

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 April 23, 2026

The Regular Council Meeting was called to order on Thursday, April 23, 2026 at 7:43 p.m. in Council Chambers. **Council President Kline** presided.

Call to Order 7:43 p.m. (0:05)

Cell Phone Reminder to Turn off Devices

Pledge of Allegiance (Audio: 0:15)

ROLL CALL (Audio: 0:32)

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

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

COUNCIL CORRESPONDENCE (Audio 0:55)

Email dated 4/15/2026 from Mehollin, Karen Re: Wage Adjustment Ordinances
Email dated 4/15/2026 from Mehollin, Karen Re: TEAMSTERS Adjustment Ordinance Draft
Email dated 4/15/2026 from Susnik, Christine A. RE: District Meeting Signs
Email dated 4/15/2026 from Mehollin, Karen Re: District Meeting Dates and Room Layout
Email dated 4/14/2026 from Laboda, Cheryl RE: Deer Culling Ordinance
Email dated 4/13/2026 from Pietro DiFranco RE: Willoughby Hills Multi-Use Path Extension in Willoughby, Ohio
Email dated 4/10/2026 from Foia Auditor Subject: Chapter 149 Public Records Request
Email dated 4/10/2026 from David Whitticar Re: 2898 Lamplight Lane Sanitary Sewer Backup Issues
Email dated 4/09/2026 from Hallum, Chris Fw: NAC report 4/9/26
Email dated 4/09/2026 from Hallum, Chris Mayor's Report - April 9, 2026
Email dated 4/09/2026 from Lloyd, Katherine RE: BZA Meeting 4/14/26 TUESDAY - 7:00 PM
Email dated 4/09/2026 from Mehollin, Karen river road reroute
Email dated 4/08/2026 from Taylor Draper, Tanya Re: Potential District Meeting Dates
Email dated 4/08/2026 from Lloyd, Katherin FW: WH PCABR Meeting 4-16-26 THURSDAY
Email dated 4/08/2026 from Lloyd, Katherine FW: BZA Review and Plans FW: Review for PCABR -38151 Pleasant Valley - In-Ground Pool
Email dated 4/08/2026 from Mehollin, Karen Re: Council - Pool Subsidy
Email dated 4/07/2026 from Mehollin, Karen Re: Additional Legislation for Thursday meetings
Email dated 4/06/2026 from Scott, Bruce Fire Union Contract Summary
Email dated 4/03/2026 from Taylor Conner Re: Public Records Request
Email dated 4/03/2026 from Grubiss, Mark Fw: ODOT 2026-2027 Salt Contract (018-19) - Local Participation Information
Email dated 4/02/2026 from Taylor Draper, Tanya Re: Quote for New Microphones
Email dated 4/02/2026 from Mehollin, Karen Fire Fighter TA
Email dated 4/02/2026 from Taylor Draper, Tanya Re: Public Records Request
Email dated 4/02/2026 from Taylor Draper, Tanya Re: Campbell Park Survey
Email dated 4/02/2026 from Taylor Conner Re: Public Records Request
Email dated 4/02/2026 from TCarol-Ann Schindel Small box Public Records
Email dated 4/02/2026 from TCarol-Ann Schindel Public Records Request - received
Email dated 4/02/2026 from TWilloughby Hills Re: Legislation for Next Week
Email dated 4/02/2026 from TMehollin, Karen Re: Pool Pass Motion
Email dated 4/01/2026 from TGlassman, Tracy Re: City of Willoughby Hills - Art Fest 2026
Email dated 4/01/2026 from Rick Gleeson Re: quote for microphone upgrades
Email dated 4/01/2026 from Lloyd, Katherine Review for PCABR - Pylon/Tenant Sign - 28301 Chardon Rd.
Email dated 4/01/2026 from Glassman, Tracy Re: City of Willoughby Hills - Art Fest 2026
Email dated 4/01/2026 from Naegele, Matthew Surplus Vehicle
Email dated 4/01/2026 from Pietro DiFranco Willoughby Hills City Engineer Report 260401
Email dated 4/01/2026 from Pietro DiFranco 2025 Zoning Permit Summary - Willoughby Hills

PUBLIC PORTION #1 (Audio: 1:15)

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

Public Portion #1 opened at 7:44 p.m.

