

President of Council
MICHAEL KLINE

Vice President of Council
TANYA TAYLOR DRAPER

Council Clerk
NICHOLAS AIELLO

Council

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

City of Willoughby Hills

Working Committee of Council and Rules & Legislation

Minutes of April 23, 2026

The Working Committee of Council and Rules & Legislation was called to order on **April 23, 2026 at 6:03 p.m.** in Council Chambers. **Council President Kline** presided.

Call to Order 6:03 p.m. (0:19)

ROLL CALL (Audio: 0:16)

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

Also Present: Mayor Christopher Hallum, Finance Director Bruce Scott, and City Engineer DiFranco, Fire Chief Robert Gandee

Absent: Councilwoman Kathleen Sivo and Law Director Michael A. Kenny Jr.

Motion made by **Councilwoman Miller**, seconded by **Councilwoman Belich**, to go into Executive Session for the purpose of discussing personnel matter/salary and Collective Bargaining Agreements inviting all members of Council, the Mayor, the Law Director, and the Finance Director.

Discussion of motion

No discussion.

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

Motion has passed to go into Executive Session for the purpose of discussing personnel matter/salary and Collective Bargaining Agreements inviting all of Council, the Mayor, the Law Director, and the Finance Director.

The Working Committee of Council and Rules & Legislation was suspended to enter into Executive Session at 6:05 p.m.

The Executive Session for the purpose of discussing personnel matter/salary and Collective Bargaining Agreements inviting all members of Council, the Mayor, the Law Director, and the Finance Director has ended, and the Working Committee of Council and Rules & Legislation was reconvened at 6:46 p.m.

BEGINNING DISPOSITION: (Audio 0:30)

Council President Kline moved Ordinance 2026-034 to be the first discussion item

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.

- **Fire Chief Robert Gandee** thanked Council for the opportunity to work with them regarding the replacement of their second rescue squad. Chief Gandee stated that this process started in June of 2022. He had a chassis on order, but the order ended up getting canceled after the vehicle identification number was issued in spring of 2023.
- Typically, an ambulance would take around nine months to build. When the department had initially gotten in line for the chassis in June of 2022, the salesman emphasized they would be lucky if they saw an ambulance in the first quarter of 2024. At the end of 2023, they had found out they were not getting the chassis.
- Due to their plant losing a lot of employees to the John Deere company, they contacted another ambulance manufacturer. Chief Gandee stated he has had a lot of experience with Braun. The City of Mentor exclusively uses Braun. Though it is a bit more of an expensive ambulance, the quality and safety is the paramount aspect of it.
- They were initially supposed to see this arrive July of last year, but due to some changes in the factory and a couple other things, it got reassigned to March or April. They should see this the second week of May.
- Chief Gandee emphasized that he was going down to inspect this ambulance next week to see where they are at in the process and see if there are any problems. There will be a subsequent final inspection after. He noted they wanted to have airbags in it for the patient compartment. He emphasized that they would have to have this conversation again in about two years to look at another ambulance because the build time is roughly anywhere from two to four years. This is the third time this has been in the budget.
- Chief Gandee thanked Finance Director Scott for his help with the process. He emphasized that since they last purchased their squad in 2019, they have seen roughly a 39% increase in the cost of apparatus for ambulances.
- This new ambulance will be painted. The patient access door would now be moved on the passenger side. This will give the attendant better access to their equipment and give additional privacy to the patient.
- Chief Gandee stated that they would be one of the first cities in the United States where the Police Department, Fire Department, and an ambulance vehicle would have synchronized emergency lights. He emphasized this is a huge safety factor.

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.

- No discussion.

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.

- No discussion.

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.

- No discussion.

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.

- No discussion.

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.

- No discussion.

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.

- No discussion.

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.

- No discussion.

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.

- No discussion.

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.

- No discussion.

ORDINANCE 2026-033-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 SCHEDULE A FOR NON-UNION EMPLOYEES; REPEALING CONFLICTING LEGISLATION; AND DECLARING AN EMERGENCY.

- No discussion.

