

City of Willoughby Hills

Regular Council Meeting Minutes of June 13, 2024

The Regular Council Meeting was called to order on Thursday, June 13, 2024 at 7:02 p.m. in Council Chambers. **Council President Kline** presided.

Call to Order 7:02 p.m. (2:39)

Cell Phone Reminder to Turn off Devices

Pledge of Allegiance (Audio: 2:48)

ROLL CALL (Audio 1: 4:18)

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

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

Absent:

DISPOSITION OF THE JOURNAL (Audio 1: 4:58)

Motion made by Councilwoman Miller, seconded by Councilwoman Sivo to approve the minutes of the May 23, 2024 Regular Meeting of Council.

Discussion on the Motion:

None.

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

NAYS: None

ABSTAIN: None

Vote: 7/0

Motion passes to approve the minutes of the May 23, 2024 Regular Meeting of Council.

COUNCIL CORRESPONDENCE

06/20/24 Email from Ohio@OpenTheBooks.com New Ohio Public Records Act - City of Willoughby Hills submitted on 06/20/24

06/20/24 Email from whdranel@aol.com Re: 2023 Codification Process

06/19/24 Email from Karen Mehollin Sewer Rate Legislation

06/19/24 Email from Karen Mehollin RE: Bowen Exhibit Signed

06/19/24 Email from Karen Mehollin RE: Evolve visit

06/19/24 Email from Karen Mehollin FW: New Resolution and Exhibit A

06/19/24 Email from Mayor Hallum RE: PCABR Meeting 6/20/24 -- Thursday -- 7:00 PM
 06/19/24 Email from Wendy Lauer RE: Resolution 2004-016
 06/19/24 Email from Wendy Lauer Wendy Lauer shared "014" with you
 06/19/24 Email from Wendy Lauer RE: Resolution 2004-016
 06/19/24 Email from Wendy Lauer RE: Resolution 2004-016
 06/19/24 Email from Joe Jarmus Out of town on vacation
 06/19/24 Email from Rich Iafelice RE: Resolution 2004-016
 06/19/24 Email from Julie Belich Re: Appeal of Non-Compliance - STR - 2925 Mill gate
 06/19/24 Email from Willoughby Hills Council RE: City's Public Record Retention Policy
 06/19/24 Email from Pietro DiFranco Automatic reply: City's Public Record Retention Policy
 06/19/24 Email from Elizabeth Rothenberg Re: City's Public Record Retention Policy
 06/19/24 Email from Karen Mehollin RE: City's Public Record Retention Policy
 06/19/24 Email from Rich Iafelice RE: Resolution 2004-016
 06/19/24 Email from Michael C. Lucas Resolution
 06/19/24 Email from Naegele, Matthew Re: Resolution
 06/19/24 Email from Email from Michael C. Lucas RE: Resolution
 06/19/24 Email from Michael C. Lucas Resolution No. 2024-____
 06/19/24 Email from Pietro DiFranco RE: City's Public Record Retention Policy
 06/19/24 Email from Karen Mehollin Re: City's Public Record Retention Policy
 06/18/24 Email from Mielke, Logan FOIA Request: 2255 & 2260 Par Lane, Willoughby Hills, OH
 06/18/24 Email from Elizabeth Rothenberg RE: City's Public Record Retention Policy
 06/18/24 Email from Pietro DiFranco RE: FOIA Request: 2255 & 2260 Par Lane, Willoughby Hills, OH
 06/18/24 Email from Mielke, Logan RE: FOIA Request: 2255 & 2260 Par Lane, Willoughby Hills, OH
 06/18/24 Email from Rich Iafelice FW: Resolution 2004-016
 06/18/24 Email from Karen Mehollin FW: Swear-In Ceremony
 06/18/24 Email from Elizabeth Rothenberg RE: City's Public Record Retention Policy
 06/18/24 Email from Pietro DiFranco Appeal of Non-Compliance - STR - 2925 Mill gate
 06/18/24 Email from bza WH BZA Meeting on Tuesday, May 14, 2024 - 8:00 PM
 06/17/24 Email from Michael Williams Fwd: Room Rental Opportunity: Mike Williams
 06/17/24 Email from Karen Mehollin Evolve visit
 06/17/24 Email from Elizabeth Rothenberg City's Public Record Retention Policy
 06/17/24 Email from Tanya Taylor Draper Re: PCABR Meeting 6/20/24 -- Thursday -- 7:00 PM
 06/15/24 Email from Julie Belich Re: Notice of Noncompliance-Short Term Rentals
 06/15/24 Email from Chris Gumal Room Setup Reminder for Monday, 6/17/24
 06/14/24 Email from Pietro DiFranco Willoughby Hills City Engineer Report 240614
 06/14/24 Email from Tanya Taylor Draper Re: PCABR Meeting 6/20/24 -- Thursday -- 7:00 PM
 06/14/24 Email from Finance Director 06/13/2024 Finance Report
 06/14/24 Email from Karen Mehollin FW: Mayor's Report - June 14, 2024
 06/14/24 Email from Elizabeth Rothenberg RE: Resolution of Necessity
 06/14/24 Email from Elizabeth Rothenberg RE: Resolution of Necessity
 06/13/24 Email from Karen Mehollin RE: Suggested corrections to Draft Council Meeting Minutes of 5/23/24
 06/13/24 Email from Karen Mehollin FW: Resolution Request
 06/13/24 Email from Willoughby Hills Council RE: Working Committee Meeting Minutes 6/10/24 First Draft
 06/13/24 Email from Michael C. Lucas RE: RES 2024-014 Draft
 06/13/24 Email from Cleveland IronLeague Re: PCABR Meeting 6/20/24 -- Thursday -- 7:00 PM
 06/13/24 Email from Willoughby Hills Council RE: Agenda Amended for 6/13/2024
 06/13/24 Email from Finance Director RE: Agenda Amended for 6/13/2024
 06/13/24 Email from Michael C. Lucas New Resolution and Exhibit A
 06/12/24 Email from zoninginspector RE: Notice of Noncompliance-Short Term Rentals
 06/12/24 Email from Elizabeth Rothenberg Re: Resolution of Necessity
 06/12/24 Email from Julie Belich Re: Notice of Noncompliance-Short Term Rentals
 06/12/24 Email from Elizabeth Rothenberg Re: Resolution of Necessity
 06/12/24 Email from Elizabeth Rothenberg RE: Resolution of Necessity
 06/12/24 Email from Gloria Majeski Suggested corrections to Draft Council Meeting Minutes of 5/23/24
 06/11/24 Email from Finance Director FW: LGF - Alternative Formula - FOR LEGISLATIVE ACTION
 06/11/24 Email from Kathleen Sivo Re: Notice of Noncompliance-Short Term Rentals

