

**CITY OF INDEPENDENCE
PUBLIC LANDS & BUILDINGS COMMITTEE MEETING
MINUTES
JANUARY 30, 2020 4:30 P.M.
COUNCIL CAUCUS ROOM**

Present: Chairman Chris Walchanowicz
Councilperson Tom Narduzzi
Councilperson James Trakas

Also Present: Mayor Gregory P. Kurtz
Councilperson Kenn Synek
Councilperson Dale Veverka
Finance Director Vern Blaze
Technical Service Director Dave Snyderburn
Procurement Coordinator Dennis Zdolshek
Recreation Director Tom Walchanowicz (left at 5:34 p.m.)
City Engineer Don Ramm
Service Director Leon Karas
Tim Topolski, Service Department
Maggie Osysko, Finance Department

Chairman Chris Walchanowicz called the meeting to order at 4:35 p.m.

Chairman Walchanowicz asked for a motion to approve the Minutes of the February 5, 2019 meeting.

Moved by Trakas, seconded by Narduzzi, to approve the Minutes of the February 5, 2019 as submitted. Voice Vote: 3 yes/0 no; motion carried.

Chairman Walchanowicz said leading into the next part of our agenda is the proposed legislation for the GPD Group study of the buildings. At this time I want to bring up Procurement Coordinator Dennis Zdolshek. He is here to present what he would like to move forward with this group for your City buildings.

Procurement Coordinator Zdolshek said thank you. You know back in May of 2019, Maggie and I had met with GPD just to learn a little bit about the facility assessment study. One of the reasons was Maggie had some experience and had been to a couple of presentations with the school; and she thought it was something that would be worthwhile for us to look into to see if it would be something that would add value to us and be a tool for the City.

Basically what GPD would do is they would come in and do an assessment of each property or each building. They establish a list of repairs and improvements that need to be made in that building. The assessment is done by engineers or architects that are specific to that facility

system. If it's electrical, HVAC, anything like that. They look at 25 specific systems or areas in a building. They take in ADA compliance, doors, windows. When they do the assessment of the properties, one thing that is very important that I thought was important, they meet with either the directors and the typical services people that are part of that building so they can learn what they feel are the deficits in the building; if they need more storage or they have concerns for safety, security or whatnot.

After their meeting, they put together a plan; and it's based on cost estimates which are actual costs, and the way they arrive at these costs is from other projects they are currently working on. After that, based on the condition, cost remediation, impact on safety and impact on long term maintenance, what they will do is they will summarize and put together a prioritized list of projects for the City to take on. Basically what that allows us to do is long term planning with firm numbers as to what the costs are, and we can determine what is a first priority for us, what is the last priority for us. It would provide value five, ten, fifteen years down the road. This report also, GPD will constantly, not in perpetuity, but probably for the next four or five years, they will continue to update that report for us.

The project itself would be a \$25,000 fee for GPD. When they told us the price initially I thought that seemed to be a fair price for the amount of work involved; and I questioned them on it. Their goal is, if they provide the information, who knows the buildings better than they do; and they would have an opportunity to do any drawings or you know further projects within the City.

One of the downsides on this naturally is the cost, the \$25,000 cost; but I feel that this study would allow us to prioritize our needs and have firm numbers going forward to know what we need to set aside or what we can actually afford to do and what we have to defer.

Mayor Kurtz said so Dennis when we talked, and they made the presentation; you are saying that this would create a baseline for each facility.

Procurement Coordinator Zdolshek said that's correct.

Mayor Kurtz said but our directors, some of them have knowledge. Are they going to talk to each of our directors to put all that together because, does it complement Tech Service or the building facility leaders of each building?

Procurement Coordinator Zdolshek said one of the things I thought was important that they do meet with the director or whoever is in charge of the building. When they are doing the inspection, you know, if the Technical Service Director would be available or someone from his department; they would tour the facilities with them and get information from them. One thing I think this would do, it's more of a tool for us, not only to know what needs to be repaired and what we can defer; but it allows for long term planning with firm numbers.