- **Jenna Bing 36951 Beech Hills Drive:** Mr. Scott, I am wondering, in our budget that was approved for 2026, does it include any salary increases at all whatsoever or is that waiting until we finalize all of our negotiations, considering it was a year for our Union contracts? Thank you.

Public Portion #1 closed at 7:45 p.m.

MAYOR'S REPORT (Audio: 2:40)

- **Mayor Hallum:** Good evening!
- This week we met with the advisory board for Stella's Art Gallery to discuss having them curate art for display in the reception area at the Community Center at no cost to the city. They will be presenting local artist's work that may be purchased. We will be supporting local artists and creating a more inviting and beautiful space. Additional plans are in the works to add some comfortable furniture towards the back of the space for community members to relax and interact with each other. Stella's plans to have a few art shows each year that people from all over may come and enjoy. The art is expected to be set up sometime in June. This is a trial run and if it is successful, we plan to roll out to more areas in the Community Center and potentially have some displayed at City Hall. Watch for more communication regarding future shows.
- While working with AT&T's team installing the fiber network in the city, I found out that my contact is also involved with cell tower site selection. I spoke to him about our need on the east end for a cell tower to cover many residents in the Chagrin River valley area. We agreed that not only was this affecting our residents, but our safety forces ability to communicate on the FirstNet system which is AT&T's cellular band for first responders. I have put them in contact with Jesse Styles at Northstar Towers to work through the details and reviews necessary to validate the site. If AT&T confirms this location as a priority, that would add a second interested carrier to the project.
- This weekend is the community garage sale. There are currently over 30 sales registered on our website, but I'm sure there are some that did not register, or missed the deadline to be included in the list. There are a variety of items being sold, so make sure you review the list and map out your shopping plan.
- That ends my report and I stand open for questions.

LAW DIRECTOR'S REPORT

- No Law Director's report.

FINANCE DIRECTOR'S REPORT (Audio: 4:40)

- **Finance Director Scott:** It was about two years ago that we started transferring over our IT services to a new provider, specifically, Lake County. An invoice for our first quarter help desk fees came across my desk for about \$828.75. We used to pay \$8,600.00 a month with our old service provider. It's not apples to apples because they had a cloud based service. We had to spend about \$19,000.00 to update our equipment here within City Hall, but, instead of \$104,000.00 we are paying annually, we are paying \$22,000.00 annually. I wanted to share this with Council. I thought this was a huge improvement. I am open for questions.

CITY ENGINEER'S REPORT

- No City Engineer's report.

BOARDS & COMMISSIONS REPORTS / COMMITTEE REPORTS (Audio 6:00)

PC-ABR reported by Council Vice President Taylor Draper

- **Council Vice President Taylor Draper:** Planning and Zoning Architectural Board of Review had no business last Thursday, April 16, so there is no report.

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: 6:25)

- **Councilman Jarmuszkiewicz:** I would like to continue the discussion about the flooding on certain streets and areas of our City from the last storm, some of the concerns from the residents, and what could be done about it. Do we have anything in place to do some kind of survey to see if it's anything to do with the way the streets, culverts, and sewers are situated?

