

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

Regular Council Meeting Minutes of September 11, 2025

The Regular Council Meeting was called to order on September 11, 2025, at 7:00 p.m. in Council Chambers. Council President Kline presided.

Call to Order 7:00 p.m. (0:06)

Cell Phone Reminder to Turn off Devices

Pledge of Allegiance (Audio: 0:14)

ROLL CALL (Audio: 0:37)

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

In Attendance: Mayor Christopher Hallum, Law Director Michael Lucas, Finance Director Bruce, and Scott City Engineer Pete DiFranco

DISPOSITION OF THE JOURNAL (Audio: 1:10)

Motion made by Councilwoman Miller, seconded by Councilman Knecht, to approve the **July 10, 2025**, Regular Council Meeting Minutes.

Discussion on the Motion:

- **Councilwoman Miller:** Under discussion of the Frank Lloyd Wright House, Wright needs to be spelled “Wright” instead of “Write.”

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

- **Motion** passed to approve the **July 10, 2025** Regular Council Meeting Minutes.

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Councilwoman Belich**, to approve the **July 21, 2025**, Working Committee of Council and Rules & Legislation Minutes.

Discussion on the Motion:

- No discussion.

Roll Call: **AYES:** Belich, Jarmuszkiewicz, Kline, Miller, Sivo, Taylor Draper
 NAYS: None
 ABSTAIN: Knecht
 Vote: 6/0/1

- **Motion** passed to approve the **July 21, 2025** Working Committee of Council and Rules & Legislation Minutes.

Motion made by **Councilwoman Miller**, seconded by **Councilman Knecht**, to approve the **July 24, 2025**, Regular Council Meeting Minutes.

Discussion on the Motion:

- No discussion.

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

- **Motion** passed to approve the **July 24, 2025** Regular Council Meeting Minutes.

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Councilwoman Belich**, to approve the **August 14, 2025**, Special Meeting and Public Hearing Minutes.

Discussion on the Motion:

- No discussion.

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

- **Motion** passed to approve the **August 14, 2025** Public Hearing and Special Meeting Minutes.

COUNCIL CORRESPONDENCE Audio (4:57)

Email dated 9/07/25 from Tony Bondra Proposed Dollar General store/market

Email dated 9/05/25 from Lloyd, Katherine FW: WH Civil Service Commission Mtg 9/16/25 Tuesday - notification

Email dated 9/05/25 from Bushman, Lindsey Retention Schedule

Email dated 9/05/25 from Pietro DiFranco RE: Revised Ordinance No. 2025-051

Email dated 9/05/25 from Pietro DiFranco RE: Monday legislation

Email dated 9/05/25 from Lewis, Dante J. RE: Approved Ballot Language

Email dated 9/04/25 from Michael C. Lucas Revised Resolution Nos. 2025-013, 2025-014

Email dated 9/04/25 from Michael C. Lucas Revised Ordinance Nos. 2025-045, 2025-046, 2025-047, 2025-048 and 2025-049

Email dated 9/04/25 from Thomas Lobe Re: Final Ballot Language

Email dated 9/04/25 from Michael C. Lucas Revised Ordinance No. 2025-044

Email dated 9/04/25 from Michael C. Lucas Revised Ordinance No. 2025-050

Email dated 9/04/25 from Michney, Sharen FW: Election Info

Email dated 9/03/25 from Yolanda Andolsek

Email dated 9/03/25 from Scott, Bruce RE: Police Vehicle Purchase

Email dated 8/29/25 from Taylor Draper, Tanya Re: Legislation for next meeting

Email dated 8/28/25 from Scott, Bruce Appropriation Ordinance Backup

Email dated 8/28/25 from Pietro DiFranco RE: Retaining Wall - Andolsek

Email dated 8/28/25 from Rentz, Stacey RE:

Email dated 8/28/25 from Yolanda Andolsek

Email dated 8/28/25 from Mehollin, Karen Records Commission Meeting

Email dated 8/28/25 from Mehollin, Karen Re: Council Clerk

Email dated 8/27/25 from Scott, Bruce Appropriation Ordinance

Email dated 8/27/25 from Scott, Bruce Ordinance Request

Email dated 8/27/25 from Scott, Bruce Property Tax Advance Request Resolution

Email dated 8/26/25 from Lewis, Dante J. RE: Approved Ballot Language

Email dated 8/26/25 from Lloyd, Katherine Training of Darlene & Nick for PCABR & BZA

Email dated 8/26/25 from Lewis, Dante J. Approved Ballot Language

Email dated 8/26/25 from Mehollin, Karen Fw: Willoughby Hills Charter Amendment

Email dated 8/25/25 from Scott, Bruce Property Tax Certification Resolution

Email dated 8/21/25 from Gandee, Robert FW: Lake Central Communications Contract 2026-2030

Email dated 8/20/25 from Lewis, Dante J. RE: Referendum Zoning Charter Change (Ordinance 2025-037 Amended)

Email dated 8/18/25 from Naegele, Matthew Vehicle Acquisition Request

Email dated 8/18/25 from Pietro DiFranco Willoughby Hills City Engineer Report

Email dated 8/15/25 from Pietro DiFranco The Last Wright - Architectural Digest Article

Email dated 8/13/25 from Grubiss, Mark FW: Truck 5 for surplus

Email dated 8/13/25 from Sivo, Kathleen Re: District Meetings

Email dated 8/11/25 from Taylor Draper, Tanya Re: Follow-Up – Partnering to Bring B-Elite Leadership Academy to Willoughby Hills

Email dated 8/11/25 from Gene Tetrick Re: Question

Email dated 8/09/25 from Miller, Vicki Re: INSURANCE RENEWAL

Email dated 8/08/25 from Jarmuszkiewicz, Joe Referendum zoning

Email dated 8/07/25 from Michael C. Lucas Fwd: Willoughby Hills Resolution mcl rev 8.07.25

Email dated 8/07/25 from Pietro DiFranco RE: Wood Room Violations

Email dated 8/07/25 from Stephanie Kellner Re: News Herald Notification

Email dated 8/06/25 from Michael C. Lucas RE: Liquor Objection Resolution

Email dated 8/06/25 from Pietro DiFranco Objection - Liquor Permit - 34080 Chardon - Wood Room

Email dated 8/06/25 from Pietro DiFranco RE: Liquor License Renewal Objections

Email dated 8/02/25 from Kline, Mike Re: Agenda for Special Meeting and Public Hearing

Email dated 8/01/25 from Miller, Vicki Re: Waterline Leak / River Rd at Hayes Dr (Squires Castle)

Email dated 8/01/25 from Naegele, Matthew RE: Police and Fire Dispatch Ordinances
Email dated 7/31/25 from Grubiss, Mark Re: Generator
Email dated 7/31/25 from Hallum, Chris RE: Lake Central Communications Contract 2026-2030
Email dated 7/29/25 from Naegele, Matthew RE: Letter from the Institute for Justice
Email dated 7/29/25 from Hallum, Chris RE: Central Contract
Email dated 7/28/25 from Bushman, Lindsey Re: Chipotle Liquor License
Email dated 7/28/25 from Hallum, Chris Mayor's Report to Council 7-24-25
Email dated 7/28/25 from Lewis, Dante J. RE: Charter Changes for the City of Willoughby Hills
Email dated 7/25/25 from Gandee, Robert RE: Liquor License for Jardee & Moes LLC
Email dated 7/24/25 from Pietro DiFranco RE: Agenda Amended - Liquor License
Email dated 7/22/25 from John Bertosa Re: August Recess and Special Meeting

PUBLIC PORTION #1 (Audio: 5:14)

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

Public Portion #1 opened at 7:05 p.m.

- **No comments were made.**

Public Portion #1 closed at 7:05 p.m.