Mayor Kurtz asked are we obligated to use GPD if we have a specific upgrade to a building? We could just take their report and use it as a basis?

Procurement Director Zdolshek said we are obligated in no way to use them. They figure it gives them an in or at least the opportunity to bid on the project.

Mayor Kurtz said you said that they will update based on what.

Procurement Director Zdolshek said I didn't really get a firm answer on that. What they do, they figure that they are going to be involved with the project if we have some things going on along; so then that's when they will update the projects. We do something similar with the roads.

Councilperson Trakas asked is this similar to Mannik & Smith?

Procurement Director Zdolshek said the same type of project. I think Don would see the value in doing this.

Mayor Kurtz asked do they prioritize for us then what the critical needs are of each facility so that Council and the Administration can then say hey this system is bad, or this roof is in the worst condition of all the roofs you have, or this HVAC system is the worst or the windows are the worst, or we are losing heat in this building more than someplace else. Does it give us a priority for an annual upgrade for our capital expenditures?

Procurement Director Zdolshek said exactly, that is what they will do. They will look at everything from security in the building. They might come in here and say okay everything is fine; your big priority should be security. Or you know what, I know security is an issue; but you only have a year left on that roof.

Mayor Kurtz said I am just trying to make sure, Mr. Chairman if it's okay, only because I want to facilitate some of our previous discussions to at least give you a flavor of where this emanated from. So, one of the things was, if we bring in an architect for a specific project; and if they can look at that report and see the baseline of the condition of whatever they are looking, and we would fast forward our ability to get something to Council if we need to repair or we need to upgrade or want to deal with security. It doesn't drive us to GPD, it just gives us a baseline to work off of; is that correct?

Chairman Walchanowicz said that was my impression.

Procurement Director Zdolshek said now I did contact.

Mayor Kurtz said not that you wouldn't by the way, it's just that there is no obligation. Is that correct?

Procurement Coordinator Zdolshek replied correct. I talked to two other architect firms; one was just a small local that I happened to go to school with, and I just asked for some background and what his thoughts were on their capabilities and that. He said you know, he said there's not a lot of firms that can handle this because the scope of the project. GPD I think have 600 people within their whole firm, and they have 90 to 100 in this area. So, they have a lot of experts in the area, and they have done a lot with public buildings.

Mayor Kurtz said just to finish up then, this began as an opportunity having watched what the schools did and thought, hey you know what, we can create a baseline for our major facilities so that as you hold a meeting, or if the director has something going on with, Tech Service for example, we could go to this bible so to speak and be able to look at the bible, and we are saying we spent \$25,000 for this baseline bible. That will be like the Mannik & Smith that we would work off of for the next five years. Is five years a relative time to say it should be current information?

Several people began to speak at once.

Procurement Coordinator Zdolshek said Mayor, just to sum it up, the benefit is we would have a plan. We would have prioritization of projects that need to be done. We would have cost estimates that are actual costs. They have experts in each discipline that will review the systems in each building; and I think the end result is we will approach things from a logical standpoint based on the, and we will be aware of any shortcomings or problems that are existing out there.

Finance Assistant Osysko asked can I make a comment? It's a very comprehensive report that they give you too. It gives you pictures, details on all kind of stuff in the building and things like that. It's really a good tool from what he showed us, the example that from another city that they had done. So, it's very comprehensive, and I think it would be a good use to the City because we would have something to fall back on; and even if we wanted to change the priority of some certain thing, we could always go back and ask them their opinion on different things too. It's like a second expert opinion on different parts of the buildings.

Procurement Coordinator Zdolshek said one thing I would hope it would also do is kind of add some standardization throughout the City so we would have like a unified look. We are going to start doing security, and you know we would need to have a plan where it is standardized throughout the whole building. We would have the same system in City Hall as Service.

Mayor Kurtz said at least with respect to technology and IT, the goal is to make things similar.