- **Mayor Hallum:** We clean our sanitary sewers annually. The requirement is every five years but we do ours annually. Road Superintendent Mark Grubiss walks our manhole covers every year to verify that there are no broken areas and that our manhole covers are sealed and bolted down. We do a good job ensuring that the things we are responsible for are done properly and cleared out.
- We recently got a complaint from an individual who was here last time and she was told by a plumber that our box culverts were clogged up. The box culverts in question are all in Mayfield Village. The only one that we have was completely clean. I did send an email to the mayor of Mayfield Village to start having conversations about that and other things. Hopefully, this can resolve the flow of water coming from their municipality and curb it from going into our residents' homes. I also have some calls into some plumbing companies to see if we can get a deal to enable sewer dye or smoke testing to have more of a quicker impact and identify what is causing the sewer backups. Other communities around us have seen benefits from doing this and have seen that issue significantly decrease. This should have been done a long time ago. Many of you weren't on Council when I was proposing something be done around 2015. Council tabled it and didn't want to talk about it. I am thankful that you all are. This is something that I think is important and I'm glad you all do to.
- **Councilman Jarmuszkiewicz:** What is causing the storm water to back up and not flow freely somewhere else? Is there a lack of storm water sewers? I know the people on Lamplight Ln. mentioned a path to the freeway for draining that needed to be cleared off. Is there something we could do as a City to help maintain some of that with their permission? Can any of the sewers or culverts on Gatsby or White Rd. be increased or widened? I know this is a lot to do with Mayfield Village, but there's got to be something we can do. There only seems to be about three or four areas in our City that are always impacted with flood water. That flood water always ends up pushing into people's basements. That might be the primary cause. A secondary cause may be a broken pipe. I know a lot of people have put in the backflow preventers and it doesn't quite help. Is there anything that we can do as a City to help create a better drainage system?
- **Mayor Hallum:** I am not an engineer, but with the storm before Easter, I don't think there was anything we could have done to avoid this completely. There are some areas, such as Gatsby, that I have asked the engineer to look at and see if there is some way we can divert some of that water that currently goes to the cul-de-sac somewhere else. We updated the culvert on Gatsby.
- **Councilman Jarmuszkiewicz:** It almost looks like a pool. It gathers and drains away but it should flow through.
- **Mayor Hallum:** Sometimes it just can't keep up because there is so much at one time.
- **Councilman Jarmuszkiewicz:** Would bigger pipes help?
- **Mayor Hallum:** The Engineer would be a better person to ask that to. What I have been told is that there is only so much that we could do. There are some things that we can try to do to curb that. I am looking into some of those things. Regarding the issues with Mayfield Village, Richmond Heights, and Highland Heights, I am going to try to address those with those administrations to see what they can do to help us curb that water that is coming from their residents and their properties. There are certainly some things in our City that we can do that we are looking at as well.

- **Councilman Jarmuszkiewicz:** Are there any legal avenues with water from another city flooding our City?
- **Mayor Hallum:** Deferred to the Law Director.
- **Councilman Jarmuszkiewicz:** This could push them along to do something about it to help our City and make sure their drains and culverts are clean.
- **Mayor Hallum:** I would like to try to do it in a civil way first. If they are not receptive after we show them what is occurring then maybe we would have to go down that route. But I have good relationships with all those municipalities and their mayors. They are all stand-up people so hopefully they will understand and help us figure out how we can work together to make that happen.

CONSENT:

DISPOSITION OF THE JOURNAL

Approval of the April 9, 2026 Regular Council Meeting Minutes

Approval of the April 9, 2026 Working Committee of Council and Rules & Legislation Minutes

ORDINANCE 2026-024-FIRST READING

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF WILLOUGHBY HILLS AND THE OHIO PATROLMEN’S BENEVOLENT ASSOCIATION, AND DECLARING AN EMERGENCY.

ORDINANCE 2026-025-FIRST READING

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF WILLOUGHBY HILLS AND THE OHIO PATROLMEN’S BENEVOLENT ASSOCIATION (SERGEANTS), AND DECLARING AN EMERGENCY.

ORDINANCE 2026-026-FIRST READING

AN ORDINANCE AUTHORIZING THE MAYOR TO APPROVE AMENDED CHANGES TO THE CURRENT COLLECTIVE BARGAINING AGREEMENT WITH TEAMSTERS LOCAL UNION NO. 436 TO PROVIDE FOR WAGE ADJUSTMENTS FOR THE YEARS 2026, 2027, AND 2028, AND DECLARING AN EMERGENCY.

ORDINANCE 2026-027-FIRST READING

AN ORDINANCE AUTHORIZING THE MAYOR TO APPROVE AMENDED CHANGES TO THE CURRENT COLLECTIVE BARGAINING AGREEMENT WITH THE OHIO PATROLMEN’S BENEVOLENT ASSOCIATION-DISPATCHERS TO PROVIDE FOR WAGE ADJUSTMENTS FOR THE YEARS 2026, 2027, AND 2028, AND DECLARING AN EMERGENCY.

ORDINANCE 2026-028-FIRST READING

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE AMERICAN FEDERATION OF STATE, COUNTY, AND MUNICIPAL EMPLOYEES LOCAL 3058-2 AND OHIO COUNCIL 8, AFL-CIO TO PROVIDE FOR A WAGE ADJUSTMENT FOR THE YEARS 2026, 2027, AND 2028 AND AN INCREASE IN THE MINIMUM AND MAXIMUM PAY BANDS IN MODIFICATION OF THE CURRENT COLLECTIVE BARGAINING AGREEMENT, AND DECLARING AN EMERGENCY.