Discussion of Disc Golf in the City of Willoughby Hills (Audio 15:50)

- **Council President Kline** stated Council began a discussion on this several meetings back and he wanted to continue the discussion and hopefully reach a conclusion on this.
- **Councilman Jarmuszkiewicz** stated that Recreation Chairman Dave Walters did a lot of research into this regarding getting grants to pay for most of this. A few thousand dollars would come out of the 460 Fund to provide for another recreational opportunity for our City. He believes it would be worth a try to see if this would be worth having in the City.
- **Councilwoman Belich** asked if there have been any conversations regarding potential impacts of having a disc golf course in Campbell Park and how it would affect things already there.
- **Councilman Jarmuszkiewicz** stated that they have discussed where the course would go and the ideas were presented for the application of the nine hole course in the back area. He stated that there was no

further discussion and meeting regarding this issue that he was aware of other than what was discussed with Council and the Recreation Commission.

- **Mayor Hallum** stated he did have a conversation with Dave Walters and expressed to him that he wanted to walk these spots with him before they decide anything. Another concern that was brought up was the impact this could have on renting the pavilion there. If families are having a get together or a party, there is a potential concern of somebody getting hit with a disc golf disc. He urged that this should not be at the expense of anything else.
- **Councilman Jarmuszkiewicz** stated they could set up a time to go out and look at the property. Mayor Hallum added that they can involve the Sports League because they may have some input on this.
- **Council Vice President Taylor Draper** expressed that she wanted to make sure this was something that was wanted by the residents. She had only heard one person express interest in this. She didn't feel as if the residents were interested in this based on the survey that was passed on to Council.
- **Councilman Jarmuszkiewicz** expressed that he felt this survey was not a good representation as it only had around ninety responses out of the ten thousand people who live in the City. He stated that there was a vocal group who advocated for the pickleball courts to be added and when the pickleball courts replaced the tennis courts, there were some concerns at first. They were alleviated over time. This could be a similar situation where the City gives this a trial run. Everything that would be put in for the disc golf course would not be permanent and could be taken out if it didn't work out. He emphasized that they should walk the property first.
- **Mayor Hallum** asked **Councilman Jarmuszkiewicz** if it would be a good idea to bring this up during the district meetings. He responded saying that there wouldn't be enough people at the district meetings to get a definitive answer.
- **Councilman Knecht** said that he plays disc golf and it is an activity that people can really make an afternoon of. Disc golf is an activity that could bring outside people to the City, not just the residents. Disc golfers go to many locations and this would be another location to join. He added that Willoughby Hills has great establishments here that people can dine at afterwards.
- **Council Vice President Taylor Draper** asked if the disc golf community goes to different locations and checks out their courses. **Councilman Knecht** confirmed, and said that there are very challenging courses and also basic courses, but they are all unique which makes for fun gameplay.
- **Mayor Hallum** stated that he believed disc golfers would be considerate in that area, but he wants to walk the ground before making a final decision.
- **Council President Kline** expressed that he thought the potential disc golf course locations were too close to the pavilions and the ball park, which is problematic. He expressed his safety fears for kids and families getting hit with a disc, and made the point that there are quite a few disc golf courses around in other cities such as Willoughby, Chardon, Madison, Punderson, Chesterland, Euclid, Mentor, Painesville, Richmond Heights, Willowick, Chagrin Falls, etc. He believed having a practice area could be a good indicator to see what the interest would be with this sport in this community.

- **Councilwoman Miller** stated at this point, the City needs to look at the feasibility to make sure this would not interfere with families or other activities going on at the park.
- **Mayor Hallum** believed it would be a good idea to get the Recreation Coordinator and the Sports League's opinion on this. These would be the two groups who would be most impacted by this.
- **Councilman Jarmuszkiewicz** stated that the grant would need to be submitted by July 1, so a decision would need to be made in May or June.
- **Council Vice President Taylor Draper** asked if disc golf courses in other communities have specific designated areas for this sport or if they are intertwined with other areas similar to how it would be in Willoughby Hills.
- **Councilman Knecht** said most of them are mixed in with other parks with playgrounds, volleyball courts, pavilions, etc. It depends on how it is laid out, but very few are stand alone. **Councilman Knecht** made the point that the way these are set up does not interfere with other events that go on around it.
- **Councilwoman Belich** asked if this could create any parking concerns with pickleball, tennis, and games going on. Does the City have ample parking to support this?
- **Councilman Jarmuszkiewicz** said that this is something that needs to be looked at.