Technical Service Director Snyderburn said there are different alarms in different buildings. Simplex Grinnell, Continental Fire; they all go to the same service.

Let me say just one thing. I am not totally against it, but I am going to tell you something. I can have every (inaudible) done in every building for free, get a good comprehensive report. This here was a report in 2011, URS did it, all energy efficient; and we have been working on this. In fact, it's even budgeted. These companies do these reports. I had Carrier here today, engineers. I had core samples done at the Service Department to determine; they are going to need a roof shortly. I had Carrier here today to replace the air handler which we know we have to do. We replaced the chiller. We know that we need new windows. These things we know. For \$25,000 it seems; and I understand what you are saying about security. In fact, Norm Casini came over to discuss security in this building today. So, all these people are available for free. You can get this done. People will come in, engineers from individuals companies, they will come in and tell

you. Now it might not be a comprehensive plan, but they will go from building to building. They will check out everything.

Mayor Kurtz said that's good. That's fair, but my point is that; and I think what Dennis is trying to suggest is that if we have this bible, then you take the experts and slip them into each category.

Technical Service Director Snyderburn said I understand.

Mayor Kurtz said a coordinated effort of our facilities; we are talking about a quarter of a million square feet of facilities, and how do we coordinate all that information. You are doing one thing, and someone is doing something else; whereas we have a guy that would be responsible. He has to help us purchase anyway; so you would have to take whatever information you decide and prioritize. We can go to this master sheet and say we have 20 roofs. Here is the analysis, and we put it in each slot so that we know the condition of them, and then we say this one needs to be done right now because it's the highest level. It's like the Mannik & Smith; these streets need to get done first. These roofs need to be done. So, we have a framework to work off of. That's really for discussion as to your feedback.

Councilperson Trakas said so the question comes in, Dave do you think we could do this on our own?

Technical Service Snyderburn said you have a Building Commissioner that he goes and he inspects brand new buildings. He goes, and he looks at everything. He inspects old buildings. You have the Fire Department come and inspect every building in the City of Independence that has fire alarms; and we have in-house people; like I say, I understand. This was a comprehensive plan in 2001. It has pictures, everything. It has every building in the City of Independence for energy efficiency. There are others. This was security. This was air conditioning at the Fieldhouse, free of charge; the whole comprehensive plan if we wanted to do it.

Mayor Kurtz said those are good silos, but I think what Dennis and Maggie are suggesting is we need to have a coordinated baseline; and the guy who is responsible for purchasing.

Technical Service Director Snyderburn said I understand.

Mayor Kurtz said he should be able to help facilitate that. If I am wrong, please correct me.

Procurement Coordinator Zdolshek said like when you get a study or report from a vendor, they are going to have a natural bias to it. If they are a Carrier rep, that's what they have. Where GPD, they have no connection to anything. They just come in there as a disinterested party, and they just want to do an assessment of the property and make recommendations.

They have a 60 day turnaround. So, typically it could be 90, and I did tell them that we were kind of, we would like to fast track this if possible. They said they could get the assessment done in 60 days.

Mayor Kurtz said I think the bottom line is really what we are trying to suggest is this is one strategy. It's meant to have this discussion and to have everyone's input. You can see, not everybody is on the same page; but I think the bottom line is, if we are just trying to ask Council look here's a chance for us to put everything in an organized fashion rather than run to the Building Department, run to the Fire Chief, run to Tech Service. So, some of it would be only outcome, and that's really the challenge. If it's no, we will go to Plan B. We were looking for some direction, and I thought what Maggie and Dennis put together warranted a discussion at this committee level.

Councilperson Narduzzi said when Don brought in Mannik & Smith to do our roads, my first response Dave was we have two engineers, we have you, we have the Service guys; you can't tell us what roads have to get fixed; but after they put it together, it's a great tool for Council, for Streets & Sidewalks. It's very easy to understand, and we follow that graph that they gave us, and the ability to budget and to save some money.

Technical Service Director Snyderburn said I agree, that would be a great tool for you guys. I do agree with that because a lot of people don't know what I know. So, that's good, and I agree with that. I do agree with that.

