

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 September 8, 2025

The Working Committee of Council and Rules & Legislation was called to order on September 8, 2025, at 6:00 p.m. in Council Chambers. **Council President Kline** presided.

Call to Order 6:00 p.m. (0:09)

ROLL CALL (Audio: 0:19)

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, Law Director Michael Lucas, and Finance Director Bruce Scott

Absent: City Engineer Pete DiFranco

BEGINNING DISPOSITION: (Audio 1:00)

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.

- **Council President Kline:** I am going to hold off discussion on this Ordinance until we get to the end of the meeting. We have a discussion item pertaining to this, and I have some additional information related to cell tower regulations. If anyone has any comments related to this ordinance, this can be brought during the discussion item later on in this meeting.

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.

- **Council President Kline:** I would like to ask if Mayor Hallum has any comments he would like to make on this ordinance.
- **Mayor Hallum:** A long-term contract has been delayed for a year, and now is the time to move forward on this. This is a new five-year agreement and this ordinance is particularly for Police dispatch.
- **Finance Director Scott:** The 2025 Budget has \$320,000. This is essentially a three percent increase which continues on through the life of the agreement.
- **Councilwoman Miller:** I was wondering if there were any significant changes in here from what we currently have. You said it is a three percent increase increment each year. I am wondering what that was based on. Thank you.
- **Finance Director Scott:** Historically, they have raised their agreements three percent. I don't know if this is arbitrary or if this is to keep up with inflation. Regardless, this is historically what they have done.
- **Councilman Jarmuszkiewicz:** I am curious, I noticed there is a separate ordinance for Police and Fire dispatch services. When you dial 9-1-1, does it go to the same number?
- **Mayor Hallum:** It does.
- **Councilman Jarmuszkiewicz:** And that same dispatch disperses it?
- **Mayor Hallum:** Correct.
- **Councilman Jarmuszkiewicz:** Why would it be separate then?
- **Mayor Hallum:** Because we may decide not to send fire there anymore and send it somewhere else, or, perhaps we will send police somewhere else to do dispatching. They are kept separate so we have that option.
- **Councilman Jarmuszkiewicz:** Is it cheaper or more expensive this way?
- **Mayor Hallum:** There is no difference.

- **Council Vice President Taylor Draper:** During the year that we have had this service, have there been any issues, or has this worked out well for the Police and Fire Departments?
- **Mayor Hallum:** Other than some minor issues here and there, I have not heard any complaints.
- **Council Vice President Taylor Draper:** What kind of minor issues?
- **Mayor Hallum:** If there is a call, and we already are taking several other calls, there might be a need for mutual aid that would require a separate call out. Kirtland is one of our mutual aids. However, they are on Willoughby's dispatch so there is a little bit of a delay getting to the other dispatch. That would have been the same had we had our own dispatch. We still would have had the same issue of having to call Willoughby's dispatch.
- **Council Vice President Taylor Draper:** The Police and Fire Departments are happy with these services?
- **Mayor Hallum:** I have not received one complaint from them.
- **Council President Kline:** I did see a letter from Sheriff Leonbruno explaining some of this. He indicated that this has been sent out to give the cities time to review this. My question is, this is not something that needs to be passed this week, correct?
- **Mayor Hallum:** Correct.

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.

- **Council President Kline:** This is a similar ordinance to the previous one, so I will ask if anyone has any comments or questions on this one.
- **Mayor Hallum:** Because of the Next Gen 9-1-1, they were not sure what the impact of this was going to be cost-wise. That is why they did a one-year contract last year. Now, this is all situated.

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.

- **Mayor Hallum:** This is the last of the freightliner vehicles that we have for plow trucks. When I came onto Council, the oldest one we had at the time had holes in the floorboard. These were the cheapest trucks we could buy. Road Superintendent Mark Grubiss has taken a much better approach by buying vehicles that are more expensive but ultimately last longer. I am glad this lasted as long as it did, but we are happy to get rid of it.