Discussion of Short-Term Rentals in the City of Willoughby Hills

- **Council President Kline** stated based on the outcome of the lawsuit that took place in the City, short-term rentals are not allowed in Willoughby Hills. He posed the question to Council if they wanted to have any provision to allow any type of short-term rentals in the City.
- **Councilman Jarmuszkiewicz** stated he believed it would be important to keep historical sites like the Frank Lloyd Wright House accessible to the public, and there should be exceptions for historical sites.
- **Councilwoman Belich** asked how the City would determine which property is considered a historical site. Based on the age of the City, she made the point that there could be a case for many pieces of property being classified as historical. She asked how the City could discern this and who would make that decision.
- **Council President Kline** stated the best way to start is to create a definition for a historical structure. He stated that he had researched this definition and found that "a historical building refers to a building or structure that is related to history or has historical significance, often reflecting the culture, architecture, or events of a particular period. Buildings may be designated as historical or listed in a historic register if they meet certain criteria, be it architectural, historical..." Council President Kline made the point that upon researching historical sites in the City, Willoughby Hills has three: the Penfield Frank Lloyd Wright Home, the new River Rock Frank Lloyd Wright Home, and Squire's Castle. He concluded saying that though there are a lot of buildings and homes that are old in the City, if they do not meet the criteria that is created, age alone shouldn't be a determining factor.

- **Council Vice President Taylor Draper** stated that she would be willing to listen to a family if they felt that their property was of significant historical value. Perhaps they could present this information to BZA or the Planning and Zoning Architectural Board of Review.
- **Councilwoman Belich** asked where the presented definitions came from. She cautioned these could be from anywhere and may not be accurate. She expressed her concerns for the neighbors of potential short-term rental sites, and made the point that they need to be heard if there are any issues.
- **Council Vice President Taylor Draper** stated that one of the criteria and considerations would have to be what is going on around a particular property, especially if neighbors are in close proximity to the site.
- **Council President Kline** asked how Council should move forward on this. **Council Vice President Taylor Draper** said she would like to see the ordinance updated with a historical site consideration.
- **Councilwoman Belich** agreed, but made the point that there also needed to be something in place where these locations would go before the Planning Commission Architectural Board of Review and the Board of Zoning Appeals. She also concluded saying there needs to also be consideration for the neighbors living around these sites. **Council Vice President Taylor Draper** agreed.
- **Council President Kline** stated that going forward, the Council could research how neighboring communities define historical sites.
- **Mayor Hallum** pointed out that a definition for historical needs to be provided, but also, perhaps acreage could be a consideration. Perhaps the property would have to be a certain amount of acres or would have to be a certain distance from a neighboring home. He pointed out that even though there may be a historical spot, there could still be a negative impact on neighbors.

PUBLIC PORTION: (Audio 45:00)

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

Public Portion opened at 7:31 p.m.

- **Jenna Bing 36951 Beech Hills Drive** stated she was glad Council was having the discussion on Airbnb's. She expressed her support for the Penfield House and the Frank Lloyd Wright houses to be used. She emphasized that the City needs to proceed with caution because there is a house for sale on her street and it is a historical plaque house. It is the old original barn house. If it is determined that this site is historic, an Airbnb would be on her street. While she supports some very limited use, she urged Council to proceed with caution when creating this definition.
- Jenna Bing asked how much, relative to last year, would the salaries cost the City per year.

Public Portion closed at 7:34 p.m.

LEGISLATION: (Audio 48:45)

- **Council Vice President Taylor Draper** asked if the mentioned six Community Center employees in Ordinance 2026-032 referred to the monitors. **Mayor Hallum** confirmed.
- **Mayor Hallum** stated that Ordinance 2026-033 should be amended on the table to replace the words “Schedule A” with “Section one” in the caption and in the whereas clauses because the previous ordinance that this was based on had the compensation table as a separate exhibit, whereas, this one is embedded in the ordinance itself.
- **Councilwoman Miller** responded to Jenna Bing’s concern regarding the house for sale on Beech Hills. She said that this would be a house that the City would have to take a look at before considering this a historical site.
- **Councilman Jarmuszkiewicz** responded to Jenna Bing and advised her to ask the Finance Director for the budget information she asked about.

ADJOURNMENT: (Audio 52:00)

- **Motion** made by **Councilwoman Belich**, seconded by **Councilwoman Miller** to adjourn the April 23, 2026 Working Committee of Council and Rules & Legislation.

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

The meeting was adjourned the meeting at 7:39 p.m.

APPROVED: May 14, 2026
 Date


Michael Kline
President of Council

ATTEST: Nicholas Aiello
 Nicholas Aiello
 Clerk of Council