MAYOR'S REPORT

- Good evening! The administration has begun union negotiations this week, beginning with the Police Patrol, Sergeants, and Dispatch unions. We started negotiations earlier than in past years in the hopes that we might reach agreement before the current contract expires. In the past, these contract negotiations have gone well into the first year of what should have been a new contract. This results in additional work for our Finance department due to the retro adjustment that need to be made to salaries and benefits.
- The Service department completed the new storm sewer piping on Dodd Rd. near Dodd's Hill earlier this week. This work was done to replace the deep natural drainage ditch and stop the deterioration of the road. The concrete deck for the Chardon Rd. bridge near Pleasant Valley Rd. was poured earlier this week. An estimated 460 yards of concrete was used to install the new deck. The concrete requires at least a 30 day curing period or until it reaches the necessary strength. Once that has been reached, they will be able to complete the guard rails and pave the new sections of road on either side of the bridge. The original estimation for completion was mid to late October, but the crew on site thinks it will be closer to mid-November.
- The School of Innovation held their annual 9/11 dedication ceremony where they recognized our first responders. The children played the National Anthem, read letters, poems, and sang songs. Principal Bonick thanked our Police and Fire for always being there to protect and serve our community. Thank you to the faculty, staff, and students for putting on such a wonderful event!

- Dollar General appealed the decision by the Planning and Zoning Commission. They dropped that case and came up with a new plan that was turned down. I am not sure if they are going to appeal again, but that is where we currently stand on that.
- We had been challenged in court by a short-term rental place on Millgate regarding the legality of the ruling by the BZA that stated short-term rentals were not allowed in the City of Willoughby Hills. The court upheld the decision of our BZA. Therefore, no short-term rentals are allowed in Willoughby Hills. However, as this Council knows, I think we should put out stronger language so that it is clear. The State is considering passing something and once that passes, we will be bound by that if we don't have something in place.
- Tonight, I support passage of Ordinances 2025-044 and 2025-045 to provide emergency dispatching for the City of Willoughby Hills. I also support the passage of ordinance 2025-046 to declare a plow truck that is beyond its useful life as surplus.
- That ends my report and I stand open for questions.

LAW DIRECTOR'S REPORT (Audio: 9:50)

- **Law Director Lucas:** The overall question at the end of our discussion Monday regarding the smoke shops, marijuana shops, and cell tower modifications was whether that required a vote of the people. Unless it is a change in a use or change in a zoning map, there is no requirement that it goes on the ballot. Charter provisions 5.15 and 6.2 both require specifically a change in the use or the zoning map.
- With regard to cell tower modifications, that does not have a change in a use nor a change to the zoning map.
- With regard to the small box retail store, it is being used currently as a use. We are not seeking to abolish this. We are trying to draft more conditions with reference to the ultimate issuance of a conditional use. That applies to the third topic as well.
- Council can weigh in and move forward in terms of distance restrictions between smoke shops because we are not abolishing it. We are simply providing greater regulations in terms of distancing. The use remains intact.

FINANCE DIRECTOR'S REPORT (Audio: 12:02)

- **Finance Director Scott:** I finished the August financials today. They are not on the website yet but they should be available tomorrow. Please let me know if you have any questions after reviewing.
- Tonight, I would request the passage of Ordinance 2025-049 which is the appropriation adjustments ordinance we discussed on Monday. Ordinance 2025-051, Resolution 2025-013, and Resolution 2025-014 can all be passed at the next meeting if that is your discretion. If there are any questions, please let me know.

CITY ENGINEER'S REPORT (Audio: 12:55)

- **City Engineer DiFranco:** I have no report, but I am open for questions.
- **Council Vice President Taylor Draper:** Have we made any headway removing the Dollar General notification sign?
- **City Engineer DiFranco:** Yes, I drove by the today and it was down.