ORDINANCE 2025-047-FIRST READING

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

- **Councilman Jarmuszkiewicz:** Are these going to be delivered this year or next year?
- **Mayor Hallum:** These are for 2026. I should point out that the Chevy Blazer for the Detective's Bureau is on here for approval, however, the State contract on this was coming to an end before this meeting. We asked the Council President and Finance Chair Mike Kline to sign off on the purchase order so that we would not miss out on the Chevy Blazer. This has already been done and we still wanted to have its approval documented so that it was clear for the record. That is why this was left in here. All of these are for 2026. We will probably put the detective's car into use when we hire another detective because we got rid of the detective's car.
- **Finance Director Scott:** We made the decision to move ahead, however, Chief Naegele said he would set things aside in this budget should Council not approve this. There is an appropriation ordinance on the agenda, and it would encompass three cars, not two.
- **Mayor Hallum:** We certainly would appreciate approval as soon as possible so that we can get the other two while we are still on the State Contract.
- **Council Vice President Taylor Draper:** Just to be clear, for the Chevy Blazer, the deal was already coming to an end, and this is why we had to act on it?
- **Mayor Hallum:** Yes, I believe this came off the State contract last Wednesday or Thursday.
- **Council Vice President Taylor Draper:** So, before we would have a chance to review it, it would have been a done deal?
- **Mayor Hallum:** Yes. This is one of those things that we found out about last minute and had 2-3 days to decide on. We did not want to miss out on this and pay more. We made the determination to reach out to the Finance Chair to see if this would be supported.

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.

- **Councilman Jarmuszkiewicz:** Where was this generator from, the Service Department or a pumping station?
- **Finance Director Scott:** This was from a pumping station.
- **Councilman Jarmuszkiewicz:** Could that money go back to the sewer funds when it is sold?
- **Finance Director Scott:** The money goes into the Capital Fund so that we can use this for something next year.

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.

- **Council President Kline:** This is a type of ordinance that we have seen before. Do you have any comments Mr. Scott?
- **Finance Director Scott:** This is very standard. The biggest one in here are the police cars. Other than that, it is just some housekeeping.

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.

- **Finance Director Scott:** For as long as I know, we have used Local Government Services (LGS) to convert our statements at the end of the year. They are having a harder and harder time attracting new people, so it was more difficult this year. The service is not great. Rea and Associates Inc. who does our annual audit, has a separate division who does the GAAP conversion. They are a bit cheaper and the price goes down a bit throughout the cost of the contract. If the service for the GAAP conversion is anywhere close to the standards of the

audit, I think this will be a significant upgrade for the City, as well as be a little bit cheaper.

- **Councilwoman Miller:** Is this something that needs to be passed this week?
- **Finance Director Scott:** This can go to at least Second Reading.
- **Councilman Jarmuszkiewicz:** It says for the first year this will cost \$25,000 dollars for 2025, and then it goes down to \$21,000 and \$22,000 before going back up. Is there is something in the first year that is getting this set up?
- **Finance Director Scott:** They have to do a lot of re-creation of barrier information. They are going to spend more time getting their files up to date.
- **Council President Kline:** In Mr. Scott's memo, he commented that by making this switch, this can be better for us timing-wise because we will not be last on the schedule. There is a number of benefits to this.

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.

- **Mayor Hallum:** This is the next step in the process. You all have seen the initial engineering drawings and estimates. This next phase will give us the opportunity to look at whether we want everything as it is currently laid out or if we want to make changes. One of the suggestions I made was to phase in the new service garage so that we are not taking in this huge debt at one time.
- Perhaps we build the storage area for the vehicles first with the ability to attach on the office later. After that, we can build the service garage part. The Police Department renovations are a much lower cost and we will be able to fund that ourselves without doing a bond or a levy. We have done a great job of not costing any more money to our taxpayers, and we want to continue that. So, this next phase is really having a better functioning Police Department and a replaced Service Garage, the latter of which was damaged during the tornado last August.
- **Council Vice President Taylor Draper:** A few of us toured the Police Department. There is no doubt that there is an update needed. All you have to do is stand outside the Service Department and look. It is a not a good place to work and is not appropriate to have all these expensive pieces of equipment that we are buying.

