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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 April 24, 2025

The Regular Council Meeting was called to order on April 24, 2025, at 7:00 p.m. in Council Chambers. **Council President Kline** presided.

Call to Order 7:00 p.m. (0:03)

Cell Phone Reminder to Turn off Devices

Pledge of Allegiance (Audio: 0:17)

ROLL CALL (Audio: 0:40)

Members: Council Vice President Tanya Taylor Draper, Councilman Joe Jarmuszkiewicz, Council President Michael Kline, Councilman Dan Knecht, and Councilwoman Sivo

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

Absent: Councilwoman Belich and Councilwoman Miller

PRESENTATION OF RESOLUTION HONORING THE 20TH ANNIVERSARY OF

EMERALD GLEN TITLE AGENCY IN THE CITY OF WILLOUGHBY HILLS (Audio 1:10-4:50)

- **State Representative Dan Troy:** The reason I'm here is to remind everyone that we do have an election on May 6, about 12 days from now, and on that ballot is State Issue 2. What State Issue 2 is, is a renewal of a State bond issue that's been around for about 38 years, and this will be the fourth time to renew this. It requires voter approval for the Constitutional Authorization for the State to sell bonds over the next 10 years for local infrastructure projects. That concurrent program is \$2 billion over a 10-year period (about \$200 million a year). Because we know there's been some inflation that has hit hard on infrastructure cost, this particular proposal on the ballot will increase that to \$2.5 billion over the next 10 years (or \$250 million a year). I had the Ohio Public Works Commission give me a printout of all the projects that had been funded over the life of this program that's been around for 38 years for all the communities in my district. As you can see in that sheet, under this particular program, the City of Willoughby Hills has received approximately \$3.4 million in grants and approximately a million dollars in zero

interest loans for this particular program. I think this is one of the best ideas the State of Ohio ever had. Out of our existing revenue, there is no tax increase involved with this. This is the issuing of bonds over a 10-year period to help with local infrastructure projects. As you can see, It has helped Willoughby Hills get about \$4.3 million over the life of the program. There's no increase. The second great thing about this program is that all the decisions as to what projects are funded are not made in Columbus. They are made locally; it starts right here in Lake County with a committee in the County Engineer's office with representation of the cities, the County Commissioners, the villages, and the townships.

- They score these projects based on the applications; there's a scoring system. Joint projects between several communities obviously get you more points. After Lake County scores this, they then go into a District Integrating Committee. District 7, which is made up of Lake County, Geauga County, Portage County, and Ashtabula County, then score these particular projects. There's also a fund in there for small government projects, so it ensures that every community gets some part of this.
- Every community in Lake County has received money out of this particular program over its life except for one, which is North Perry Village. A lot of people may not know there is an election on May 6, so I want to encourage everyone to make sure they vote. The constitutional authorization for this program expires on July 1 of this year. If we don't renew this program, it will get parked until hopefully we'd bring it back, but hopefully it will pass. Again, there is a lot of controversy about some of these issues, but especially with property taxes going through the roof, etc. I am trying to tell everybody that this is not going to impact your taxes.
- This actually will help because that will be less dollars (if you are successfully getting some of these project dollars) that you would have to take out of your road levy funds or some of your local funding. This would also be less pressure on the local citizens for these things. I certainly would encourage the Council and all of the citizens of Willoughby Hills to make sure that you vote on or before May 6. There's not much on the ballot for a lot of communities, but this is the State-wide Issue that requires about 50% plus one of the people voting on May 6 to approve this for another 10 years.
- In my opinion, it is one of the best ideas that the state of Ohio has ever had. I was probably about seven years old my first time in a legislature, but was actually able to cosponsor to initiate the program back in 1987. Realizing that it was going to expire, I teamed up with a Republican representative Scott O'Schlager from North Canton. We were the co-sponsors of Joint Resolution 8, which was passed last fall, to put this out on the ballot so that the voters could weigh in on it.
- We certainly need this to pass because it's a very important program for the State of Ohio. It was passed in 1987. It's been renewed three different times and this will be the fourth. The last time this was renewed was 2014. At the time, I was a County Commissioner and Chair of the Committee to encourage the renewal of this program in 2014. I would appreciate encouragement to get people to vote.