BOARDS & COMMISSIONS REPORTS / COMMITTEE REPORTS (Audio: 13:20)

PC-ABR reported by Council Vice President Taylor Draper

- **Council Vice President Taylor Draper:** The group met last August 7. During the Architectural Board portion of that meeting, there was a Five Below signage request. There was some confusion and that project was postponed.
- There was a request for a signage package at the Twisted Minds smoke shop at 2749B S.O.M. Center Road. That signage was approved.
- There was no business for the Planning Commission Portion of the Meeting.
- On the August 21st meeting, during the Architectural Board portion of that meeting, the Five Below signage came before the Board again at 28201 Chardon Road. That was approved.
- There was a rear cover deck edition approved at 35955 Chardon Road.
- Lastly, there was a detached garage approved at 2823 Christine Drive.
- During the Planning Portion of the meeting, the Dollar General proposed at 33901 Chardon Road was denied approval.
- There was no meeting on September 4th. That concludes my report and I stand for questions.

Beautification Committee reported by Council Vice President Taylor Draper

No report.

Recreation Commission reported by Councilman Jarmuszkiewicz (Audio 15:20)

- **Councilman Jarmuszkiewicz:** Willoughby Hills Sports League Flag football has started this weekend. We had quite a few kids sign up this year and it looks like it is going to be a good season.
- Last month was the Music Fest. It was a big success. We had a lot of people turn out and the weather was nice. We already started planning for the 2026 Music Fest. If anyone is interested in helping out or joining in, the more people the better. I would like to thank all the people on the

committee for all the hard work they put in to make this a success. There were a lot of volunteers to help pull this off.

- This Saturday. From 10:00 a.m. to 2:00 p.m., we have Touch-a-Truck. It is a great event for your family. You can see all the service and emergency vehicles.

Finance Committee Report by Council President Kline

No report.

Deer Management Committee reported by Councilwoman Belich

No report.

Business Subcommittee – reported by Councilwoman Sivo

No report.

UNFINISHED BUSINESS: (Audio: 16:47)

- **Mayor Hallum:** I want to thank Council. Over the break, we had a Special Meeting and there was originally a plan to have a resolution on their concerning a liquor permit with the Wood Room. In your good judgement, you let us handle that without considering the resolution. I thank you for that. We did meet with the Wood Room. They are putting together an action plan to be more communicative with us. They do have a plan to come into compliance at a later date, but, nonetheless, that will work out. Nobody here wanted any negative impact on them. We just wanted to get some attention to what needs to happen. Thank you for trusting that we would get that done and we will keep you posted as we know more. Thank you.

LEGISLATION: (Audio: 17:48)

ORDINANCE 2025-039-THIRD READING

AN ORDINANCE AMENDING PART ELEVEN - PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF WILLOUGHBY HILLS, TITLE 11 CAPTIONED “SUPPLEMENTAL DEVELOPMENT STANDARDS” CHAPTER 1161 CAPTIONED “REGULATIONS FOR WIRELESS TELECOMMUNICATION FACILITIES.” SPECIFICALLY, SECTION 1161.06 TITLED “STANDARDS APPLICABLE TO ALL WIRELESS TELECOMMUNICATIONS FACILITIES,” AND DECLARING AN EMERGENCY.

- This Ordinance remains on Third Reading.

ORDINANCE 2025-044-FIRST READING

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE BOARD OF LAKE COUNTY COMMISSIONERS IN ORDER TO PROVIDE EMERGENCY DISPATCH AND COMMUNICATION SERVICES FOR THE POLICE DEPARTMENT OF THE CITY OF WILLOUGHBY HILLS AND DECLARING AN EMERGENCY.

Motion made by Councilman Jarmuszkiewicz, seconded by Councilwoman Miller to waive the Three Reading Rule on Ordinance 2025-044.

Discussion on the Motion:

- No discussion.

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

Three Reading Rule on Ordinance 2025-044 has been waived.

Motion made by Councilman Jarmuszkiewicz, seconded by Councilwoman Miller to adopt Ordinance 2025-044.

Discussion on the Motion:

- **Councilman Jarmuszkiewicz:** This is dispatch service for our Police Department. It is a five-year contract which will help us establish rates with a three percent increase a year for budgeting purposes. We will continue the service we have been getting from them.