ORDINANCE 2026-029-FIRST READING

AN ORDINANCE ESTABLISHING THE COMPENSATION FOR FULL-TIME NON-UNION CITY EMPLOYEES NOT COVERED BY ANY COLLECTIVE BARGAINING AGREEMENT WITH THE CITY; PROVIDING FOR SPECIFIC INCREMENT PAY INCREASES AND INCENTIVES THEREAFTER, ARE CONSISTENT WITH THE MAJORITY OF SIGNED COLLECTIVE BARGAINING AGREEMENTS, AND EFFECTIVE ON JANUARY 1 OF THE COLLECTIVE BARGAINING YEAR TO THESE EMPLOYEES; REPEALING CONFLICTING LEGISLATION; AND DECLARING AN EMERGENCY.

ORDINANCE 2026-030-FIRST READING

AN ORDINANCE AUTHORIZING THE MAYOR TO ADJUST THE COMPENSATION OF THE POLICE CAPTAIN PURSUANT TO THE OHIO REVISED CODE, AND DECLARING AN EMERGENCY.

ORDINANCE 2026-031-FIRST READING

AN ORDINANCE AUTHORIZING THE MAYOR TO ADJUST THE COMPENSATION OF THE CHIEF OF POLICE PURSUANT TO THE OHIO REVISED CODE, AND DECLARING AN EMERGENCY.

ORDINANCE 2026-032-FIRST READING

AN ORDINANCE ESTABLISHING THE COMPENSATION FOR PART-TIME NON-UNION CITY EMPLOYEES NOT COVERED BY ANY COLLECTIVE BARGAINING AGREEMENT WITH THE CITY; PROVIDING FOR SPECIFIC INCREMENT PAY INCREASES THEREAFTER, ARE CONSISTENT WITH THE MAJORITY OF SIGNED COLLECTIVE BARGAINING AGREEMENTS, AND EFFECTIVE ON JANUARY 1 OF THE COLLECTIVE BARGAINING YEAR TO THESE EMPLOYEES; REPEALING CONFLICTING LEGISLATION; AND DECLARING AN EMERGENCY.

ORDINANCE 2026-033-AMENDED-FIRST READING

AN ORDINANCE AMENDING THE CITY'S MANNING AND COMPENSATION TABLE TO ESTABLISH SALARY RANGES FOR FULL-TIME NON-UNION PERSONNEL AND AUTHORIZING THE MAYOR TO APPROVE UP TO A 5% PAY INCREASE BEYOND THE MAXIMUM ANNUAL SALARY; INCORPORATING COMPENSATION SECTION 1 FOR NON-UNION EMPLOYEES; REPEALING CONFLICTING LEGISLATION; AND DECLARING AN EMERGENCY.

Motion made by Councilwoman Miller, seconded by Councilwoman Sivo, to approve the items on the consent agenda.

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

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

LEGISLATION:

ORDINANCE 2026-034-FIRST READING

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH PENN CARE, INC. 1317 NORTH ROAD, NILES, OH 44446 TO SECURE THE PURCHASE OF A BRAUN AMBULANCE MODEL BRAUN CHIEF XL TYPE 1 DOOR FORWARD WITH A FORD F-550 DIESEL 4X4 CHASSIS FOR A PRICE OF \$423,185.00 AND DECLARING AN EMERGENCY.

Motion made by Councilman Jarmuszkiewicz, seconded by Councilman Knecht, to waive the Three Reading Rule on Ordinance 2026-034.

Discussion of Motion:

- **Councilman Jarmuszkiewicz:** This is for the purchase of a new ambulance that was starting to be purchased in 2023. It was canceled without us knowing it. This is included in our budget.

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

The Three Reading Rule on Ordinance 2026-034 has been waived.

Motion made by Councilman Jarmuszkiewicz, seconded by Councilman Knecht, to adopt Ordinance 2026-034.

Discussion of Motion:

- No discussion.

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

Ordinance 2026-034 has been adopted.

NEW BUSINESS (Audio 22:15)

- No new business.

