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DANIEL KNECHT  
VICKI MILLER  
KATHLEEN SIVO

# City of Willoughby Hills

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## Working Committee of Council and Rules & Legislation

### **Minutes of April 21, 2025**

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The Working Committee of Council and Rules & Legislation was called to order on April 21, 2025, at 6:00 p.m. in Council Chambers. **Council President Kline** presided.

#### **Call to Order 6:00 p.m. (0:10)**

#### **ROLL CALL (Audio: 0:17)**

**Members Present:** Council Vice President Tanya Taylor Draper, Council President Michael Kline

**Also Present:** Law Director Michael C. Lucas, Finance Director Bruce Scott

**Absent:** Councilwoman Kathleen Sivo, Councilman Jarmuszkiewicz, Councilman Dan Knecht, and Councilwoman Vicki Miller, Councilwoman Belich, Mayor Hallum, and City Engineer DiFranco

- **Council President Kline:** We do not have a quorum, but we are not voting on anything, and we are not making any decisions. We meet for discussion purposes only, in which we will be discussing the items on the agenda for this week.

#### **BEGINNING DISPOSTION: (Audio 1:15)**

#### **ORDINANCE 2025-029-FIRST READING**

**AN ORDINANCE GRANTING CONSENT TO THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) TO PROCEED WITH PROPOSED WORK TO REPLACE THE SUPERSTRUCTURE OF THE CHARDON ROAD (US-6) BRIDGE OVER IR-271 (LAK-006-02.060; BRIDGE 4305434) AND SPOT PAINTING OF I-90 EASTBOUND RAMP BRIDGE OVER IR-271 (LAK-090-2.430R; BRIDGE SFN 4303482) IN THE CITY OF WILLOUGHBY HILLS AND DECLARING AN EMERGENCY.**

- **Council Vice President Taylor Draper:** Council needs to give them an actual ordinance to start the work, is that correct?
- **Law Director Lucas:** Yes, that is correct. In part, because we are talking about ODOT work.
- **Council President Kline:** In Section 2 of the Ordinance in italics, it talks about the State being responsible for 100 percent of the cost of the improvement. It then goes on to say, “The City of Willoughby Hills agrees to pay 100 percent the cost of those features requested by the City of Willoughby Hills, which are determined by the State and Federal Highway Administration to be unnecessary for the project.” Are there such things in this project where the City is going to be responsible for this cost?
- **Finance Director Scott:** I have not heard of anything to date. I think that would be a good question for Pete on Thursday.
- **Law Director Lucas:** In the absence of the City Engineer, this is standard language in every type of ODOT project. The idea being that ODOT is determining a set amount based on what they believe is necessary. Sometimes, there are projects that may arise during the ODOT project itself. As the Finance Director indicated, the City Engineer may make the point that if we are doing a project similar to this line of work, it may make sense to have that brought in as part of this too. ODOT hasn’t issued that as part of their overall project. Occasionally, the City will put that down, by legislation, as an amendment where they are subject to the Finance Director. “X” amount of dollars of City money will be used to a particular fact-sensitive project. That would make sense to have the City be involved in as an additional improvement.
- **Council President Kline:** So, we start from ground zero with nothing anticipated?
- **Law Director Lucas:** Correct.
- **Finance Director Scott:** The way ODOT project typically works is we are responsible for funding our portion a year ahead. For instance, we are going to have to pay for all of Route 6 costs. Nothing was ever said in the budgeting process this year, so I am assuming, and the Law Director indicated, this is common language.

**ORDINANCE 2025-030-FIRST READING**

**AN ORDINANCE TO DECLARE A 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.**

- **Council President Kline:** From the memo Mark Grubiss provided, this vehicle, a 2017 Dodge Charger, with over 100,000 miles, was the vehicle the part-time Zoning Inspector

was using when he was with us. Since he is no longer here, the vehicle is no longer used. I would assume that it is the administration's desire to act on this ASAP. Is that correct?

- **Finance Director Scott:** That is correct.

#### **RESOLUTION 2025-008-FIRST READING**

#### **A RESOLUTION OF THE CITY OF WILLOUGHBY HILLS OPPOSING PROPOSED OHIO SENATE BILL 104 REGARDING ITS PROHIBITION OF LOCAL GOVERNMENT CONTROL OVER SHORT-TERM RESIDENTIAL RENTALS AND REQUESTING THAT THE LEGISLATION NOT PASS SUCH PROHIBITION AND DECLARING AN EMERGENCY.**

- **Council President Kline:** For the benefit of everyone wondering what this is about, as the Clerk read, Ohio Senate Bill 104 is another attempt for the Ohio legislature to take control and prevent cities from exercising their home rule and regulate short-term rentals. This has come up several times in the past, it never got anywhere. It is starting up again. Cities, such as Richmond Heights, have passed resolutions opposing this, hoping that if enough support is shown, the legislators may change their position on this. We felt that it was appropriate to have Willoughby Hills join on and have our own resolution opposing this Senate Bill.
- **Law Director Lucas:** Just so the general public is aware, this resolution should not be interpreted as Council opposing short-term rentals as a proposition. What it is doing is opposing the Ohio General Assembly attempting to usurp any ability as on local government and home rule, in this case the City of Willoughby Hills, to provide what they deem to be appropriate regulations for short-term rentals. I just wanted to make sure that the general public knows that this is not saying that we are totally against short-term rentals.

#### **PUBLIC PORTION: (Audio 9:00)**

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

- Public Portion opened at 6:09 p.m.
  - No one spoke.
- Public Portion closed at 6:09 p.m.

#### **LEGISLATION: (Audio 9:15)**

- **No comments were made.**

#### **NEW BUSINESS:**

- **Finance Director Scott:** We have been getting calls from residents. They have been getting robocalls from Republic about their past two invoices, which we have been telling them not to pay. We sent notices to Republic asking them what has been going on. It is some sort of an automated system. It is an error that they either haven't shut off yet or they are confused. I just ask residents not to pay the bill and not get alarmed about it. If you have questions, you can call Republic directly or call City Hall.

- **Council President Kline:** I was going to bring that up. I got one of those calls this afternoon.
- **Law Director Lucas:** For purposes of the general public watching this, I want to comment on why we still had a meeting tonight despite their being only two councilmembers present. First, the President of Council and Vice President of Council thought it was important to have this meeting not only to review the legislation from Council's point of view, but also for the residents to have an understanding of what we are going to be talking about for Thursday in terms of actually taking legislative action. As the President of Council and Vice President of Council indicated, it is important for the residents, who rely upon Monday meetings for work sessions to be aware of what is going on. Whether there are two people or all of Council, I think the meeting in itself is important for the residents.
- **Council President Kline:** I feel that it is important that we have some space between our Working Committee and our Council Meeting and not condense the two close together. This way, whoever is expressing their comments, whether it be Council or people listening, can consider this for a few days. There may be additional comments raised by Council or the public on the night of the Council meeting. I think it is more practical to do it that way rather than condense it down and have less time between the two.

**ADJOURNMENT: (Audio 13:30)**

- **Motion** made by **Councilwoman Miller**, seconded by **Councilman Jarmuszkiewicz** to adjourn the April 21, 2025 Working Committee of Council and Rules & Legislation.

**Roll Call: AYES: Taylor Draper, Kline**

**NAYS: None**

**Vote: 2/0**

**The meeting was adjourned the meeting at 6:14 p.m.**

**APPROVED:** \_\_\_\_\_

**Date**

\_\_\_\_\_  
**Michael Kline**  
*President of Council*

**ATTEST:** \_\_\_\_\_

**Nicholas Aiello**  
*Clerk of Council*