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 July 23, 2026

The Regular Council Meeting was called to order on Thursday, July 23, 2026 at 7:00 p.m. in Council Chambers. **Council President Kline** presided.

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

Cell Phone Reminder to Turn off Devices

***Pledge of Allegiance* (Audio: 0:15)**

ROLL CALL (Audio: 0:35)

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

Also Present: Mayor Christopher Hallum, Finance Director Bruce Scott, and Law Director Michael A. Kenny Jr.

Absent: Councilwoman Kathleen Sivo and City Engineer Pete DiFranco

Motion made by **Council Vice President Taylor Draper**, seconded by **Councilwoman Belich**, to excuse **Councilwoman Sivo** from the Regular Council Meeting of July 23, 2026.

Discussion of motion:
No discussion.

Roll Call: **AYES: Taylor Draper, Belich, Jarmuszkiewicz, Kline, Knecht, Miller**
NAYS: None
Vote: 6/0

Councilwoman Sivo has been excused from the Regular Council Meeting of July 23, 2026.

COUNCIL CORRESPONDENCE (Audio 1:35)

Email dated 7/15/2026 from Michney, Sharen 1996 FORD F450 BUCKET TRUCK
Email dated 7/14/2026 from Scott, Bruce Appropriation Adjustment Ordinance
Email dated 7/14/2026 from Celeste Osborne Re: Zoning Approval?
Email dated 7/14/2026 from Naegele, Matthew Legislation / Cars
Email dated 7/14/2026 from Nathan.Larsen@dot.ohio.gov RE: PID 125062 LAK SR 091 00.00 Multi Modal; Preliminary Participatory Legislation and LPA ODOT-Let Agreement
Email dated 7/13/2026 from Sivo, Kathleen Re: Bowen and Associates Police and Service Garage Working Committee Meeting
Email dated 7/13/2026 from Scott, Bruce Service Weapons
Email dated 7/10/2026 from Willoughby Hills Law Director Re: Please Sign the Attached Agreement
Email dated 7/10/2026 from Lloyd, Katherine RE: WH PCABR Meeting on Thursday, July 16, 2026 - Not Called
Email dated 7/10/2026 from Mehollin, Karen Fw: Mayor's Report - July 10, 2026
Email dated 7/10/2026 from Pietro DiFrancoRE: Bowen Presentation
Email dated 7/09/2026 from Lloyd, Katherine RE: VERY Rough Draft of Classic Zoning Ordinance
Email dated 7/09/2026 from Mehollin, Karen Fw: NAC Report 7/9/26
Email dated 7/08/2026 from Lloyd, Katherine CSC Minutes 4-29-26 (DM)- Final Draft for Review
Email dated 7/08/2026 from Michney, Sharen RC-2 TEMPLATE
Email dated 7/08/2026 from Naegele, Matthew Re: Resolution for Retiree Handgun
Email dated 7/07/2026 from Pietro DiFrancoRE: Bowen Presentation 7/13/2026
Email dated 7/07/2026 from Larry Villines RE: Council Meeting July 23, 2026
Email dated 7/07/2026 from Naegele, Matthew Resolution for Retiree Handgun
Email dated 7/07/2026 from Susnik, Christine A. RE: Review for Council - 2594/2598 SOM Center - Classic Reconditioning
Email dated 7/06/2026 from Pietro DiFranco Willoughby Hills City Engineer Report 260706
Email dated 7/06/2026 from Willoughby Hills Law Director Re: Bucket Truck Ordinance for the Service Department
Email dated 7/06/2026 from Gloria Majeski Re: Mayoral Proclamation and Resolution Presentation
Email dated 7/06/2026 from Scott, Bruce RE: FOIA Request - Willoughby Hills [Ref: Lyman Pettit]
Email dated 7/03/2026 from Kline, Mike This week's Regular Meeting Agenda
Email dated 7/03/2026 from Lloyd, Katherine 2 Signed Projects
Email dated 7/02/2026 from Lloyd, Katherine RE: Tax revenue from Classic Dealership
Email dated 7/02/2026 from Grubiss, Mark Fw: Willoughby Hills Bucket Truck Quote
Email dated 7/02/2026 from Scott, Bruce RE: FOIA Request - Willoughby Hills [Ref: Wheeler Bright]
Email dated 7/01/2026 from Lloyd, Katherine FW: Accessory Dwelling Units

PUBLIC PORTION #1 (Audio: 1:48)