PUBLIC PORTION #2 (Audio 22:25)

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

Public Portion #2 opened at 8:05 p.m.

- **Patrick Gallagher 2937 Gatsby Ln:** Mr. Mayor and members of Council, my name is Patrick Gallagher. I live at 2937 Gatsby Ln. with my wife Beth Woodman. We purchased our home in 2007. We first viewed our house a few days after what was called the “100-year flood.” At that time, the finished basement was beautiful and there were no signs of any water damage. Fast forward a few years. After a severe rainstorm, I went into the basement and discovered the carpeting was waterlogged and toilet paper and feces were scattered on top. Much of what was stored on the floor had to be thrown away along with 2 ft. of drywall and insulation, as well as all of the carpeting. This was extremely disheartening but it was attributed to an “unprecedented” weather event and it was unlikely to ever happen again. A few years after the sewer back up, we had another severe rainstorm. When I went into the basement the following day, I was shocked to see the floor again covered with toilet paper and feces. Fortunately, I had not yet refinished the basement after the previous storm but again had to clean and disinfect the basement. Myself and a neighbor spoke with Mayor Wegar. The event was again described as an “unprecedented” weather event. The solution was to install a back water prevention valve to prevent sewage from reaching my basement. The valve was installed, and I waited to refinish the basement until I was confident the solution was effective.
- In 2023, I concluded that the valve was effectively preventing sewage back up and began to refinish the basement. In August, I was again devastated to find 6 inches of sewage in my basement. All of the work that I had done on the basement had to be torn out again. The backwater valve had failed under the extreme pressure of another “unprecedented” storm. Again, I cleaned and disinfected the basement and threw away anything that could not be cleaned. Now we come to the “unprecedented” storm three weeks ago. This time I was able to see the entire process unfold in real time. I was in the basement during the tornado warning and saw water coming up through cracks in the floor and around the basement walls. So, I learned, it is not in fact only sewage, but also water from the foundation. The footer drains empty to the storm drain in the cul-de-sac, which was under 3 ft. of water, so there was nowhere for the water to go. Also, the backwater valve was partially breached as water was flowing in the basement shower drain. By the way, I couldn't give you more exact dates because the records of the previous floods were stored in the basement and had to be discarded in 2023. So, that said, These are NOT “unprecedented” events. In fact, they seem to be worsening and occurring more frequently.
- The storm water and sanitary sewer systems are inadequate and a liability for all of the residents on our cul-de-sac. I know a point of sale inspection of sewers has been proposed. That’s a good idea. However, that won't fix the problem now. Unfortunately, this problem will require engineering solutions. I am asking that our city government consult an engineering organization to seek a viable solution to our flooding problem and implement the necessary changes. We pay the same taxes as everyone else in the city and expect the same dry and safe homes. I love my home, my neighborhood, and this city. This is the place I want to spend the rest of my life. I sincerely ask that you diligently pursue solutions to this ongoing and worsening problem.