Councilperson Trakas asked could we say that this would be, once we create legislation if it's the way you want to go because of the cost; that it would be under your jurisdiction so that you would be involved. Would that be fair Mayor?

Technical Service Snyderburn said it would be a great tool for you guys.

Mayor Kurtz said that's a fair question, and it's a fair question Administration wise; Dennis and Maggie because of the money, but because of Dave's responsibility to the buildings and the structures. I look at it more of a team effort.

Procurement Coordinator Zdolshek said actually they would prefer to discuss and work with Technical Service. One of the examples he gave said you know we can walk in, turn a fan on, and it could seem like it's working fine; but whoever is there says no it cuts out in a half hour. We would get a much better, more accurate report if they had someone who was involved with the facilities on a daily basis.

Mayor Kurtz said like Tom Walchanowicz at the Civic Center. I don't know if anybody knows that building better than him. He has a pulse on every part of it. So, it would have to be in concert with the building managers because they have that running daily interaction with the building; and yet I think it goes back to what was mentioned earlier about, this is just a blueprint for us to follow and coordinate the efforts of each department. You have to determine if you feel it's a good investment, and a tool that we would use for the future.

Technical Service Director Snyderburn said it would probably be a good tool. I do agree with that because we have all the reports, and obviously there is a report on this, that; if they do every single building, do all the HVAC systems, the roofs, the windows and all that, it is condensed into one report. It would probably be good, especially for Dennis and Maggie. I agree with that.

Procurement Coordinator Zdolshek said actually what I passed out there is an overview of the GPD Group. There is also a report for just one of the buildings that they had done for the Brecksville School District. They put together a master plan just for the one building. It was a 37 or 38 page report, and the last item that was passed out is the proposed contract by GPD.

Councilperson Veverka asked so would it include the old Service garage? Would it include the pre-school?

Chairman Walchanowicz said there's a list. There are eleven buildings that are included.

Councilperson Veverka said okay. Are those on the list?

Chairman Walchanowicz said City Hall, the Police station, Fire Department, Building, Engineering, outdoor pool, the Old Rec, Tech Service building, the Service garage, Civic Center, Community theater, the Historical Hall and Independence Press Box.

Technical Service Director Snyderburn said it didn't have the cemetery or the old garage on there.

Chairman Walchanowicz said those two weren't on there.

Mayor Kurtz said to Councilperson Veverka's question, maybe they would add them.

Procurement Coordinator Zdolshek said I think we could.

Mayor Kurtz said they are small items, but his point is well taken, if they will add those.

Councilperson Veverka said and we just approved a lease for that particular building; so it definitely would be nice to have a little better handle on what we are facing down the road.

Councilperson Trakas said I took the liberty Mayor of the two gentlemen who are here from Gardiner in Solon who do energy type work. Would it be acceptable to have them to talk to some of our staff and see how they might be able to; they have a little different approach than what this is, but it's complementary to what they think GPD might want to do.

Several people began speaking at once.

Mark Havens of Gardiner's Public Sector Energy Solutions, and Councilperson Trakas invited us out to speak a little bit.

Our value proposition that we work off of is we try to find energy conservation measures, energy savings to pay for any work that's being done. We try to stay out of the capital budget as much as possible. Typically you are talking about taking money out of the capital budget to do roof repair and HVAC and all of that. We try to find that money in the efficiencies and give it back to you through a guaranteed savings type of program.

So, I will give you a couple of examples. Ashtabula County, we are working with them right now on about a \$6,000,000 improvement to the facilities, all new roofing, boilers, LED lighting. Working at the Lodge on Geneva on the Lake and changing over from electric heat there to natural gas, things like that. It's all paid for out of the savings itself. So, you don't have to go into capital to pay for the project. The City of Rocky River is another client of others; and we do the same thing.