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

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

- **Jen Varro 2890 SOM Center Rd.** delivered the following comments based on the Working Committee that preceded this meeting:

- Mr. Villines from Classic did disclose the cell tower project. I did ask about it in a previous meeting. I feel like it is being evaded by you, and I just want you to be more transparent. My understanding is that the neighbor directly to the south of this property is okay with the parking and the building, but she is highly upset if there is going to be a cell tower there. I read about it

online and went back and forth in some comments, and I think it is important if we're going to consider all our residents, that we are very transparent and that communication is very clear. I know it is part of this project, so it should be disclosed. You originally brought it up, and that is the only reason I knew about it way back when it was first brought up. With that, I would strongly urge that we consider the parking spaces as excessive and maybe figure out a way to reduce. They could still have parking, but maybe we just need to consider the reduction of it based on the small acreage area that they are going to be granted, possibly a zoning exception. I think for four acres to have almost 300 parking spots is very excessive.

- I know in the Planning and Zoning meetings, you asked if there were any objections by other residents, and there were quite a few. I know we are going to have another Town Hall, but it is important to know how many people did object to it. There were quite a few people that did come forward and voice their concerns.

- Finally, as far as the exception for Serpentini, I know I commented on it before, and I think it is important to understand that O'Brien was there for many years and never had an issue with the parking. Serpentini needs to better manage their inventory and figure it out if they are going to be here for the long term. O'Brien was here for many years with the Chevy dealership, and never had a problem. Thank you.

- **Jenna Bing 36951 Beech Hills Dr.** thanked the Council for the substantive changes on Ordinance 2026-039 pertaining to Airbnb's. It is her belief that this improved the ordinance tremendously and makes it very clear who can run an Airbnb and how they can run it. It is her hope that this will move through fast, and she thinks it's a great improvement for the City.

- Jenna Bing expressed that she is really glad to see the use of the City's rainy day funds for the street repairs. She thought it was pretty excessive how many rainy day funds the City was carrying, and it's good to know that the City is going to use them for road repairs. Upon speaking to someone at the County level, she mentioned that someone has been going around and talking to everyone about their rainy day funds, and wants to make sure that people actually have a plan for them and that they are not just accumulating funds. Having a plan for those and knowing that we are going to use it for something that's really valuable is very good for us. She concluded saying she is pleased that the City has a plan for how to use it, and thanked Council.

Public Portion #1 closed at 7:08 p.m.

- **Mayor Hallum** stated that he does not have any more information on the cell tower at this time, but emphasized that it is not part of the Classic project. While they said that they would be interested or willing to do something with that, there is nothing official or decided. It is *not* part of this project.

- **Law Director Kenny** apologized for himself and Mayor Hallum for being late to tonight's meeting. They were conducting interviews with the magistrate, Lawrence Huberitz in the conference room.

- **Councilwoman Belich** stated that she did ask the Classic representatives if there were any individuals who may have concerns with the project. She stated she was being very specific and was asking out of concern for the individuals who are neighboring that project on SOM Center Rd. or across the street. She recognized that there were other individuals that have come forward with regard to concerns over rezoning and zoning changes. While she did not receive a response on this, she clarified that this was her initial question.

MAYOR'S REPORT (Audio 9:55)

- **Mayor Hallum** reported the following:

- Good afternoon! There are several important infrastructure improvements underway over the next few weeks. The Rogers Road ditch enclosure project begins on Monday. Our Service Department will install six or more catch basins and approximately 500 feet of buried storm sewer pipe with one lane of traffic maintained throughout the project. Through a stormwater grant, Superintendent Grubiss secured approximately $55,000 in funding, and by completing the work in-house, he saved the city an additional $70,000. He also obtained another $38,000 in grant funds to replace catch basins along Bishop Road.

- The purchase order for our new bucket truck has been placed and we expect delivery within the next couple of weeks. For clarification, we can get this at any time, but we are planning to get it within the next couple of weeks. All Service Department staff, along with a few firefighters, will be trained and certified on the new truck. Training typically costs about $800 per person, but thanks to Superintendent Grubiss' efforts, the vendor has agreed to provide the training at no cost—saving the city roughly $8,000. Superintendent Grubiss also met with ODOT to review the storm ditches that fall under their responsibility. We believe some recent flooding issues are directly related to the condition of these ditches. After their review, ODOT committed to beginning work this week but was delayed due to weather while completing another project. They now expect to begin work on our ditches next week.