- A couple more things. I know the mayor has contacted me about what's going on with your marijuana money. What happened is the voters approved of the issue on marijuana. Included in that was a 36% share that went to the host community in the governor's proposed budget. He drove that down to zero to utilize the money for some other purposes. The House-passed version of the budget did not bring that back to 36%. It brought it back to 20% for a lot of other reasons. This is the first time I ever voted no on a budget bill because of what I think they're doing to the school funding formula in the library and some other things. That's where we're at right now. This version passed in the House. Obviously, the State budget has to be adopted by July 1. It's over in the Senate now. Our Senator is Chairman of the Finance Committee, so I would encourage him, if you think you should get that back to 36%. The voters wrote this statute. I know a lot of people have different opinions on the legalization of recreational marijuana, but this was an initiated statute, and I think it's really unwise sometimes for the legislature to go in and second guess the will of the voters so quickly after they did something.
- Other good news is that they didn't lose anything on the local government fund. They've actually increased the percentage of all the state taxes to go to local government funds from 1.7% of all State tax revenue to 1.75% of all State tax revenues, so don't spend it all in one place. With that, I am happy to answer any questions.
- **Motion made by Council Vice President Taylor Draper, seconded by, Councilman Knecht, to excuse Councilwoman Belich and Councilwoman Miller from tonight's meeting.**

Discussion on the Motion:

No discussion.

**Roll Call: AYES: Taylor Draper, Jarmuszkiewicz, Kline, Knecht, Sivo
NAYS: None
Vote: 5/0**

Motion passed excuse Councilwoman Belich and Councilwoman Miller from tonight's meeting.

DISPOSITION OF THE JOURNAL (Audio: 15:50)

- **Motion made by Council Vice President Taylor Draper, seconded by Councilwoman Sivo to approve the April 7, 2025, Working Committee of Council and Rules & Legislation Minutes.**

Discussion on the Motion:

No discussion.

**Roll Call: AYES: Taylor Draper, Jarmuszkiewicz, Kline, Knecht, Sivo
NAYS: None
Vote: 5/0**

- **Motion passed to approve the April 10, 2025 Working Committee of Council and Rules &**

Legislation Minutes.

- **Motion** made by **Council Vice President Taylor Draper**, seconded by **Councilman Knecht**, to approve the April 10, 2025, Working Committee of Council and Rules & Legislation Meeting Minutes.

Discussion on the Motion:

No discussion.

Roll Call: **AYES:** Taylor Draper, Jarmuszkiewicz, Kline, Knecht, Sivo
 NAYS: None
 Vote: 5/0

- **Motion** passed to approve the **April 10, 2025** Working Committee of Council and Rules & Legislation Minutes.

COUNCIL CORRESPONDENCE (Audio 17:40)

Email dated 4/22/2025 from Taylor Draper, Tanya Re: Tonight's slides
Email dated 4/22/2025 from Scott, Bruce AUDITOR REQUEST
Email dated 4/21/2025 from Hallum, Chris Re: Pictures for slides
Email dated 4/21/2025 from Mehollin, Karen Re: ORD 2005-48
Email dated 4/21/2025 from Mehollin, Karen Re: Seniors Inc. Ordinance
Email dated 4/21/2025 from Jarmuszkiewicz, Joe Re: Agenda, legislation, and Minutes for next week
Email dated 4/21/2025 from Giron, Cristofer Win 11 updates
Email dated 4/21/2025 from Michney, Sharen 4/21/25 MAIL HAS BEEN DISTRIBUTED
Email dated 4/17/2025 from Miller, Vicki Re: Agenda, legislation, and Minutes for next week
Email dated 4/17/2025 from Michael C. Lucas RE: Legislation for next week
Email dated 4/17/2025 from Scott, Bruce RE: Arrangement Letter
Email dated 4/17/2025 from Taylor Draper, Tanya Re: D2 mtg
Email dated 4/17/2025 from Michael C. Lucas Fwd: MCL Ordinance Revisions
Email dated 4/17/2025 from Taylor Draper, Tanya Re: D2 mtg
Email dated 4/16/2025 from Grubiss, Mark memo for 2017 charger
Email dated 4/16/2025 from council.clerk Re: Short Term Rentals Regulation Resolution
Email dated 4/15/2025 from Mehollin, Karen Re: New legislation for next week
Email dated 4/14/2025 from Hallum, Chris Fw: Referendum Zoning Slides
Email dated 4/14/2025 from Hallum, Chris FW: Eliminating Risk in Records and Leadership Training for Sworn and Unsworn Ohio Personnel
Email dated 4/14/2025 from Hallum, Chris FW: PID 112996 LAK-006-02.06 Super; Willoughby Hills; Preliminary Consent Legislation
Email dated 4/14/2025 from Hallum, Chris Referendum Zoning Slides
Email dated 4/14/2025 from Jarmuszkiewicz, Joe Re: District Meetings
Email dated 4/14/2025 from Kline, Mike Monday Morning Meeting
Email dated 4/14/2025 from Mehollin, Karen Senior Room Pics
Email dated 4/14/2025 from Mehollin, Karen Screen capture of river gauge - Fire Slide
Email dated 4/11/2025 from Hallum, Chris RE: Dodd Road issue