We have a process we go through, and our very first step in that process is to assess the buildings. We want to collect all the utility data, gas, water and electric. We look at both sides of the meter. We look at how you refine power, natural gas and utilities; and we look at how you are using that. That's our very first step, that we just collect all the utility data; and we have a database of the facilities, fire stations, community centers, City Halls and things of that nature. We could compare you to other buildings of a similar nature across the area.

We perform our preliminary analysis at no cost, but it is not a fully engineered process. Often times when I leave a meeting like this, people are scratching their heads and kind of saying what's he talking about? What does this look like? What kind of savings do we have? What is the potential? We kind of do that as a gratis; we come through and spend a few days in each of the facilities, try to assess what is going on, how you are using power, how you are purchasing it? What kind of lighting do you have? We talk to you individually about your Five-Year Capital plans. What is on the horizon? What are the needs, roofing, security and things like that. Those are typically longer payback items; the idea is to find savings and load that concept in on those products and to pay for them out of the energy savings.

In terms of product, we don't care what you use. If you want to put in Carrier for efficiency, that's fine by us. We don't really care. It's all about inventory control, you like to be consistent in terms of what you have product wise. That's kind of the process that we have. I just wanted to touch on it a little bit. Thank you for your time. Ours is a little bit of a different process, not that it's better than GPD or worse, it's just a little bit of a different process.

There is legislation in Ohio for a municipality to do energy conservation measures. House Bill 420 is what it is. So, it kind of walks you through this process a little bit. That is what we work with, some of that legislation as well.

Councilperson Trakas said thank you. I thought it would be interesting that it is complementary, it's not a competitive situation to what we were talking about. If it would be something that the Administration would want to work on, I wanted to introduce you guys.

Several people began speaking at once again.

Technical Service Director Snyderburn said Gardiner just put in our chiller. It's a great organization. Like I said, we have gone through the energy audits in years past.

Mr. Havens said that report that you have is what we have been working off with a lot of the communities. That was done by the County.

Technical Service Director Snyderburn said correct.

Mr. Havens said that was the ARRA monies that came down. It was some money that came down.

Mayor Kurtz asked do you work with the public sector or private sector or both?

Mr. Havens said both, but John and I work specifically with local governments; so counties, cities, townships is what we usually work with. That's our area of expertise.

Mr. Havens said we have people in schools. We have people in hospitals, higher education.

Mr. Havens said we are specifically in the local government marketplace.

Technical Service Director Snyderburn said it's all about saving money on energy, that's for sure. We are going through street lighting. Just like I said, you have in every building LED lighting. You need a chiller, obviously it's much more efficient. We are removing the pumps. We are removing the equipment. We are becoming much more efficient, but there's huge energy savings in everything we do in our buildings. That is what we are focused on.

Mr. Havens said and I have never been through any of your buildings or none of our engineering staff has; but that's typical.

Technical Service Director Snyderburn said Paul has. The Civic Center, and Gardiner did most of it; and those units. Now it's done, but obviously our chiller is all Daikin. You have a great company. Don't doubt that. If you, Council and the Mayor would like you to do some kind of energy audit, that's fine. That's no problem. It's free of charge.

Mr. Havens said I don't want to compare it to the effort of the GPD report.

Technical Service Director Snyderburn said I understand.

Councilperson Trakas said it's complementary.

Mr. Scott said the natural next step is to take it to the next step and determine that I do want to do these measures, so please fully develop it. What we do with that is you enter a letter of intent with us. It would have a cost in it, but we don't charge you that unless you completely back away from the project itself. You can kind of keep pushing that cost down the road a little bit in terms of the investment of the project itself.

Chairman Walchanowicz said Finance Director, what is your input financially on this, the GPD proposal?

Finance Director Blaze said it's professional services; it doesn't have to be bid out through the normal procurement channels that Dennis's office usually handles. So, Council has the ability to select a vendor that they are comfortable working with and feel they are getting the price value

they should that is acceptable to them. It's really a legislative and administrative decision whether to pursue it, and then if you go with GPD, it's our office's job to cut the check for \$25,000.