- If you're an art lover, I hope you had the chance to visit the exhibit at the Community Center. The original pieces have been refreshed with new artwork. Next time you're in the area or heading to the library, take a moment to enjoy the amazing work of our local artists.

- Finally, don't miss Cops and Cones next Friday, July 31, from 5–7 PM at Foster's Ice Cream. It's a great opportunity to meet some of the officers who protect our community every day and enjoy some wonderful homemade ice cream.

- Before closing, I want to take a moment to acknowledge the passing of Officer Ryan Shannon, who served our community with dedication and integrity. His commitment to public safety and his compassion for the residents in all of the municipalities he served were evident in everything he did. On behalf of the City, we extend our deepest condolences to Officer Shannon's family, friends, and his fellow officers. We are grateful for his service and our thoughts are with all who are grieving his loss.

- That ends my report, and I am open for questions.

LAW DIRECTOR'S REPORT (Audio: 12:30)

- No Law Director's report.

FINANCE DIRECTOR'S REPORT (Audio: 12:40)

- No Finance Director's report.

CITY ENGINEER'S REPORT

- No City Engineer's report.

BOARDS & COMMISSIONS REPORTS / COMMITTEE REPORTS (Audio 12:55)

PC-ABR reported by Council Vice President Taylor Draper (Audio 12:55)

- No PC-ABR report.

Recreation Commission reported by Councilman Jarmuszkiewicz

- **Councilman Jarmuszkiewicz** reported the following:

- The City-wide garage sale is going to be August 1. Send in your applications and you can get your items listed and advertise what you have for sale.

- August 15 is the Music Fest. Plannings are underway and everything is set. We are still looking for volunteers to help out. You can go on the website to find out where you can volunteer. If not, come enjoy a great day of music and food. There are five bands playing and a variety of food trucks.

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: 14:25)

- **Council Vice President Taylor Draper** asked Mayor Hallum if there have been any more conversations with the superintendent about drivers speeding past school buses and ignoring flashing lights.

- **Mayor Hallum** stated that they did not share any additional information with him, however, Mayor Hallum did share suggestions with them on how this could be done, and also reiterated that they need to report to the Police Department and provide a plate number if there is such an occurrence. It is in their ballpark to decide how they want to handle this. He concluded saying he is readily available to support them with whatever they decide to do.

- **Council President Kline** stated that Ordinance 2026-039-Amended dealing with historic properties for short-term rentals was amended, and needs to be re-presented to the Planning and Zoning Commission. The intent is to take it to their first meeting next month. As with the original, a motion is required to present this ordinance to the Planning and Zoning Commission.

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Councilwoman Miller**, to present Ordinance 2026-039-Amended to the Planning and Zoning Commission for review and approval.

Discussion of motion:

No discussion.

Roll Call: **AYES: Taylor Draper, Belich, Jarmuszkiewicz, Kline, Knecht, Miller**
NAYS: None
Vote: 6/0

The aforementioned motion has passed.

CONSENT (Audio 17:30):

- **Council President Kline** stated that Ordinance 2026-050 will be removed from the Consent Agenda.

DISPOSITION OF THE JOURNAL

Approval of the July 9, 2026 Regular Council Meeting Minutes
Approval of the July 9, 2026 Working Committee of Council and Rules & Legislation Minutes

ORDINANCE 2026-046 – 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 2026-047 – FIRST READING
AN ORDINANCE AUTHORIZING THE MAYOR TO SECURE THE PURCHASE OF TWO (2) NEW POLICE VEHICLES, AND DECLARING AN EMERGENCY.

ORDINANCE 2026-048 – FIRST READING
AN ORDINANCE TO DECLARE ONE (1) CITY VEHICLE AS SURPLUS PROPERTY AND GRANTING AUTHORIZATION TO SELL SAID SURPLUS VEHICLE ON THE OPEN MARKET UPON SUCH TERMS AND AT SUCH PRICES AS ARE DEEMED MOST ADVANTAGEOUS TO THE CITY OF WILLOUGHBY HILLS, AND DECLARING AN EMERGENCY.

RESOLUTION 2026-012 – FIRST READING
A RESOLUTION TO DECLARE A POLICE WEAPON AS SURPLUS PROPERTY AND DECLARING AN EMERGENCY.

Motion made by **Councilwoman Miller,** seconded by **Councilman Knecht,** to approve the items on the consent agenda.