Email dated 4/10/2025 from Hallum, Chris Mayor's Report - April 10, 2025
Email dated 4/10/2025 from Kline, Mike District 1 Powerpoint
Email dated 4/10/2025 from Mehollin, Karen Fw: NAC report 4/10/2025
Email dated 4/10/2025 from Mehollin, Karen Re: Updated City Roster
Email dated 4/09/2025 from Jarmuszkiewicz, Joe Re: Agenda Amended and Corrected Legislation
Email dated 4/09/2025 from Pietro DiFranco RE: Equalization Board Report - Res. 2009-15
Email dated 4/08/2025 from Michael C. Lucas RE: Certification
Email dated 4/08/2025 from Rentz, Stacey RE: District Meeting Signs
Email dated 4/08/2025 from Mehollin, Karen Event

PUBLIC PORTION #1 (Audio: 17:50)

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

Public Portion #1 opened at 7:18 p.m.

- **No one spoke.**

Public Portion #1 closed at 7:18 p.m.

MAYOR'S REPORT

- Good evening! This week, road resurfacing began on Dodds Hill. The Service department completed the replacement of the split rail fencing at Roemisch Fields. They also completed the leveling of the fields, setting base paths and putting down the new infield surface on field H that will enable better drainage. Field G and the t-ball fields are the remaining fields and will receive the updated infield surface in the future. Service also began patching the roads; however, the Road Superintendent was informed that the asphalt plant has a temporary shutdown due to a belt issue that may have a minor impact on our patching program.
- The Willoughby Hills Sports League informed me that they will have a golf cart this year that will enable them to better serve the back fields with concessions. They also plan to begin accepting credit cards for purchases. Opening day is scheduled for April 28, so stop up, watch a game, and have a hot dog. The league continues to grow and is working with neighboring communities to start an adult co-ed league. Thank you to the city volunteers that do such a great job promoting sports in Willoughby Hills.
- The Police Chief ordered 6 permanent solar powered speed signs that will be deployed once received. The City has been using battery powered signs for a few years, but the batteries are starting to decrease in their ability to hold a long-term charge. We have found that the signs do have a positive effect on decreasing speeds when they are in use. The locations for these signs will be determined by our police department and are planned to be on roads that are known to have excessive speeding issues.

- This week, the Metroparks did a prescribed controlled burn in the Old River picnic area of the North Chagrin Reservation along River Rd.. These burns are done to clear away dead and dry vegetation and prevent out of control wildfires. Thank you to the Metroparks and the Willoughby Hills Fire department for their cooperation on this project.
- This Saturday is the City-Wide Garage Sale. There is an interactive map of the garage sale locations on the City's website and Facebook page. You can also pick up a paper copy at city hall during office hours. The Fire department asked me to remind you that you must park at least 10 feet from any fire hydrant. Residents holding garage sales on busy streets should be aware of where people are parking so as not to create an unsafe condition.
- Lastly, I want to thank all of the sponsors and donors to our Easter scavenger hunt: McDonald's, Sheetz, Dynamic Duo, Clear Sight Eye Care, Gaetano's, John Roberts Salon, and Mario Fazio's. Without community minded businesses such as these, these events would not be possible.
- Tonight, I support passage of Ordinance 2025- 031 for the purchase of a new generator for the pump station at Rockefeller and Eddy Rds., and resolution 2025-008 opposing proposed Ohio senate bill 104 that would take away our right to Home Rule regarding short term rentals.
- That ends my report for tonight and I stand open for questions.