- My only concern is that there are things here at City Hall that also need to be addressed. Is there a way to incorporate any of those needs for this building into any of this? While we are looking for quotes, is there any way to incorporate these needs into this ordinance?
- **Mayor Hallum:** I recognize that many things have been let go in the building for many years. We are fortunate to have Road Superintendent Mark Grubiss who does a lot of work. This is already a large enough and expensive project. These buildings haven't been touched in over 30 years. The Community Center and the Fire Department are probably the two newest buildings. This definitely needs to be on our radar. Once we get through these two projects, we can start talking about these buildings too.
- After these projects are completed, we can look at what the next small project will be so that we can take care of our buildings and have them in much better condition. It gets more expensive when you let things go. We can't change where we are, but we can start to plan for the future to correct that issue. I wholeheartedly agree with you. There are a lot of things that need to be resolved here. I will caution you that if we do that with this project, it will cause extreme scope creep. Once you start adjusting things, it affects other things. I would rather it be one project so that we can get it all done at once, instead of doing part of it now and then coming back to it in the future. I rather have one big project so that we can segment it out and get a building done. That is my suggestion.
- **Council Vice President Taylor Draper:** I understand that and I agree to some extent. When I look at the front of the building, some pieces of the building have rust, such as the steps. I would hope that something can be done. If we are talking about waiting until after the Police Department and Service Department Renovations, we are looking at 3-4 years. How much more rust will be coming off the pillars onto the sidewalks then? How much more can the building endure before the Police Department and Service Department is completed?
- **Mayor Hallum:** I am by no means saying that we don't make repairs, rather renovations which will be much more involved and costly. The Beautification Committee has done a great job of putting together a list. We probably need to have another meeting. I know there were some things you all were working on and we need to focus on where that stands. By no means am I saying that we won't make repairs to try to salvage what we have.
- **Council Vice President Taylor Draper:** I am not necessarily saying we need an overhaul for City Hall, but rather there are repairs that can't wait for four years.
- **Mayor Hallum:** We are on the same page.

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.

- **Finance Director Scott:** We did this to pass the Tax Budget for 2026. The County took those rates and applied them to their formulas. They agreed and sent it back to us for approval. We will have one more of these should the Road Levy pass. We will have to certify those results after the election in November.
- The second part of this (Resolution 2025-014) is allowing us to get advance payments on property taxes.

RESOLUTION 2025-014-FIRST READING

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

- **Finance Director Scott:** I do not need this at Thursday's meeting, but I would have to have it passed at the 25th meeting so that I can get this back to the County.
- **Mayor Hallum:** I forgot to mention, for Ordinance 2025-051, we would appreciate if we could get that passed Thursday so that we can get that RFQ out there and start working on that.
- **Councilwoman Belich:** Just to be clear, this is not a monetary concern at this point, but rather asking people to step up and indicate their qualification?
- **Mayor Hallum:** Correct, this is to give us quotes.

Discussion to Limit the Number of Marijuana Shops in Willoughby Hills to One. (Audio 27:08)

- **Council President Kline:** I would like to ask the Mayor to give us an update on our Marijuana shop.
- **Mayor Hallum:** I have a brief update. The group who owned it has sold it to another company. It is no longer owned by the same people you all met last year. It doesn't change the business they are doing, just the ownership.
- **Council Vice President Taylor Draper:** Initially, when the whole idea of the marijuana sales came into place, we were talking about medical marijuana. Then, the State of Ohio wanted recreational marijuana. We know things change and opinions change. I think having one marijuana shop in our City of just over 10,000 people is all that we need. If there is a change

in the future that allows two licenses per municipality, I want to make sure that we have something in place that negates that. I do not think we need two or three shops like that in our City. I would like us to take a proactive and reactive stance on that.