- **Lisa Ingram 2921 Gatsby Ln:** Good evening Mayor and members of Council, My name is Lisa Ingram, and I live at 2921 Gatsby Lane. First, I want to apologize for not being present at the last meeting, which took place immediately after the recent storm. I was out of town at the time. That said, please know this issue is a top priority for me, my family, and our entire neighborhood.
- My connection to this street goes back to its very beginning. My parents built one of the original homes here, and for decades Gatsby Lane has been central to our family's life. Today, we still live just a few houses over from the house they built. I share that not for sentiment, but to make one point clear: I have witnessed firsthand how conditions on this street have changed and worsened over time.
- The flooding at the Gatsby Lane cul-de-sac is no longer occasional. It is recurring, worsening, and now clearly exceeds the capacity of the existing system. When we moved in back in 2015, the City installed drainage improvements through our yard to help address this issue. We cooperated fully, but those measures have not solved the problem.
- During the most recent storm, water rushed down the street with enough force to leave visible debris lines marking both the direction and depth of flow into the cul-de-sac. This is not normal runoff. This is a system that is overwhelmed which is no longer just a property concern-it is a public hazard.
- The repeated accumulation of multiple feet of standing water in our cul-de-sac violates Ohio Revised Code 723.01 and constitutes a nuisance under Ohio Revised Code 715.47. When flooding renders a roadway impassable, it endangers public travel and safety, and under Ohio Revised Code 2744.02, the City retains responsibility for maintaining safe, passable streets. During recent events, emergency vehicles could not have accessed my parents in the event of an emergency. In addition, repeated flooding allows moisture to enter homes, promoting mold growth and degraded indoor air quality-conditions that pose a serious respiratory risk to our elderly residents. This is not theoretical; it is an immediate and unacceptable threat to health and safety. The City has a clear obligation to correct this condition without delay.
- Further, under Ohio Revised Code 2744.02(8)(3), a political subdivision can be held liable for failure to keep public roads in repair or for permitting a nuisance to exist. Chronic flooding caused by inadequate drainage capacity or unmanaged stormwater flow is a well-recognized basis for such claims. And under Ohio Revised Code 715.08, the City has clear authority and responsibility, and is mandated to construct and maintain sewers and drainage as two separate systems necessary to properly manage stormwater.
- Taken together, these provisions make one thing clear: when a known drainage issue repeatedly overwhelms a roadway and creates unsafe conditions, it must be addressed. This problem is not new, and it is not improving-it is getting worse. We are demanding the City to undertake a comprehensive engineering evaluation of the Gatsby Lane drainage system, specifically the cul-de-sac, and to implement a permanent solution that addresses both system capacity and stormwater flow management. Temporary fixes are no longer adequate.
- We are not asking for perfection; we are asking for a safe, passable street that emergency responders and residents can rely on. Thank you for your time and attention.

- **Randy Cole 2626 SOM Center Rd:** I want to try to get some information regarding the Classic dealership. I have been told that Classic has intentions to buy the two Louis properties across the street from Classic and to turn those parcels into a parking lot so that they can bring more inventory into that spot.
- My second question is, has that zoning from residential to commercial already taken place? If this is in fact something that is going to occur, when will the residents be notified?
- **Jen Varro 2890 Som Center Rd:** I am also addressing the recent flooding. It is imperative that you recognize this is not the fault of neighboring cities but a direct result of overdevelopment and poor planning in our own city. The assessment from 2007 is a prime example of this failure. The City has allowed greed to dictate growth. That assessment was based on benefit units: one unit per home. This framework has been clearly abused. The Perrino property on SOM Center Rd. was assessed at just four benefit units, yet 13 oversized homes were permitted. Likewise, Maypines was assessed for five benefit units, yet thirteen more homes will be developed. Where do you think all that water is going?
- This is not an unforeseen issue; it is the result of decisions that ignored capacity, ignored infrastructure, and ignored the long-term impact on residents. The abuse of these assessments and unchecked development has directly contributed to the flooding we are now dealing with. My property is a real example. In 2023, we figured out that our storm water was never connected at the street back in 2007, which is why our storm line continually backed up. Yet, it was allegedly inspected by the City in 2007. We are not the only home this has happened to. All of the residents on that assessment paid at least \$20,000.00 for the sanitary storm assessment. It wasn't done correctly, and now we are all the victims of it. The City needs to run a camera at the right-of-way for all laterals to verify connections and failures. This is the less costly option than smoke and dye tests.
- Furthermore, I insist you re-amend the conservation ordinance to restrict abuse that is clearly suffered. That amendment must explicitly prohibit any new development unless the appropriate benefit units were paid for at the time of the original assessment. If those benefit units were not paid for in 2007, then development today should not be permitted plain and simple. No variances, no exceptions, no administrative overrides. These protections exist for a reason, and they must be enforced as intended, not manipulated to maximize density and profit. Don't try to say that a developer puts in their own sewer and storm water because they tie in, like all of us, to the main.
- At this point, accountability is necessary. The residents of this City should not bear the burden of repeated flooding due to poor decision-making and overdevelopment. Finally, in last week's e-newsletter, it was mentioned to use the dye testing. However, the sanitary is a closed system and has no bearing on the storm water. Infiltration is not the issue. The storm water is the issue, and overdevelopment is a direct cause. The time for deflecting is over and the time for action is now.
- I thought that when you all decided to do these meetings, President Kline noted that the Council meetings are to start at 7:00. I see this being an ongoing problem and I am curious what you are going to do about it because I think the meetings need to start at 7:00. Thank you.
- **Jenna Bing 36951 Beech Hills Drive:** My question is to the Law Director. What is happening with the Bates Ln. Airbnb's that are still in existence? I could make a reservation tonight. That should be stopped. They are illegal and I want to know what is going on with them.