Roll Call: **AYES: Taylor Draper, Belich, Jarmuszkiewicz, Kline, Knecht, Miller**
NAYS: None
Vote: 6/0

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

LEGISLATION (Audio 20:05):

ORDINANCE 2026-039-AMENDED – THIRD 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.

- Ordinance 2026-039-Amended remains on Third Reading.

ORDINANCE 2026-049 – FIRST READING
AN ORDINANCE PERMITTING A LAND USE CHANGE FOR PARCELS 31-A-013-B-00-001-0 & 002-0 LOCATED AT 2594 AND 2598 SOM CENTER ROAD FROM R-1-TRADITIONAL SINGLE FAMILY TO E-RESEARCH & OFFICE IN THE CITY OF WILLOUGHBY HILLS.

- Ordinance 2026-049 remains on First Reading.

ORDINANCE 2026-050 – FIRST READING
AN ORDINANCE AUTHORIZING THE TEMPORARY ENFORCEMENT ABEYANCE OF THE CITY OF WILLOUGHBY HILLS CODIFIED ORDINANCE CHAPTER 1103.02 – DEFINITIONS, CHAPTER 1137.02 (d) – COMMERCIAL ZONING DISTRICT, CHAPTER 1113.02 – ZONING CERTIFICATE REQUIRED, CHAPTER 1137.09 – OUTDOOR DISPLAY AND STORAGE REGULATIONS, AND CHAPTER 1153.13 (h) – IMPROVEMENT AND MAINTENANCE STANDARDS, FOR A PERIOD OF TIME NOT TO EXCEED SIX (6) MONTHS AND DECLARING AN EMERGENCY.

- Ordinance 2026-050 remains on First Reading.

NEW BUSINESS (Audio 21:45)

Motion made by **Councilwoman Miller,** seconded by **Councilwoman Belich,** to call for an August Recess.

Discussion of motion:

- **Councilman Jarmuszkiewicz** stated that if something came up requiring Council to meet, they could hold a Special Council Meeting.

Roll Call: **AYES: Taylor Draper, Belich, Jarmuszkiewicz, Kline, Knecht, Miller**
NAYS: None
Vote: 6/0

The aforementioned motion has passed.

PUBLIC PORTION #2 (Audio 22:38)

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

Public Portion #2 opened at 7:23 p.m.

- **Josephine Savelli 32101 Miller Avenue** stated that she was here in the Spring to inquire about building a pool house and was told the next step was to come to a Council Meeting.
- **Greg McCarthy 2864 Fowler Drive** stated he has resided here with their kids for nearly 30 years, and delivered the following statement:
- We, along with a number of other residences, particularly those of us living near the cul-de-sac, have been suffering from sewage and/or storm water back up for years. Some of us have spent thousands of dollars installing backflow preventers and generators to help protect our properties, and although these measures have helped, the root of the problem remains.
- During the storm on Monday, July 6, 2026, the sanitary sewer system was once again seriously infiltrated with storm water, causing sewage to back up into a number of homes on the street. The latest count of those experiencing damage was 14 homes, representing 39% of Fowler Dr. Somewhere, somehow, stormwater infiltrates and overruns the sanitary system during storms. And although the City has been aware of this for years, nothing has been done. Unfortunately, this has been going on for far too long. As residents, we demand from the City that the problem be rectified permanently once and for all. Not only has this problem been costly, but it has affected insurance coverages, property values, and presents serious health problems as well. Through the years, I have communicated with the Mayor, Council, Service Department, and City Engineer to no avail. I have sent numerous emails to you all and your predecessors reporting our problems and even suggesting ways that possibly could help in alleviating some of the water and sewage issues on Fowler Dr. This includes clearing out the east-west ditch, inspecting the lift station to ensure that its operational during storms and downpours, and ensuring that there are no houses directing their storm water to the sanitary sewer system. While not all of my emails have been responded to, a few have. While I have appreciated those few responses, none provided any real solutions. Again, these problems existed long before July 7, 2026. I do appreciate the Mayor's efforts in contacting Commissioner Beverage and asking for County assistance in identifying stormwater

management's issues and developing plans to mitigate the problem. Even so, it is interesting to note that this problem really didn't get serious attention until Lamplight Ln. and Gatsby Ln. were affected. Why that is, we can discuss at another time.