06/11/24 Email from Michael C. Lucas RE: LGF - Alternative Formula - FOR LEGISLATIVE ACTION
06/11/24 Email from Willoughby Hills Council RE: LGF - Alternative Formula - FOR LEGISLATIVE ACTION
06/11/24 Email from Michael Williams Re: Room Rental Opportunity: Mike Williams
06/11/24 Email from Robin Shell Request for Ordinance 2004-16
06/11/24 Email from Mike Kline Re: Agenda for Regular Council Meeting 6/13/24
06/11/24 Email from Elizabeth Rothenberg Resolution of Necessity
06/11/24 Email from Robin Shell RE: Request for Ordinance 2004-16
06/11/24 Email from Michael C. Lucas Re: LGF - Alternative Formula - FOR LEGISLATIVE ACTION
06/11/24 Email from Chris Gumal Re: Tomorrow's program

PUBLIC PORTION #1 (Audio 1: 6:16)

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

Public Portion #1 opened at 7:06 p.m.

No one spoke.

Public Portion #1 closed at 7:06 p.m.

MAYOR'S REPORT (Audio 1: 17:36)

Mayor Hallum reported: The Service Department is currently working on completing the concrete pad necessary for the Police Department's new HVAC unit. The pad dimensions originally provided were incorrect from the service provider and required a substantial amount of additional work by our Service Department. Kudos to City Engineer, Pete DiFranco and Road Superintendent Mark Grubiss and his team for immediately making the needed corrections. Road patching continues in the City, so please be on the lookout for our workers and slow down.

Our Police Department has been short a few officers due to injuries. One officer was recently released to light duty and is assisting with office duties while he completes his recovery. Another officer has been fully released and returned to work this week. The Police Chief sent a memo this week requesting legislative approval to replace 10 in-car laptop computers. This is necessary because the old computers are not compatible with FirstNet which is our cellular communications system for First Responders. If communications are ever down, the FirstNet system has priority for restoration of service and will be necessary for them to communicate.