- When the idea of medical marijuana came into being, we were reacting because we had not put anything in place to protect our City. With all fairness, there have not been any instances with INSA and I have talked to residents on the West End. They have been following the rules, so that is not the concern. The concern is to be proactive and determine whether one shop is enough for us and whether one can satisfy our residents and service them. I would like us to consider an ordinance. Mr. Law Director, I don't know if we are able to do that, but we just want one in our City. Should the law change in the future, we do not want to entertain two or more shops. I want to make sure this is something we can discuss, and determine whether this Council would consider going that far.
- **Mayor Hallum:** Is this a zoning change that requires the vote of the people, or is this something that Council can put into place?
- **Law Director Lucas:** Under the State Statute, there are three components for marijuana. There are the cultivation, processing, and dispensary components. Some communities are taking all three, some don't want cultivation or processing but they allow the dispensary component, and some abandon all of them. Since the dispensary is already there, the question would be the requirements to narrow where the dispensary can be located.
- This would be a zoning change because we are talking about a conditional use permit with specific conditions. Saying a dispensary could not be X amount of miles from another would require a conditional use permit, which would require a revision of the zoning code.
- **Mayor Hallum:** I believe it says "any use" has to go to a vote of the people.
- **Law Director Lucas:** Even limiting it to just that one store would potentially fall under that category and require a vote of the people.
- **Mayor Hallum:** I also think 'Item 13' would fall under the same category. This body can discuss it, just like we did referendum zoning and the Charter changes, and send to the electors to be put on the ballot. Should the voters decide to remove referendum zoning, we would, at that point, have a process laid out that would then enable conversations and decisions to be made regarding these kinds of changes without having to wait for another election.
- **Council Vice President Taylor Draper:** Do they have to get a license to cultivate, process, and dispense, or is it just one license?
- **Law Director Lucas:** There are three separate permits that are required. The City of Eastlake has a cultivation component. The City of Willoughby is legislated for dispensaries. The City of Wickliffe also has one of these components. They are trying to distance it as well in terms

of limiting how close the shops can be to each other. We are kind of stuck because of referendum zoning.

- **Mayor Hallum:** Wickliffe voters removed their referendum zoning, which is how they are able to address this quickly and protect their city.
- **Council Vice President Taylor Draper:** In our current state, do we have to ask the voters?
- **Law Director Lucas:** I am going to have to double check, but I am 99% certain we would have to ask the voters because we are talking about a use and a new regulation of the use.

Discussion to Determine Allowable Distance Between Smoke Shops.

- **Council President Kline:** As the number of smoke shops has increased in the City, the thought has been given that perhaps we should legislate a distance between shops in an attempt to prevent the total amount of shops from increasing. It sounds like this faces the same problem that limiting marijuana stores would have. Is that correct?
- **Law Director Lucas:** I do not think they are identical. I am not sure specifically what smoke shops are under in our Zoning Code. I do not know if it is specifically smoke shops or if it falls into retail establishments. We are not really changing the current allowance for smoke shops if it does fall within the retail establishments. I am going to have to look at that too. There might be a distinction there.
- **Council Vice President Taylor Draper:** We have four in our City. We don't need more. We have to consider what kind of City we want and if we want that retail. That is something that is up to the voters. In my opinion, we don't need more smoke shops.
- **Councilwoman Miller:** Have the smoke shops been looked at to see if they are dispensing marijuana? Do we know what they are actually selling?
- **Mayor Hallum:** They would still have to have a license from the State of Ohio in order to do that and we would have received a notification. They cannot do this without a license.
- **Council Vice President Taylor Draper:** At one of the Planning meetings, I had asked what they sell there and I think it was paraphernalia.