- I have read recently that Mark Grubiss has begun discussions regarding the addition of retention basins on Gatsby to help manage stormwater more effectively. Unfortunately, and not surprisingly, there was no mention of any similar plan for Fowler Drive. In addition, the News Herald reported that the City of Willoughby Hills is proposing a new project on Markham Blvd. intended to improve drainage capacity, reduce flooding, and prevent backups on the south side of White Rd. There is no mention of any similar type of project for Fowler Dr.

- In closing, and on behalf of the residents of Fowler Dr., I ask that you provide the same consideration given to Lamplight Ln., Gatsby Ln., and Markham Blvd. to finally resolve the issues that have plagued our street for far too long. Think of how each of you would react if you resided on Fowler Dr. or were perpetually victimized by storms and had to deal with the consequences. If you allow yourselves to do so, I believe that you would conclude that Fowler Dr. needs and deserves immediate attention and a permanent fix. Thank you.

- **Jenna Bing 36951 Beech Hills Dr.** followed up on the current standing of the America 250 grant the City received. She asked how this was going, who is in charge of it, and if the City received any participation.

- **Jen Varro 2890 SOM Center Rd.** asked if, pertaining to the flooding, the streets that are being discussed has storm lines. She clarified that they may have sanitary, but not storm, and wanted to know if this was correct. She noted that she does not see drains on these streets, but there is a ditch. She also mentioned that her property has paid for an assessment over the last 20 years that required storm and sanitary lines being put in, and she proposed the idea of having a discussion to evaluate these streets and put in storm lines if they are not there. Unfortunately, this would be a cost to the residents, but it is something that would ultimately raise property values and prevent flooding. The cost benefit would outweigh what they are dealing with now. She asked for clarification on this.

- Jen Varro asked who pays for catch basins that are being put in, and stated she believes whoever is being affected should have to pay for the cost of that area, noting that she has paid a lot of money for her assessments, while the rest of the City has not paid for this because they did not benefit from this. She concluded saying that now might be the time for their properties to be assessed and that this may benefit them.

Public Portion #2 closed at 7:31 p.m.

- **Mayor Hallum** responded to **Josephine Savelli,** advising her to reach out to the Chairman of the Planning and Zoning Commission, as PCABR is now starting to discuss Accessory Dwelling units, which is where her project was held up.

- **Mayor Hallum** responded to **Greg McCarthy** stating that he takes exception to his implications that this had anything to do with Lamplight Ln. and Gatsby Ln. This is not the case. There has been flooding all over the City twice in a short period of time. He emphasized that he immediately started looking into this and has been trying to get involved to figure out what is causing the flooding. He asked for the benefit of the doubt, and for him to work with him instead of throw aspersions his way, as he is really trying to resolve this and get the county involved. His hope is that they will look at the entire City, and not just where the flooding is occurring.

- **Mayor Hallum** responded to **Jenna Bing** stating that the City did not receive the America 250 Grant.

- **Mayor Hallum** responded to **Jen Varro** stating the people who are affected by the flooding are also paying the same assessments as she is. They got sewer lines put in at the same time she did, and they all have assessments as well. There are storm pipes along Gatsby Ln. on both sides of the road. Catch basins are all being handled through grants. There will be no cost to the City or the residents. Lake County Storm covers those.

FOR THE GOOD OF THE ORDER/FOR THE GOOD OF THE COMMUNITY (Audio 33:30)

- **Mayor Hallum** informed everyone that the Willoughby Eastlake Athletic Boosters has agreed to fund putting in dug-outs in Field G in the back, as well as a mound. The Sports League worked with them so that the freshman baseball team could have a home field here. The City put some time and effort into making this a field that they can play on, and in return, they are going to put some funds into our field so that the City can improve the field even more. He expressed his excitement for this partnership with Willoughby Eastlake Schools.

- **Council Vice President Taylor Draper** stated that on Friday, August 14, the Police Officers and Firefighters will be having a softball game called "Guns and Hoses." She urged the public to attend and have a nice night.

- **Council President Kline** wished **Mayor Hallum** a happy birthday.

ADJOURNMENT (Audio 36:00)

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

Roll Call: **AYES: Taylor Draper, Belich, Jarmuszkiewicz, Kline, Knecht, Miller**
NAYS: None
Vote: 6/0

The meeting was adjourned at 7:36 p.m.

APPROVED: 9-24-26
Date

Michael Kline
President of Council

ATTEST: Nick Aiello
Nicholas Aiello
Clerk of Council