Due to repairs being made to our mainline engine 1214, we have placed our new fire engine 1213 into service. The Fire Department has been training on the new engine for several weeks and were comfortable with this decision and felt it was the best choice to service the community during the repairs. Once 1214 is back in service, we will send the new engine for the remaining up-fitting needed for full service. Tonight I support the passage of Ordinance 2024-029 for the purchase of a 2024 Ford F350 for our Service Department, Ordinance 2024-030 to have Richard L. Bowen and Associates provide Zoning Administrative services, as well as Resolution 2024-014 to approve the purchase of the 10 new in-car laptops for the Police department.

These funds were already approved in the budget, but in the interest of complete transparency we wanted to share how any why this money was being spent. I would like Council to call an Executive Session this evening, for the purpose of considering the sale of City-owned property after For the Good of the Order and Community. Councilwoman Belich has a potential conflict of interest. With this property and to avoid any ethical issues, I recommend she might not be present for this discussion. Please include the rest of Council,

the Mayor, the Finance Director, and the City Engineer.

Finally, I asked Council to panel a Charter Review Commission to specifically review referendum zoning, hiring requirements for the Council Clerk, and requirements for Sanctioned groups. Council was originally planning to do this review, but after further conversations I believe it would be better to have a commission made up of residents, Council, and Administration to discuss and determine what, if any, changes should be made.

LAW DIRECTOR'S REPORT (Audio 1: 6:47)

Law Director Lucas stated that there was an ad on to Resolution 2024-014. This was an expenditure from the Police trust account to provide in-car computers for 10 vehicles. The total amount for this was \$16,858.50. He mentioned that this had been discussed at a staff meeting and the Police Chief wanted to get this passed on this night if that was possible. He mentioned that because this was on ad-on, Council would have to waive to 48 Hour Rule. This would require five votes from Council. He left it up to the Council to decide whether they wanted to waive the Three Reading Rule or pass this by emergency measure.

Councilwoman Belich asked why this was such a late ad-on because she did not get to see this memo until now. She then recognized that it was dated the day of the meeting.

Law Director Lucas responded that the reason for this was because part of the funding within the trust account was a series of forfeitures on drug arrest. This was a significant amount of money, specifically, an excess of \$500,000. He continued saying that Judge O'Donnell of the Lake County Common Pleas Court had just made a ruling on how to distribute that money out of the trust account. This would be distributed between the City of Willoughby Hills, and the County; and some of the money would be returned to the party that was arrested. He concluded saying that they wanted to track the portion of money that the City is receiving to get it out of the trust account, as part of the distribution of that. Because this had just recently occurred, this is why it was a recent development.

Councilwoman Belich followed up asking whether we needed to move this through today and whether they would be losing something. She then asked if they needed the laptops.

Law Director Lucas responded saying that the chief made it very clear at the last meeting that this was a pressing issue because they needed to synchronize with the system. He then clarified to answer **Councilwoman Belich's** original question, stating that they would not lose any money.

Councilwoman Miller asked if the amount of money (the amount referenced in the fourth Whereas Clause) in that fund would be their share.

Law Director Lucas responded saying that money is already their money. He then clarified that there was additional money that was not theirs that would be distributed out of that court order. When the money was seized, (an excess of around \$500,000) as part of the forfeiture of the money to be held depending on the outcome of the litigation by the criminal prosecution, that money was put by City, who was involved in that original arrest, into that trust fund. This was subject to further distribution out by court order.

Councilwoman Miller followed up asking if the funds were now going to be available to move ahead with

this. She then recognized the urgency of being able synchronize with all the updated technology.

Law Director Lucas responded saying this was the Chief's position on the subject matter. He concluded by saying that this money was already budgeted independent of the forfeiture lump sum that went into it after the arrest. Therefore, it was in the budget.

Council President Kline commented that he looked back at the 2024 budget. For the year 2024, there was \$31,500 budgeted with a carry-over balance at that point of \$48,700. This totaled to what the resolution had shown, which was \$80,200. This was the total available in the portion of that fund.

FINANCE DIRECTOR'S REPORT (Audio: 12:30)

Finance Director Scott reported that he was slightly behind on the financials getting done for May, but he anticipated having them uploaded to the website by Monday at the latest. He stated that he was open to questions.

CITY ENGINEER'S REPORT (Audio 1: 8:40)

City Engineer DiFranco reported that Bishop Road would be closed starting the following Monday for a bridge replacement. This would be managed by the Lake County Engineer. It would be closed between Chardon Road and White Road; the detour would be White Road to Richmond Road, to Chardon Road. This would be expected to last about 6 months, without any cost to the City. He concluded by saying that the County applied and received federal funding for the project.