- At the City district meeting, Mr. Kline said that we had a budget surplus last year of 1.394 million. Now we have a balance of around 6+ million dollars in budget surplus through the years. This is our tax money. I asked him what was ideal and he said we would get different opinions. I would like the Mayor's opinion and the Finance Director's opinion of what would be a reasonable budget surplus. If we keep coming up with over a million dollars per year, that is our tax money. We should not have to be paying that for it to go sit in a surplus without knowing why it's there or what is going to be done with it.
 - Will there be a public discussion of the use of the Grange property for the cell tower, because that is the property that is being discussed? Last time, I know it got stopped because of the limitations of our zoning which you changed. I want you to know that there were an awful lot of residents that live around there, and just in Willoughby Hills, who didn't want a cell tower at a major intersection of our community. All of Waite Hill comes through that place. A lot of people drive through and all they would see is a giant cell tower in the middle of a residential area. That is disturbing, and I would hate to see us go down this path and have to stop because the residents don't want it at the grange. I think that should be addressed sooner rather than later.
 - I also agree that we should start these meetings on time. When you go into executive session, you are supposed to say why, who is attending, and what time limit is being put on executive session. I asked Nick, and he said there was no time limit given. You guys spent 45 minutes back there, which is why you guys are so late tonight. That is not following the law. I would like to ask the Law Director to maybe instruct all of you on the rules of our meetings. Thanks.
 - **Mark Belich 37200 Chardon Rd** asked if the public could email questions pertaining to the budget to the Finance Director.
- Public Portion #2 closed at 8:21 p.m.
- **Mayor Hallum:** I have asked the Engineer to look at Gatsby in particular. I agree that there are concerns and we need to try to find a way to curb that somewhere else.
 - **Council Vice President Taylor Draper:** You have our sympathies. I can't imagine what you are going through. His office takes this seriously, as does everyone on this dais. We are adamant about trying to find a solution. I am sorry you are going through this.
 - **Councilwoman Miller:** We hear you, we feel for you, and we are going to continue to ask questions to see if we can get a solution.
 - **Council President Kline:** The Council meeting is scheduled to start at 7:00 p.m. We try our best to start that one time. We try and schedule the start of the Working Committee around that. Today, we started at 6:00 p.m. and we thought that would give us enough time. In consultation with the Law Department, we cannot start the Regular Council meeting before 7:00 p.m. if we had the Working Committee end early. If the Regular Council meeting starts late, you will have to accept our apologies.
 - **Councilman Jarmuszkiewicz:** Regarding the Chevrolet Dealership, was there interest in buying the properties next to the Cleveland Clinic? I have heard in the past that Cleveland Clinic may have been interested in it, but I have never heard of Classic going across the street doing something like that.
 - **Mayor Hallum:** I know there has been some interest, but there is nothing concrete of any kind that I am aware of. If it does come to that, they would have to come before PCABR. There is a process for that. Then, the recommendation would have to go to Council before approving anything like that.

FOR THE GOOD OF THE ORDER/FOR THE GOOD OF THE COMMUNITY (Audio 41:55)

- **Council Vice President Taylor Draper:** April 22 was Administrative Professionals Day. I would like to give high praise to all of our administrative staff who work here in the City: **Karen Mehollin, Sharen Michney, Christine Susnik, Debbie Blankenship, Teresa Romano, Darlene McFarren, and Katie Lloyd.**
- **Councilwoman Vicki Miller:** I just want to give a quick update on River Rd. south of Chardon Rd. Work is progressing there quickly. Just be aware that it is still northbound traffic. Northbound traffic is now coming up the southbound lane. Please make sure you are careful in that area as you navigate. Also, be aware that with phase two coming, there may be some impacts with the Postal Service so reach out if you need to.

ADJOURNMENT (Audio 44:30)


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

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

The meeting was adjourned at 8:27 p.m.

APPROVED: May 14, 2026
 Date


Michael Kline
President of Council

ATTEST: 
Nicholas Aiello
Clerk of Council