LAW DIRECTOR'S REPORT

- **Law Director Lucas:** There is a recent Ordinance that was added. This is Ordinance 2025-031 regarding the purchase of a new generator at the request of the Service Director through Sourcewell. Because this came in recently, we will need to wave the 48-Reading Rule. That would be the first procedural step.
- **Mayor Hallum:** The quote just came in yesterday afternoon. This is why it came in so late, otherwise, we would have had this sooner. If we have a power outage, not having a generator would be a bad thing.
- **Law Director Lucas:** The rate is independent of the need. This was explained in the Service Director's memo as well. One of the reasons we just got the quote was because this was the time when he really leaped on it to lock it in for 30 days. In addition to waving the 48-Hour Rule, I would request that Council would pass this as emergency legislation if they are so inclined.

FINANCE DIRECTOR'S REPORT (Audio: 23:40)

- No report.

CITY ENGINEER'S REPORT (Audio: 23:50)

- **City Engineer DiFranco:** Today, we received bids for the sidewalk project on the West End. Bids came in very good. We received about 8 bids, so it was very competitive. Our engineers estimated about \$212,000 and the apparent low bidder was RMH Concrete at about \$150,000. That is about \$60,000 below our estimate. We are reviewing the bids and should have something ready for the next meeting. I support the passage of Ordinance 2025-029. This is for the replacement or rehab of the Chardon Road Bridge over 271. ODOT is paying for 100 percent of the necessary work. Anything not necessary or elected by the City would be at City cost. There is nothing that we have that we are requesting or aware of. I am open for questions.
- **Councilman Jarmuszkiewicz:** What is the timeline for the replacement seeing we have a certain Road Bridge closed over the valley?
- **City Engineer DiFranco:** It is not until 2026 I believe.
- **Councilman Jarmuszkiewicz:** So, it is after the other one is open?
- **City Engineer DiFranco:** Correct.
- **BOARDS & COMMISSIONS REPORTS / COMMITTEE REPORTS (Audio: 25:30)**

PC-ABR reported by Council Vice President Taylor Draper

- **Council Vice President Taylor Draper:** The group met last Thursday, April 17. There was no business for the planning portion of the meeting. During the Architectural Board of Review portion of the meeting, we approved a new in-ground pool at 2300 Rivers Edge Drive, a detached garage at 35401 Hanna Road, a new house at 36455 Chardon Road, and a rear addition following variance by BZA at 2391 Rivers Edge Drive. I stand open for questions.

Beautification Committee reported by Council Vice President Taylor Draper

No report.

Recreation Commission reported by Councilman Jarmuszkiewicz

- **Councilman Jarmuszkiewicz:** We have a pickleball meeting this Monday, April 28 at 6:00 p.m. at the courts to go over what needs to be done to get the courts in nicer and usable shape.

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: 27:20)

- **No unfinished business.**

LEGISLATION: (Audio: 27:25)

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.

- **Motion** made by **Councilman Jarmuszkiewicz** seconded by **Councilman Knecht** to wave the Three Reading Rule on Ordinance 2025-029.

Discussion on the Motion:

- **No discussion.**

Roll Call: AYES: Taylor Draper, Jarmuszkiewicz, Kline, Knecht, Sivo

NAYS:

Vote: 5/0

The Three Reading Rule has been waved on Ordinance 2025-029.

- **Motion** made by **Councilman Jarmuszkiewicz** seconded by **Councilman Knecht** to adopt Ordinance 2025-029.

Discussion on the Motion:

- **No discussion.**

Roll Call: **AYES:** Taylor Draper, Jarmuszkiewicz, Kline, Knecht, Sivo
NAYS: None
Vote: 5/0

- Ordinance 2025-029 has been adopted.

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.

- **Motion** made by **Council Vice President Taylor Draper** seconded by **Councilman Jarmuszkiewicz** to wave the Three Reading Rule on Ordinance 2025-030.

Discussion on the Motion:

- **Council Vice President Taylor Draper:** I understand that this is the vehicle that was used by the old part-time Zoning Inspector, and it is no longer in use. It has over a hundred thousand miles on it, and it is just sitting there. There is a need to get rid of it.

