

President of Council
MICHAEL KLINE

Vice President of Council
TANYA TAYLOR DRAPER

Council Clerk
NICHOLAS AIELLO

City of Willoughby Hills

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

Working Committee of Council and Rules & Legislation

Minutes of July 9, 2026

The Working Committee of Council and Rules & Legislation was called to order on **July 9, 2026 at 6:31 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: Councilwoman Kathleen Sivo, 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, Law Director Michael A. Kenny Jr., Finance Director Bruce Scott, and City Engineer Pete DiFranco

BEGINNING DISPOSITION: (Audio 0:37)

ORDINANCE 2026-038 – SECOND 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.

- **Council President Kline** asked Mayor Hallum if he had any comments on this ordinance.
- **Mayor Hallum** urged the Council to pass this, and emphasized that this is another document that needs to be signed to move forward with the multi-use path project.
- **Council President Kline** and **Mayor Hallum** emphasized that the sooner this is passed, the sooner the project could move forward. They also emphasized the fact that this is a pretty lengthy project which would begin in the Spring. The longer this ordinance takes to pass, the farther this project will be pushed out.
- **Council Vice President Taylor Draper** asked **Mayor Hallum** to explain the projected cost of this project.

- **Mayor Hallum** stated the vast majority of this is being covered by grants from the State. There is approximately \$400,000.00 being covered by the parks. The City has approximately \$140,000.00.
- **Council Vice President Taylor Draper** asked how the City was paying for this, and **Mayor Hallum** explained this was budgeted.

ORDINANCE 2026-039-AMENDED – SECOND 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.

- **Council President Kline** stated that he presented this ordinance to the Planning and Zoning Commission last Thursday. In accordance with the procedure for zoning changes, this had to go to the Commission for their review, and then they had to hold a public hearing and pass this back to Council. Then, Council will have to hold a public hearing before a final decision and vote on this takes place.
- The Commission had some questions and recommendations at last week's Planning and Zoning meeting. He noted that these were nothing of substance, rather, it involved adding additional information into the ordinance to leave no room for questions that this ordinance limits short-term rentals to historic properties only. He emphasized that he had discussions with the Law Director as to what should go into the ordinance, and this will be further amended at the next meeting. He concluded saying the substance of this ordinance would remain the same.
- **Council Vice President Taylor Draper** stated that it was her impression that the Planning and Zoning Commission was in favor of this, and they just wanted a few verbiage changes that specified that this was strictly referring to historical buildings/homes.
- **Council President Kline** agreed.
- **Mayor Hallum** clarified that the members of Planning and Zoning looks for criteria that has to be met. The Planning and Zoning Commission felt that this ordinance was lacking that. They were asking to add this into the ordinance so that it would be easier for them to determine if a property qualified or not for short-term rental status.

ORDINANCE 2026-043 – 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.

- **Councilman Jarmuszkiewicz** asked if this surplus vehicle was one of the older police cars.
- **Finance Director Scott** confirmed.
- **Councilman Jarmuszkiewicz** asked if these vehicles were going to be replaced.
- **Finance Director Scott** stated that there were two new vehicles approved in the 2025 budget.

- **Mayor Hallum** stated that some of the new cars are in. It was his understanding that these would be placed into service very soon after the vehicles are decaled. He concluded saying this is one of the last Dodge Chargers left.

ORDINANCE 2026-044 – FIRST READING

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILLOUGHBY HILLS TO ENTER INTO AN AGREEMENT WITH THE LAKE COUNTY BOARD OF COMMISSIONERS TO PARTICIPATE IN THE URBAN ENTITLEMENT COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM AND FOR THE UTILIZATION OF FUNDS MADE AVAILABLE BY THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED, AND DECLARING AN EMERGENCY.

- **Council President Kline** asked Mayor Hallum if he had any comments on this ordinance.
- **Mayor Hallum** stated that this ordinance confirms that the City still wants to participate in this program. This means the City is eligible to ask for funds.

ORDINANCE 2026-045– FIRST READING

AN ORDINANCE AUTHORIZING THE MAYOR TO SIGN ANY AND ALL NECESSARY DOCUMENTS TO SECURE THE PURCHASE OF A 2024 MTECH AXION LIFT AT4313I ALUMINUM BODY TRUCK FOR THE CITY SERVICE DEPARTMENT FROM MTECH COMPANY FOR THE PURCHASE PRICE OF \$169,900.00 AND DECLARING AN EMERGENCY.

- **Council President Kline** asked Mayor Hallum to explain the need for this ordinance.
- **Mayor Hallum** stated that this ordinance pertains to the bucket truck, which is the truck the Service Department uses to hang banners, lights, etc. The current bucket truck is in dire need of repairs. These repairs are probably more than the worth of the vehicle itself. Even worse, this vehicle is beyond certifiable age. This means, if there were an accident that were to occur while utilizing this vehicle, the City would not be covered under insurance. He emphasized that it is really not safe to use this truck currently.
- Every year, LaVera has a show of construction vehicles. Road Superintendent Mark Grubiss went by there and saw that they had a bucket truck. He was told that they were trying to sell these trucks, and they originally were being sold for \$209,000.00. The City of Euclid and Willoughby were able to purchase them for \$199,000.00. They offered to sell us this vehicle for \$169,000.00.
- Because the City is in need of a truck like this, and the current one is unsafe and not insurable, they are requesting that this be approved.
- **Councilman Jarmuszkiewicz** asked if this was planned for in the budget. **Mayor Hallum** clarified that it was not.
- **Councilman Jarmuszkiewicz** followed up asking if it was possible to move things around in the budget to make this affordable. **Finance Director Scott** responded saying that he did not feel there was enough room to piecemeal this in the budget. He emphasized that the City has reserves, and this would be a good opportunity to use some of those reserves, add this to the budget, and save the City money. He concluded saying that if this is approved, Council will need to approve an appropriations

adjustment ordinance.