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

- Ordinance 2025-044 has been adopted.

ORDINANCE 2025-045-FIRST READING

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE BOARD OF LAKE COUNTY COMMISONERS IN ORDER TO PROVIDE EMERGENCY DISPATCH AND COMMUNICATION SERVICES FOR THE FIRE DEPARTMENT OF THE CITY OF WILLOUGHBY HILLS AND DECLARING AN EMERGENCY.

Motion made by Council Vice President Taylor Draper, seconded by Councilwoman Miller to waive the Three Reading Rule on Ordinance 2025-045.

Discussion on the Motion:

- No discussion.

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

Three Reading Rule on Ordinance 2025-045 has been waived

Motion made by Council Vice President Taylor Draper, seconded by Councilwoman Miller to adopt Ordinance 2025-045.

Discussion on the Motion:

- **Councilman Jarmuszkiewicz:** This is the same as for the Police Department. This will put us into a contract for five years to cover the dispatching services needed for the City.

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

- Ordinance 2025-045 has been adopted.

ORDINANCE 2025-046-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.

Motion made by Council Vice President Taylor Draper, seconded by Councilman Knecht to waive the Three Reading Rule on Ordinance 2025-046.

Discussion on the Motion:

- **Council Vice President Taylor Draper:** This is in regard to the plow truck that has definitely seen its better days and has served this City admirably. We do have a new Mack truck.

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

Three Reading Rule on Ordinance 2025-046 has been waived.

Motion made by Council Vice President Taylor Draper, seconded by Councilman Knecht to adopt Ordinance 2025-046.

Discussion on the Motion:

- No discussion.

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

- Ordinance 2025-046 has been adopted.

ORDINANCE 2025-047-FIRST READING

AN ORDINANCE AUTHORIZING THE MAYOR TO SECURE THE PURCHASE OF THREE (3) NEW POLICE VEHICLES, AND DECLARING AN EMERGENCY.

Motion made by Councilwoman Miller seconded by Councilman Knecht to waive the Three Reading Rule on Ordinance 2025-047.

Discussion on the Motion:

- No discussion.

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

Three Reading Rule on Ordinance 2025-047 has been waived.

Motion made by Council Vice President Taylor Draper, seconded by Councilman Knecht to adopt Ordinance 2025-047.

Discussion on the Motion:

- **Councilman Jarmuszkiewicz:** This ordinance will give us an opportunity to lock in 2025 pricing for 2026 vehicles for next year. The three vehicles will replace the ones we have in service for the upcoming year.

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

- Ordinance 2025-047 has been adopted.

ORDINANCE 2025-048-FIRST READING

AN ORDINANCE TO DECLARE A GENERATOR AS SURPLUS PROPERTY AND GRANTING AUTHORIZATION TO SELL SAID SURPLUS GENERATOR 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.

Motion made by Councilman Jarmuszkiewicz, seconded by Councilwoman Miller to waive the Three Reading Rule on Ordinance 2025-048.

Discussion on the Motion:

- **Councilman Jarmuszkiewicz:** This generator was one that was at Rockefeller and Eddie Road. It is deceased on the electric side but the motor is still good. We are going to see if we can get something back from it.

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

Three Reading Rule on Ordinance 2025-048 has been waived.

Motion made by Councilman Jarmuszkiewicz, seconded by Councilwoman Miller to adopt Ordinance 2025-048.

Discussion on the Motion:

- No discussion.

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

- Ordinance 2025-048 has been adopted.

ORDINANCE 2025-049-FIRST READING

AN ORDINANCE AMENDING SECTION 1 OF ORDINANCE NO. 2024-070 TO COMPLY WITH STATE BUDGETARY LAWS REQUIRING MUNICIPALITIES TO MAINTAIN POSITIVE ACCOUNT BALANCES THROUGHOUT THE YEAR; REPEALING CONFLICTING LEGISLATION AND DECLARING AN EMERGENCY.