Councilperson Trakas asked and we have the money? We should be okay?

Several people began speaking at once again.

Councilperson Trakas said I would make a motion Mr. Chairman to favorably recommend this concept to Council and the Administration and to create legislation accordingly.

Mayor Kurtz said I would make sure, are there any more questions?

Chairman Walchanowicz asked Tom do you have any questions about it? Anybody?

Councilperson Trakas said as long as Dave Snyderburn is okay.

Mayor Kurtz asked are you okay with that tool?

Technical Service Director Snyderburn said I think that since we talked about it, obviously in the beginning I had questions; but I think since we discussed it, I feel very comfortable with it. I think it probably would be a great tool for both Finance and Council.

Councilperson Trakas said and under auspicious of Technical Service so that they are fully engaged.

Technical Service Director Snyderburn said we will take them to every building, and obviously like the Mayor said, who knows the Civic Center better than Tommy. Every building facility manager obviously, we will go to the Fieldhouse and ask Tony for his input.

Mayor Kurtz said if we don't have a blueprint when we are done that identifies each facility and the conditions so that we can quickly pull something together, add additional information to building files; so that whoever walks in the future, will have that file. This will be the baseline of it, then it's of no value if we don't create that opportunity.

Chairman Walchanowicz said you can say it's kind of like analytics. We are kind of like going Browns style.

Mayor Kurtz said to a certain extent we are using data to organize and structure. We may look at restructuring committees, Council committees, but departments. We are examining the possibility of doing something different with departments for efficiency purposes. If we have a baseline for all of our buildings, at least that doesn't change however we may administer it.

Councilperson Trakas said I think as you are examining the Five-Year Capital Plan, now you have the opportunity to say where your priorities are. So, we have been purposely all over the map on that; and it's nothing offensive about that. I think this gives you a strategic plan as to

what are your highest priorities. So, you find yourself in a situation of well that building is only 30 years old, and maybe it's not. I think this helps us to just make those types of decisions. We don't have to follow every recommendation. We don't do it with Mannik & Smith; although we come pretty close. I think it's a pretty fair tool for the community to use on behalf of its own assets, and it would be beneficial.

Mayor Kurtz said so if we find something such as security that we want to utilize this as a facility template; but we want to use a specific firm or architect for something specific in our buildings, we aren't tied into GPD for this.

Procurement Coordinator Zdolshek said no, that's correct.

Councilperson Trakas said one other thing just along those lines Mayor, and I think that's an important comment to make, during the Community Services meeting that we had in December, or maybe September; I can't remember which one it was. We spoke about security pretty at length, and I guess some of us were surprised to find out the extent of our security concerns. So, I think in evaluating, these are soft targets, the schools, the Community Center, the Civic Center. We talk about City Hall and having security, of course you think about that; but where are most of the people going? They are going to the Civic Center, to the park. So, I think as we are talking about these things, it would be incumbent upon us to prioritize that security aspect of it because we just don't know with the evil that's out there, whether it be terrorists or bad guys trying to do things to our people. I think that it's pretty important to advocate that for that up front because we know there's a big cost to it; but maybe start getting that part of it going because I think when you realize, somebody had an accident in the parking lot in the Civic Center. They asked can I see the security camera, and there wasn't one. Oh, okay. Things like that which were fairly basic. I think we need to prioritize that and get that up to speed.

Technical Service Director Snyderburn said Mayor, you instructed me already, that's why I met with Norm Casini today about security. It was part of the reason, security for City Hall. He instructed me before.

Councilperson Narduzzi said we have been talking about security for ten years already; until something big happens. If something big would have happened, it would have been in already.

Mayor Kurtz said well what we are doing now is taking a more comprehensive approach to facilities. For example, this facility, and I am asking the question; and the people, and everybody is going to play a role in defining that because everybody has a perspective on, whether you are sitting here or Finance or the Mayor's office, wherever you are at on this side. Then I am even enjoining the Police Department because this building is going to be 40 years old, and do we still have the same need for that type of facility as it was defined 40 years ago? So, we are exploring the big picture of it so that we can come up to Council and say well we didn't just put a lock on the door; we actually defined how we are going to protect the employees in a variety of situations. Then use the same type of system as a baseline for all the rest of the facilities so we have the same type of technology in place; but it starts with examining, what are we going to need?