Councilman Jarmuszkiewicz asked if the bridge replacing would be a complete replacement and whether the bridge would have same weight limits as before.

City Engineer DiFranco responded saying yes.

BOARDS & COMMISSIONS REPORTS / COMMITTEE REPORTS (Audio 1: 13:57)

PC-ABR reported by Council Vice President Taylor Draper

Council Vice President Taylor Draper Planning Commission and Architectural Board of Review reported that the group met last Thursday, June 6. She mentioned that during that meeting, specifically during the Architectural Board of Review portion, there was a new single-family home approved at 3567 Eddy Road. There was also an in ground pool at 2967 Sherbrooke Valley Court approved. In addition, there was also a new single-family home at 2647 Dodd Road. Finally, there was an addition of a garage kitchen extension, which was approved and will take place at 2808 Stark Drive. She concluded saying there was no business for the Commission portion of the meeting.

Beautification Committee reported by Council Vice President Taylor Draper

No report.

Recreation Commission reported by Councilman Jarmuszkiewicz

Councilman Jarmuszkiewicz reported the recreation pickle ball was still going strong. Both the boys' and girls' baseball leagues were in full swing. The pickle ball courts were going to be worked on as soon as the Service Department finished with the Police Department pad for the air conditioning. Money was appropriated by Recreation Commission to convert one of the courts into a dual-purpose court, and to do some repairs on the ones that are currently there. He clarified that the courts were not in bad shape, but some had cracks in them. Others were in good shape, but should be fixed up before they should get any worse.

Councilman Jarmuszkiewicz reported the Music Festival will be coming in August, and five bands have been booked ranging from 70's 80's Country, Polka, Motown, to hip-hop. He mentioned that stages, tents, and contracts have been put in. Sponsorships were going well, but they were still looking for \$1,500-\$2,000 more, to fully fund the event. There would be six food trucks and three food tents including a variety of Cuisine.

Councilman Jarmuszkiewicz reported: There will be a Jeep show at an artisan alley across the street. They were working on a safety plan with the Service Department for the event and they will be having a volunteer sign up for anyone interested in helping out with the event. He concluded saying that it would take a lot of people to get the event going, and the then opened for questions.

Finance Committee Report by Council President Kline

No report.

WHISPER reported by Councilwoman Miller

No report.

Deer Management Committee reported by Councilwoman Belich

No report.

Business Subcommittee – reported by Councilwoman Sivo

No report.

UNFINISHED BUSINESS: (Audio: 21:04)

There was no Unfinished Business.

LEGISLATION: (Audio: 21:09)

ORDINANCE 2024-029 – FIRST READING

AN ORDINANCE AUTHORIZING THE MAYOR TO SIGN ANY AND ALL NECESSARY DOCUMENTS TO SECURE THE PURCHASE OF A 2024 FORD F350 4 X 4 DRW REGULAR CAB CHASSIS FOR THE CITY SERVICE DEPARTMENT FROM CLASSIC FORD OF MADISON FOR THE PURCHASE PRICE NOT TO EXCEED \$66,718.50, AND DECLARING AN EMERGENCY.

Motion made by **Councilwoman Jarmuszkiewicz**, seconded by **Council Vice President Taylor Draper** to waive the Three Reading Rule Ordinance 2024-029.

Discussion on the Motion:

Councilwoman Jarmuszkiewicz stated that this is a vehicle that the service department requested and needs. He mentioned that a bid had already been accepted and they were waiting for a purchase order. He clarified that half the funds would come from the road fund and half from the sewer fund. It was in the budget \$3,500 less than what was budgeted for this year.

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

Motion carries to waive the Three Reading Rule on Ordinance 2024-029.

Motion made by Councilwoman Jarmuszkiewicz seconded by Council Vice President Taylor Draper to adopt Ordinance 2024-029.

Discussion on the Motion:

No discussion.

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

Motion carries to adopt Ordinance 2024-029.

ORDINANCE 2024-030 – FIRST READING

AN ORDINANCE AUTHORIZING AND DIRECTING THE MAYOR TO ACCEPT THE PROPOSAL AS SUBMITTED BY RICHARD L. BOWEN & ASSOCIATES, INC. TO PROVIDE ZONING ADMINISTRATION SERVICES FOR THE CITY OF WILLOUGHBY HILLS, FOR THE PERIOD OF JULY 1, 2024 THROUGH DECEMBER 31, 2024 AND DECLARING AN EMERGENCY.