Motion made by Councilwoman Miller, seconded by Councilwoman Sivo to waive the Three Reading Rule on Ordinance 2025-049.

Discussion on the Motion:

- No discussion.

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

Three Reading Rule on Ordinance 2025-049 has been waived.

Motion made by Councilwoman Miller, seconded by Councilwoman Sivo to adopt Ordinance 2025-049.

Discussion on the Motion:

- **Councilwoman Miller:** This will allow our Finance Director to make the necessary changes to comply with our State budgetary laws.

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

- Ordinance 2025-049 has been adopted.

ORDINANCE 2025-050-FIRST READING

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A THREE-YEAR CONTRACT WITH REA & ASSOCIATES INC. FOR THE PREPARATION OF THE ANNUAL FINANCIAL STATEMENTS IN ACCORDANCE WITH GENERALLY ACCEPTED ACCOUNTING PRINCIPLES (GAAP) FOR THE CITY OF WILLOUGHBY HILLS FOR THE FISCAL YEARS 2025, 2026, AND 2027 AND DECLARING AN EMERGENCY.

- This Ordinance remains on Third Reading.

ORDINANCE 2025-051-FIRST READING

AN ORDINANCE AUTHORIZING THE MAYOR TO DISTRIBUTE REQUESTS FOR QUALIFICATIONS (RFQ) TO ANY PERSON OR FIRM EXPRESSING AN INTEREST IN PROVIDING ARCHITECTURAL AND ENGINEERING CONSULTING SERVICES FOR WORK RELATED TO THE WILLOUGHBY HILLS POLICE DEPARTMENT RENOVATION AND EXPANSION PROJECT AND THE WILLOUGHBY HILLS SERVICE GARAGE REPLACEMENT, AND DECLARING AN EMERGENCY.

Motion made by Councilman Jarmuszkiewicz, seconded by Councilman Knecht to waive the Three Reading Rule on Ordinance 2025-051.

Discussion on the Motion:

- **Councilman Jarmuszkiewicz:** This ordinance is just going to allow the Mayor to solicit or distribute request for quotes for the projects we were looking into. No money is being involved right now. It is just a matter of seeing who would be interested in quoting one the jobs and submitting the pricing to see where we are at.

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

Three Reading Rule on Ordinance 2025-051 has been waived.

Motion made by Councilman Jarmuszkiewicz, seconded by Councilman Knecht to adopt Ordinance 2025-051.

Discussion on the Motion:

- **No discussion.**

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

- Ordinance 2025-051 has been adopted.

RESOLUTION 2025-013-FIRST READING

A RESOLUTION AUTHORIZING THE CITY OF WILLOUGHBY HILLS TO ACCEPT THE AMOUNTS AND RATES FOR THE YEAR 2026 AS DETERMINED BY THE BUDGET COMMISSION OF LAKE COUNTY, OHIO AND AUTHORIZING THE NECESSARY TAX LEVIES AND THE CERTIFICATION THEREOF TO THE COUNTY AUDITOR AND DECLARING AN EMERGENCY.

- This Resolution will remain on First Reading.

RESOLUTION 2025-014-FIRST READING

A RESOLUTION REQUESTING THE LAKE COUNTY AUDITOR TO MAKE ADVANCE PAYMENTS OF TAXES IN 2026 AND DECLARING AN EMERGENCY.

- This Resolution will remain on First Reading.

NEW BUSINESS (Audio 34:20)

- No new business.

PUBLIC PORTION #2 (Audio: 30:20)

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

Public Portion #2 opened at 7:30 p.m.