Discussion of Cell Tower Regulations (Audio 40:45)

- **Council President Kline:** I have spent the last two months researching cell towers. I have been trying to gather as much information as I could on what constitutes a safe setback for a tower.
- I have talked to cell tower consultants. I have talked to a representative from TIA-

Telecommunications Industry Association, which is the standard setting body for cell towers. Our current ordinance requires "a buffer area of 200 feet between the tower and the public right-of-way." When we had our City Engineer, Pete DiFranco, in for a discussion of changing the ordinance, he said:

1. Changing the setback to, "towers shall be located so that there is a sufficient radius of land around the tower so that its collapse shall be contained on the property where located," is too vague
2. He prefers a formula that could be applied to all towers
3. He didn't think tower companies would want to deal with the proposed regulation

- **Council President Kline:** I also mentioned that I couldn't find in our cell tower ordinance where it designated side setbacks for a cell tower site. Pete did check this and called me and told me that currently we do not have such setbacks and that we need to correct that.
- Pete did work up a drawing that he thought showed what adequate setbacks should be. His formula is 1 foot of setback for each foot of cell tower height. That means for a 150 foot tower there would be a 150 foot front and rear set back and a 150 foot set back on each side. That would amount to an area of 300 feet by 300 feet. That is about 2 acres.
- There is no available land of that size in the area where a cell tower would need to be located. Trying to find an adequate site is very difficult because a tower is needed in and amongst residential properties. There will most likely be existing occupied houses on two or three sides. We have had a cell tower consultant meet with us here, who provided us with important and necessary information for our analysis.
- The most important piece of information is that cell towers, specifically monopole towers, (that's the type that are installed in urban areas), do not topple over like a tree if there is a catastrophic event. He told us about the thirty plus feet of foundation underground supporting the structure. This is not a new development in the industry. In 2017, when the grange tower was under consideration, this was explained to the Planning and Zoning Commission. I have scoured the internet repeatedly to find examples of towers toppling over, the only ones I have been able to find are guyed wire towers, no monopoles. Guyed towers appear much thinner and flimsier and they have the guyed wires coming off the towers and going into the ground. They are used more in rural areas and are more susceptible to high wind and toppling over.
- When a monopole tower has a catastrophic event, it bends "like a bent straw" and it also has been described as the tower pole crimping.

Demonstration of Cell Tower Crimping (Audio 45:30-47:10)

- The design and build of the tower is such that in the event of a catastrophic event, the tower will crimp or bend at the predetermined area (generally at the midpoint.) Each cell tower is individually designed. You don't buy a cell tower like you buy a car. You don't pick one out on a dealer's lot. Part of the design of the tower would be for the tower company to design it so that in the event of a fall, it would remain on the property where the cell tower is built.
- Both the cell tower representatives I spoke with and the industry representatives all told me that they work with whatever requirements and restrictions the cities have.
- Cell tower companies will also issue a "fall zone letter." This document will certify that a tower will not collapse beyond a certain radius. This is the tower company's calculation, separate and apart from whatever setback the municipality has imposed. This creates a circle around the tower with a radius equal to one foot for every so many feet of tower height.
- In my research, that height number, in many cases, is 10 feet. That would mean a radius of 15 feet for a 150 foot tower. The fall zone is what the tower company considers to be the critical area. I think defining the setback/buffer in terms of a collapse being contained on the property and requiring a fall zone letter spelling out what the fall zone is would be the best approach.
- The definition for a tower setback is, "Towers shall be located so that there is a sufficient radius of land around the tower so that its collapse shall be contained on the property where it is located. The company engineering the tower will provide a Fall Zone Letter certifying the area designated as the fall zone."
- **Mayor Hallum:** I want everyone to remember that we have telephone poles everywhere which can create huge amounts of damage and are less secure than these are. We have them up all over the place near houses, businesses, and roads. As we saw last year during the tornado, these can break in half and fall into the road leaving a live wire in the road. As I have thought about this, I have become less concerned about the collapse of a cell tower. I think it is probably less likely that we will ever have an issue with someone being injured or some serious damage happening to personal property or persons, especially compared to the damage we see every year from telephone poles and the like.
- **Councilman Jarmuszkiewicz:** We have had several sites that were available for cell towers but were ruled out because of the setbacks. By changing this, would that allow more areas to become eligible for a cell tower now?
- **Mayor Hallum:** Yes. There are areas that we have considered that we couldn't do because of our current zoning. That would become possible as a result of changing it to what is being suggested. Changing it to where the tower will be kept in its footprint will enable us to solve

the problem that we have.

