not meet the requirements in the first place.
- Finally, there is a flowchart that was provided with the application, and on that, it does show the flow of how it works to get the approval with the new process for zoning. I think it is important that you look at this because it really should go to BZA if there are variances. It should have gone there first before even preliminary, or we are going to end up with another Dollar General. Thank you.

Public Portion #2 closed at 7:14 p.m.

FOR THE GOOD OF THE ORDER/FOR THE GOOD OF THE COMMUNITY (Audio 14:35)

- **Council Vice President Taylor Draper:** I understand that the Recreation Commission is teaming up with the library to host a movie night for our residents on July 15. The movie will be Field of Dreams. There will be food trucks and there will be no charge to our residents. Mark that on your calendar. Thank you.
- **Councilwoman Miller:** I have an update on the River Rd. project. They have put down base layers of asphalt all the way on both lanes. Just continue to be aware of traffic issues that may occur there as they look for repairs that need to be made. Remember that this road is northbound only. Please make sure you are aware of that. We do have some people who get confused, especially at the corner of Maple Grove. As you are driving the detours, please make sure that you are following all the laws and going the speed limit on Eddy Rd. I know that it is hard to make a left hand turn from SOM Center Rd. to Chardon Rd., but please do not try to circumvent that line and come at it from the middle lane.
- Next week is the Fourth of July. The weather looks like it will be quite warm. Please make sure you are taking care of yourself and that you look out for your elderly neighbors. Please also remember that there are no fireworks in the City of Willoughby Hills.
- **Council President Kline:** Two weeks ago, there was a major waterline break on Pleasant Valley Rd. which resulted in a significant area being shut down. The water department was able to make temporary repairs immediately, but they had to come back the following Tuesday to do the permanent repairs. This was a six hour job. There were a lot of calls and emails that came into the City. I received some. I am sure others on Council did. The water department itself received a lot of calls. People wanted to know why there was no notification beforehand. I talked to the administrator at the water department, and they said this started out as an emergency repair. He had to come back the following Tuesday to make it permanent. They really did not have the time to do their normal notification.
- Their preferred method of notification, and what they usually do, is knock on the doors of the people in the impacted area or leave notes in mailboxes when the water is going to be shut down. They didn't have the time for that. They also considered getting some electric signs and posting them in the areas affected, but they couldn't find signs quickly enough. They contacted the News Herald and wanted to get a notification in the paper, but the News Herald's procedures and practices did not allow it because there was not sufficient time. They were able to notify the WENS (Wireless Emergency Notification System) to put out a notice that the water was going to be shut down. The notice went out, but there is only a small percentage of the population that is signed up for the notifications, so there really weren't many households that were notified. That is a good reason to sign up for the WENS notifications, not just for water outages, but for all types of emergencies.
- **Councilwoman Miller:** I heard from a resident that they received a notice on their door from the Lake County Department of Utilities for a shut down for Monday, June 29. This will effect the following roads: Pleasant Valley Rd., Milann Dr., Dodd Rd. (from Pleasant Valley to the river), Berkshire Hills Dr., Graylock Dr., Loreto Dr., Florence Dr., Worrell Rd., Sherbrook Valley Ct., Chimney Ridge Tr., Rogers Rd., Mill Gate Dr., Valley Brook Dr., Hemlock Dr., Hunters Woods Ln., Rt. 6 (from River Rd. to Pleasant Valley), and Kelsey Court.

- **Council President Kline:** That is the same group from two weeks ago. I hope that everyone else on those streets got a notice so they could prepare ahead of time. When the information came out, the City did post it on the Facebook page, and they also had a notice on the City website's home page.

ADJOURNMENT (Audio 21:50)

Motion made by **Councilwoman Miller**, seconded by **Councilman Knecht**, to adjourn the meeting.

Roll Call: **AYES:** Miller, Sivo, Taylor Draper, Kline, Knecht
 NAYS: None
 Vote: 5/0

The meeting was adjourned at 7:22 p.m.

APPROVED: July 9, 2026
 Date

Michael Kline
Michael Kline
President of Council

ATTEST: Nick Aiello
 Nicholas Aiello
 Clerk of Council