- **Jen Varro:** I am here to speak against the proposal to limit specific types of retail businesses we allow in our City such as vapes, marijuana, and even hair salons. With respect, I believe this approach is short-sighted and ultimately harmful to our community. The truth is, retail is always evolving. What is popular today may be gone tomorrow, and what seems small or niche right now may grow into something essential. Businesses naturally open and close based on demand, consumer choice, and innovation. That is how a healthy market works. To restrict the number of a specific type of business that can operate here only puts us at a disadvantage compared to our neighboring cities who welcome those opportunities. We should also remember that this is not at the City's expense. These are private enterprises investing their own resources, taking their own risks, and if successful, paying taxes that support our community. Why should we as a government put up unnecessary barriers that discourage investment, limit jobs, and reduce consumer choice? Our City's role should be to create a fair, consistent framework where businesses can succeed or fail based on merit and community demand, not on arbitrary limits set by government. Let the people vote with their dollars, not through restrictions that might stifle growth before it even has a chance. I urge you to trust in the natural cycle of business, support innovation, and resist this proposal to limit retail in our city.
- Also, the Mayor noted in the last Planning and Zoning Meeting his interest in giving the engineer sole decision making authority on pools and sheds. I strongly object to giving the engineer complete authority over the pools and sheds request. No one person should have unchecked power over residents' property decision. Our elected officials and commissions must be part of this process for accountability and transparency. Concentrating control in one individual is unfair and dangerous. Please keep oversight to protect the community. I believe it is also important to emphasize that this is what you all are selling the residents on as to why the

proposed Amendment change is needed for zoning. More eyes on something is better versus less right? Thank you.

- **Linda O'Brian:** Good evening members of Council. My name is Linda O'Brian. I am a leadership member of the America 250 Program for Lake County. I am also the founder and director of Liberty Camp USA. That camp trains children about America's history and the founding years of our country. To date, we have trained nearly 1,700 kids. Some of those kids come from your community. Additionally, although you don't know me personally, you might remember a representation of someone from the Chardon Road Cemetery. I was the person in that video. I became aware of that cemetery because of my camp. It's the same period in time. There are 73 individuals interned in that property that you own. It's really in bad shape. It's quite unfortunate. I would certainly like to see it improved. I worked with Mr. Lobe extensively and came up with a budget and a lot of research. That budget was for \$50,000 to completely renovate it, put up a fence, and put up a nameplate. This person that would come in to renovate it comes from out of state. She has been reference checked and does amazing work. She has done work locally.
- I have with me here tonight Mr. Tim Hickey, who is the Vice President of the Men of Honor. Men of Honor has been partnering with us to raise funds for this to show that the burden isn't solely yours. They are doing an excellent job and I am sure you will hear more about that in the future. Elaine Crane was initially going to be with me today. She isn't here now but she is a major supporter of this and a fund contributor.
- *Linda O'Brian presented the history of Edward Halstead.*
- I am here tonight asking that you please give serious consideration to this budget and cover the remaining expenses of it. With America 250, this could be one of the highest visible projects in Ohio. This could be great for the recognition of your Mayor and your City. We are looking for projects like this to be done. We know of no others, and I am part of that committee. I ask respectfully that you give this serious consideration. There is a lot to coordinate before it's done or even started. I come here asking for no credit for anyone except this city. Let us showcase a wonderful accomplishment that you can make. Thank you.

Public Portion #2 closed at 7:42 p.m.

FOR THE GOOD OF THE ORDER/FOR THE GOOD OF THE COMMUNITY (Audio: 42:10)

- **Councilman Jarmuszkiewicz:** I just want people to remember that September 11, 2001 was 24 years ago. This should be a reminder that we all need to work together and be together to make our country great.
- **Council President Kline:** The Fall District Meetings have been set. They will be conducted on Tuesday, September 23, Monday, September 29, and Tuesday, September 30.
- Today is Patriot Day and National Day of Service and Remembrance. I think everyone here can remember where they were on September 11, 2001. That is one of those defining dates that you never forget.

ADJOURNMENT (Audio: 44:46)

Motion made by Councilwoman Belich, seconded by Councilwoman Miller 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 7:40 p.m.

APPROVED: 9-25-25
Date


Michael Kline
President of Council

ATTEST: Nicholas Aiello
Nicholas Aiello
Clerk of Council