Motion made by Council Vice President Taylor Draper, seconded by Councilwoman Miller to waive the Three Reading Rule on Ordinance 2024-030.

Discussion on the Motion:

Councilwoman Vice President Taylor Draper stated that this was the every sixth month renewal. This would grant Pete the ability to serve as the zoning administrator. She stated that she had looked at the previous six-month agreement and the previous zoning administrator and found that there had been no cost changes nor duty responsibility changes. She concluded by saying that everything had been the same as it was and the current contractor agreement would expire June 30. She urged Council to move forward with this.

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

The Three Reading Rule on Ordinance 2024-030 has been waived.

Motion made by Council Vice President Taylor Draper, seconded by Councilwoman Miller to adopt Ordinance 2024-030.

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

Motion carries to adopt Ordinance 2024-030.

RESOLUTION 2024-013 – SECOND READING

A RESOLUTION ADOPTING A TAX BUDGET FOR THE FISCAL YEAR 2025 FOR THE CITY OF WILLOUGHBY HILLS.

Council President Kline stated that they have held their public hearing on this and while this was only the second reading on this, if Council would desire, they could wave and adopt this Resolution, and the chair would accept.

Motion made by **Councilwoman Jarmuszkiewicz**, seconded by **Council Vice President Taylor Draper** to waive the Three Reading Rule on Ordinance 2024-029.

Discussion on the Motion:

Councilman Jarmuszkiewicz stated there had been a public hearing on this and its information had been available for weeks for people to look at and there had been no questions or voiced concern about this.

Councilwoman Belich asked the Finance Director to confirm that there had not been any public questions via phone call, visit, or email.

Finance Director Scott confirmed there had been no communication whatsoever.

Roll Call: AYES: Jarmuszkiewicz, Kline, Knecht, Miller, Sivo, Taylor Draper, Belich
NAYS: None

Vote: 7/0

The Three Reading Rule on Ordinance 2024-030 has been waived.

Motion made by **Council Jarmuszkiewicz**, seconded by **Councilwoman Miller** to adopt the Resolution 2024-013.

Roll Call: AYES: Jarmuszkiewicz, Kline, Knecht, Miller, Sivo, Taylor Draper, Belich
NAYS: None

Vote: 7/0

Resolution 2024-013 has been adopted.

RESOLUTION 2024-014

A RESOLUTION AUTHORIZING AN EXPENDITURE OF SIXTEEN THOUSAND EIGHT HUNDRED FIFTY EIGHT DOLLARS AND FIFTY CENTS (\$16,858.50) FOR THE PURCHASE OF TEN (10) DELL LATITUDE LAPTOPS FOR THE USE BY THE WILLOUGHBY HILLS POLICE DEPARTMENT AND DECLARING EMERGENCY.

Motion made by **Councilwoman Miller** seconded by **Councilwoman Belich** to waive the 48 Hour Rule on Resolution 2024-014.

Roll Call: AYES: Jarmuszkiewicz, Kline, Knecht, Miller, Sivo, Taylor Draper, Belich
NAYS: None

Vote: 7/0

The motion to waive the 48 Hour Rule has passed.

Motion made by **Councilwoman Miller** seconded by **Councilwoman Belich** to waive the Three Readings on Resolution 2024-014.

Discussion on the Motion:

Council Vice President Taylor Draper stated she understood the numbers added up to be in the budget. She expressed her concern with the Council not being able to read and understand the Resolution due to time constraints. She understood that the current equipment was not compatible; however, she had wished Council had more time to read the Resolution and digest it.

Mayor Hallum stated that Council had already approved this in the budget and this was not a necessity. This was done to keep a record. He clarified that this Resolution had just come up this week, and the Chief wanted to get this moving. This in no way was withheld from the Council; it had simply come up last minute.

Council Vice President Taylor Draper responded that she was aware of this situation, but was concerned because she had just saw this Resolution today.

Councilman Jarmuszkiewicz stated that according to the Chief's memo, the computer replacement is a necessary to transition to the connectivity services and enable FirstNet compatibility. This would be better sooner rather than later. The money was already appropriated through the local Law Enforcement trust fund. The money is in there and the purchase price was a small part of that which was approved for it.

Councilwoman Belich stated that she is not a big proponent of waiving the Three Reading Rule for things, especially when things would come up this last minute on the day of the meeting. She asked why this was moving forward. After reading through the Police Chief's memo, she did understand why this was going forward, but asked whether these would be installed and used quickly.