Roll Call: **AYES:** Taylor Draper, Jarmuszkiewicz, Kline, Knecht, Sivo
NAYS: None
Vote: 5/0

The Three Reading Rule has been waved on Ordinance 2025-030.

- **Motion** made by **Council Vice President Taylor Draper** seconded by **Councilman Jarmuszkiewicz** to adopt Ordinance 2025-030.

Discussion on the Motion:

- No discussion.

Roll Call: **AYES:** Taylor Draper, Jarmuszkiewicz, Kline, Knecht, Sivo
NAYS: None
Vote: 5/0

- Ordinance 2025-030 has been adopted.

ORDINANCE 2025-031-FIRST READING

AN ORDINANCE AUTHORIZING THE MAYOR TO SIGN ANY AND ALL NECESSARY DOCUMENTS TO SECURE THE PURCHASE OF A NEW GENERATOR THROUGH SOURCEWELL, A COOPERATIVE PURCHASING COMPANY, AND DECLARING AN EMERGENCY.

- **Motion** made by **Councilman Jarmuszkiewicz**, seconded by **Council Vice President Taylor Draper** to wave the 48-Hour Rule on Ordinance 2025-031.

Discussion on the Motion:

- **No discussion.**

Roll Call: **AYES:** Taylor Draper, Jarmuszkiewicz, Kline, Knecht, Sivo
 NAYS: None
 Vote: 5/0

- Motion passed to wave the 48-Hour Rule on Ordinance 2025-031.

Motion made by **Councilman Jarmuszkiewicz**, seconded by **Council Vice President Taylor Draper** to wave the Three Reading Rule on Ordinance 2025-031.

Discussion on the Motion:

- **No discussion.**

Roll Call: **AYES:** Taylor Draper, Jarmuszkiewicz, Kline, Knecht, Sivo
 NAYS: None
 Vote: 5/0

The Three Reading Rule has been waved on Ordinance 2025-031.

- **Motion** made by **Councilman Jarmuszkiewicz**, seconded by **Council Vice President Taylor Draper** to adopt Ordinance 2025-031.

Discussion on the Motion:

- **Councilman Jarmuszkiewicz:** This generator is necessary to maintain the sanitary sewage flow through the City up and down Willoughby Hills. If the power goes out, it could cause a problem for homeowners such as back-ups.

Roll Call: **AYES:** Taylor Draper, Jarmuszkiewicz, Kline, Knecht, Sivo
 NAYS: None
 Vote: 5/0

- Ordinance 2025-031 has been adopted.

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.

- **Motion** made by **Councilman Knecht** seconded by **Councilwoman Sivo** to wave the Three Reading Rule on Resolution 2025-008.

Discussion on the Motion:

- **No discussion.**

Roll Call: **AYES:** Taylor Draper, Jarmuszkiewicz, Kline, Knecht, Sivo
 NAYS: None
 Vote: 5/0

- The Three Reading Rule has been waved on Resolution 2025-008.
- **Motion** made by **Councilman Knecht** seconded by **Councilwoman Sivo** to adopt Resolution 2025-008.

Discussion on the Motion:

- **No discussion.**

Roll Call: **AYES:** Taylor Draper, Jarmuszkiewicz, Kline, Knecht, Sivo
 NAYS: None
 Vote: 5/0

- Resolution 2025-008 has been adopted.

NEW BUSINESS (Audio 35:30)

- **No new business.**

PUBLIC PORTION #2 (Audio: 35:45)

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

Public Portion #2 opened at 7:36 p.m.

No one spoke.

Public Portion #2 closed at 7:36 p.m.

FOR THE GOOD OF THE ORDER/FOR THE GOOD OF THE COMMUNITY (Audio: 36:15)

- **Council President Kline:** We have completed two of the three District Meetings, and we have had good turnouts for the first two. I am anticipating that the third one will be just as eventful. I encourage everyone to come out.

ADJOURNMENT (Audio: 36:45)

Motion made by Councilman Knecht, seconded by Council Vice President Taylor Draper to adjourn the meeting.

**Roll Call: AYES: Taylor Draper, Jarmuszkiewicz, Kline, Knecht, Sivo
NAYS: None
Vote: 5/0**

The meeting was adjourned at 7:38 p.m.

APPROVED: MAY 8, 2025
Date


Michael Kline
President of Council

ATTEST: Ni Aiello
Nicholas Aiello
Clerk of Council