- **Council Vice President Taylor Draper** asked if they saw this purchase coming, and if it would have been possible to include in the budget earlier. **Finance Director Scott** responded saying this was included in the long term capital plan for either next year or the year after.
- **Councilwoman Belich** stated that this is a great piece of equipment, and she believes it will be very beneficial to the community and the Service Department. She asked if this could be used to help with lights and tree trimming. **Mayor Hallum** confirmed. He also stated that an extra added bonus to this is that all the members of the Service Department will be trained so that they are certified on this truck.
- **Councilwoman Belich** asked if there was a warranty with this. **Mayor Hallum** stated that since this is a new truck, it should have a normal warranty.
- **Councilwoman Belich** asked if there was an extended warranty that was purchased in addition to the price of \$169,900.00. **Mayor Hallum** stated that there is no extended warranty included with this.
- **Finance Director Scott** stated this truck extends an additional 10-15 ft. higher.
- **Mayor Hallum** stated this price of \$169,900.00 is all inclusive, and there are no additional numbers.

PUBLIC PORTION: (Audio 16:25)

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

Public Portion opened at 6:48 p.m.

- **Jenna Bing 36951 Beech Hills Drive** stated she tried to look for the long-term five year capital plan, but could not find it in the budget. She wanted to see if the bucket truck was included in this plan. She asked for clarification on where she could find the long-term five year capital plan listed.

Public Portion closed at 6:49 p.m.

- **Finance Director Scott** stated that this is included in the back of the budget.

LEGISLATION: (Audio 18:00)

- **Councilwoman Miller** asked if the fifth whereas clause on Ordinance 2026-044 should say "County Commissioner" rather than "County Commissions."
- **Council** amended the fifth whereas clause on Ordinance 2026-044 to say, "County Commissioners" rather than "County Commissions."
- **Councilman Jarmuszkiewicz** asked if there was any follow-up on the citations and cease and desists that were given to residents still operating short-term rentals illegally in the City.

- **Mayor Hallum** stated at the last Planning and Zoning meeting the Commission granted preliminary approval for the Classic Auto Group to put in a detail shop across the street. This is now coming to Council. The Council will need to write legislation, hold a public hearing, and discuss this to ultimately determine whether this will be approved or not. The Planning Commission held a public hearing, and discussed this over two meetings. They also had the business come in and answer a lot of questions. Council Vice President Taylor Draper suggested having a community meeting to give the residents the opportunity to speak to this project.
- **Council Vice President Taylor Draper** reported that Classic Auto Group returned last Thursday with an updated site plan. They reduced the number of parking spaces by 18, which will increase more green space in that area. Classic Auto Group has been with the City for nearly 20 years, and has had no major problems with the City nor the residents. They maintain a beautiful campus and store. She also made the point that this business gives back to the community by contributing to sports leagues and City events. This business is growing, and they want to grow in Willoughby Hills. They need the City's help to do so. This space will serve as an office space for their employees, and a reconditioning building for their product. There is no retail customer walk-ins, or drive-ins in this area. Employees are not permitted or encouraged to walk across the street from one business to another.
- **Council Vice President Taylor Draper** stated that she didn't fully understand a lot of the traffic concerns surrounding this area, because there is a traffic stop light at that intersection. She emphasized that she really wanted to understand some of these concerns so that they can be addressed and discussed.
- **Council Vice President Taylor Draper** stated that it was her belief that the City would lose the Classic Auto Group dealership if this was not granted. She emphasized that she did not want to lose this business. When she first came into office, people did not want to do business with the City, and she feared reverting back to those times. She stated that the City needs the revenue of the Classic Auto Group dealership, and emphasized that the City needs all the businesses here in order to help with the various departments and the overall operation of the City.
- **Council Vice President Taylor Draper** emphasized that she, and all the members of Council, stand up for the City's residents, and will not let the Classic Auto Group dealership or any business hurt the residents. She emphasized that Classic is not wanting to do this, and that they want to work with our community and will do whatever is needed to protect the residents. They will not have deliveries at all hours of the night, as their business will close at 6:00 p.m. They are not wanting to do anything that will create an eyesore for the residents living around this property.
- **Council Vice President Taylor Draper** emphasized that the residents are our primary responsibility, and Council will do everything they can to protect them. They also have an obligation to the City's businesses, especially when it comes to servicing them or helping them grow. She stated that she did not want the City to have a reputation for not letting its businesses grow, and believed it was entirely possible to help Classic Auto Group grow while also protecting our residents. She concluded saying that Classic Auto Group is coming back, and the residents will have the opportunity to ask questions. This is something the City needs, and the Council will make sure the residents are protected.

- **Council President Kline** stated that the representatives from the Classic Auto Group dealership will be at the next Working Committee of Council to put on a presentation for Council and the public.

ADJOURNMENT: (Audio 28:48)

- **Motion** made by **Councilwoman Miller**, seconded by **Councilwoman Belich** to adjourn the July 9, 2026 Working Committee of Council and Rules & Legislation.

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

The meeting was adjourned the meeting at 7:00 p.m.

APPROVED: July 23, 2026
 Date

Michael Kline
Michael Kline
President of Council

ATTEST: Nicholas Aiello
Nicholas Aiello
Clerk of Council