Mayor Hallum responded saying that these would be immediately used. Out of the twelve cars that they have, two of them were compatible with the FirstNet system that they had at the time, and the other ten were not. As soon as the FirstNet installation would be completed, these ten would not be compatible with the system now. He emphasized that this was just found out, and concluded by saying that they wanted to have personal capability until the get the computers.

Councilwoman Belich followed up asking is the best case scenario would be, if this was not passed on this night, to pass this on the second reading. She then asked if that would be a safety concern.

Mayor Hallum responded saying that it would be concerning for the City on a safety level and for the Police Department. He emphasized this by saying if something were to happen and they were to lose communication abilities, those ten cars would not be able to communicate with Emergency Services.

Councilwoman Miller stated that she understood that this money had already been appropriated and approved in the budget and this was just a Resolution to put this in the record. She concluded that she felt comfortable having read this Resolution and having questions answered.

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

Vote: 7/0

The Three Reading Rule on Resolution 2024-014 has been waived.

Mayor Hallum stated his appreciation for passing this Resolution and stated that he thought it would be better for this to be in the hand of the Council.

Council Vice President Taylor Draper agreed.

Motion made by **Councilwoman Miller**, seconded by **Councilwoman Belich** to adopt the Resolution 2024-014.

Discussion on the Motion:

Councilwoman Miller acknowledged the hesitation of members of the Council on this Resolution and appreciated everyone who asked questions. She concluded saying that she wanted to make sure that the police would not lose any critical communication, especially with the holidays coming up.

Roll Call: **AYES: Jarmuszkiewicz, Kline, Knecht, Miller, Sivo, Taylor Draper, Belich**

NAYS: None

Vote: 7/0

Resolution 2024-014 has been adopted.

NEW BUSINESS: (Audio 1: 36:59)

No new business.

PUBLIC PORTION #2 (Audio 1: 37:09)

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

Public Portion #2 opened at 7:37 p.m.

Jennifer Varro, 2890 SOM Center Road, Willoughby Hills, Ohio 44094: I am here speaking to make sure that this is on the record. I would like planning and zoning as well as City Council to be fully aware of the fact that Perrino builders are flagrantly advertising in age 55 plus and older for home sales, including the signs staked by the road at the current property of the West Pine subdivision. It has been an ongoing concern in question, multiple times, and yet disregarded and ignored. What I am hoping is that both planning, zoning, and City Council will require a copy of HOA bylaws for the subdivision and have it on record, so that if anyone buys one of these properties and sells them in the future, it should not be stated anywhere in those HOA laws that there is an age restriction to purchasing a home there. While there was previous discussion and Mr. Perrino told us that anyone can buy a home there, the sign clearly states 55 plus. Again, for the record, this is not considered a senior living zoned area. I would appreciate it if Council would speak to my concern in regards to requesting a copy of these HOA bylaws to be sure that nothing is noted in there about age. I am truly concerned for anyone purchasing one of these properties because in my opinion, anyone buying there is going to be misled at this time. And since the City is aware of this, it could lead to a big exposure in the future for our City. Thank you.

Public Portion #2 closed at 7:39 p.m.

FOR THE GOOD OF THE ORDER/FOR THE GOOD OF THE COMMUNITY (Audio 1: 39: 20)

Mayor Hallum reminded everyone that the strawberry festival was coming up on the weekend. He reminded everyone of the strawberry shortcake-eating contest.

Motion made by **Councilwomen Miller**, seconded by **Councilman Jarmuszkiewicz** to go into Executive

Session for the purpose of discussing the sale of City-owned property inviting all of Council with the exception of **Councilwoman Belich, the Law Director, the Finance Director, and Mayor Hallum.**

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

Vote: 7/0

Motion carries to go into Executive Session for the purpose of discussing the sale of City-owned property inviting all of Council with the exception of **Councilwoman Belich, the Law Director, the Finance Director, and Mayor Hallum.**

Councilwoman Belich was excused from the remainder of the Council Meeting.

Councilwoman Belich agreed.

Executive Session entered 7:42 p.m.

Meeting reconvened at 8:08 p.m.

ADJOURNMENT (Audio 2: 0:07)

Motion made by **Councilwoman Miller**, seconded by **Councilman Knecht** to adjourn the meeting.

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

The meeting was adjourned at 8:08 p.m.


APPROVED: _____

JUNE 27 2024
Date



Michael Kline
President of Council

ATTEST: _____



Nicholas Aiello
Clerk of Council