- **Councilman Jarmuszkiewicz:** Is there currently a list of properties that you have that we can consider?
- **Mayor Hallum:** There are currently three properties. One is the property across from the Grange that I do have concerns with because it is right on the road (about 15 feet from the road). And there is the one that the cell tower companies were happy with, which was the one behind the Grange. This would meet the requirements that we are talking about here.
- **Councilman Jarmuszkiewicz:** Are there any issues with cell towers as far as electrical concerns or radiation concerns?
- **Mayor Hallum:** We live under electrical wires all over the place and we have had cell towers for quite some time. If there was a class action lawsuit against them, we would have seen that. To my knowledge, (though I am not in the industry) I am unaware of any factual study that proves that there is an illness that results from living near a cell tower. I will point out that all of us are in City Hall often and there are two cell towers not more than 100 yards of this building. I do not have any fear of getting an illness from that. I have not seen anything that would lead me to believe that this would be the case.
- **Council Vice President Taylor Draper:** During the tornado last year, a powerline was uprooted and in the street whereas nothing happened to the cell tower. It is still standing and there was no problem with it. They are old towers that are not privy to any of the new engineering or materials. It looks like the Grange is the most practical place, using these parameters that you are speaking of. Why can't we just act on this? I know there was a concern from a resident who feels that we are playing politics and that we don't care about their health and safety. If the Grange is a possibility, why can't we move on and go for it? People's lives are affected and they think we don't care. We do care and it is important that you all (the residents) know that. Our Council President has really tried to do much work and research on this.
- **Mayor Hallum:** The issue here preventing us from moving forward is that this is a zoning change which requires a vote of the people to do. It is not a matter of us thinking this is the right thing to do. Unfortunately, it is not that simple. I wish it was.
- **Council Vice President Taylor Draper:** Had we put that on the ballot, I think it would have passed because people see the importance of putting a cell tower near their homes.
- **Council President Kline:** I am not proposing that we do anything this week. I think everybody should give this some thought. At our next Working Committee, we can have more discussion. If this requires voter approval, and if everyone is in agreement, we can

then move forward. I believe the setback ordinance that we currently have was from 2008. I don't think that went to the voters for approval. We tried to find minutes from committees on it, and there really weren't any. We were only able to find where it was brought up, voted on, and passed.

PUBLIC PORTION: (Audio 1:01:23)

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

- Public Portion opened at 7:01 p.m.
 - **No comments were made.**
- Public Portion closed at 7:01 p.m.

LEGISLATION: (Audio 1:01:48)

- **Finance Director Scott:** In Ordinance 2025-039, right after the second Whereas Clause, "Willoughby Hills" is written as "Willoughby Halls."

NEW BUSINESS: (Audio 1:01:48)

- **Councilwoman Belich:** I want residents who live near the Route 3 bridge currently under construction to be made aware that there will be a night port tomorrow night. There will be truck traffic up and down trying to get to that bridge. I just want to make sure that when people hear trucks and back-up alarms going on down that way and see the increase in traffic throughout the course of the evening, they are aware. This will go on after 7:00 p.m. and through midnight.
- **Council President Kline:** Last week, the TV series about River Rock aired its first episode. The second episode will air tomorrow night. This is a nice promotion for Willoughby Hills. I encourage everyone to start watching. It is being streamed on HBO Max.

ADJOURNMENT: (Audio 1:04:30)

- **Motion** made by **Councilwoman Belich**, seconded by **Councilwoman Miller** to adjourn the September 8, 2025 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 7:05 p.m.

APPROVED: 9.25.25
Date



Michael Kline
President of Council

ATTEST: Nicholas Aiello
Nicholas Aiello
Clerk of Council