Procurement Coordinator Zdolshek said Mayor we wanted to add the pre-school to this report, and what was the second building?

Several people said the garage and the cemetery.

Councilperson Veverka asked and is the barber shop on this list?

Chairman Walchanowicz said no, it is not on that list.

Several people began speaking at once again.

Technical Service Director Snyderburn said the barber shop is there.

Councilperson Trakas said I would like to read that report. The C&B garage, it would be an interesting report to read. Then do you want to work something out with these guys?

Mayor Kurtz said absolutely. I want your information so that we can further define your capacities and abilities. I like what you said about we could use different engineering firms, and Don and I have had this conversation; but if you could bring us grant money, you could bring us monies to offset some of our costs. Obviously, it would give you the inside track to be able to perform the service for us; we have done that with roads and sewer projects in the past where if there was some vehicle to get some funding for a project, they usually get the project. So, you mentioned it, and I concur with that.

Councilperson Trakas said there is a motion.

The Clerk asked do we have a second on the motion?

Moved by Trakas, seconded by Narduzzi, to favorably recommend this concept to Council and the Administration and to create legislation accordingly. Voice Vote: 3 yes/0 no; motion carried.

Chairman Walchanowicz said well that brings us to Maple Shade Cemetery expansion.

Procurement Coordinator Zdolshek said I appreciate your guys being patient, I was a little nervous.

Chairman Walchanowicz asked Tim Topolski to come sit up at the table with the rest of the group. There are two graves available at Lot 54, correct? Marie quickly explained to me how.

Mr. Topolski said you are going by Section C, it's what is available and left. So, if you look at Section C, Lot 54, there's a graph.

Councilperson Veverka asked so C is the really old section?

Mr. Topolski said actually, the oldest section is A, B, C is probably the third oldest section, then D, E, F, G, H, I and then J are all the newer sections.

Councilperson Veverka asked C is at the corner of Brecksville Road and Rockside?

Mr. Topolski said correct.

Councilperson Veverka said near the hearse building.

Mr. Topolski said correct.

Several people began speaking at once again.

Mr. Topolski said so within 54, there's actually, I believe there are a total of 6 graves, and of those 6 graves, we have around 3 available.

Councilperson Narduzzi asked what is 2, 3 and 4?

Councilperson Trakas said that's just other graves that are already filled.

Mr. Topolski said there are 6 graves within 54, numbered 1 through 6; and 1, 5 and 6 are occupied, and then 2,3 and 4 are available.

Chairman Walchanowicz said looking at all the plot pages, Tim, we only have 78 gravesites left?

Mr. Topolski said available for purchase.

Councilperson Trakas asked so where is Section J here?

Mr. Topolski said J is the newest section. It is next to the mound.

Chairman Walchanowicz said there is a picture in the packet.

Mr. Topolski said it would be the one that is separate from the rest of the cemetery.

Councilperson Trakas asked and this is proposed expansion?

Mr. Topolski said this is the current one.

Chairman Walchanowicz said this is one here, and I believe there was one next to this one.

Chairman Walchanowicz said J is with the turnaround.

Several people began speaking at once again.

Mr. Topolski said the double letters indicate rows within the sections. So, you have Row AA, it's more or less for when we place the memorial markers.

Mayor Kurtz asked are you familiar with the studies we did a few years back with the columbarium wall, the mausoleum?

Mr. Topolski said no. I am looking at the site plan which was done in 2006. That is the first I have ever seen of any of this.

Councilperson Narduzzi said I guess our discussion on the cemetery should be how many we have left, how long is that going to get us and what we should plan on for the next phase.

Councilperson Trakas said so we have 101 left, is that an accurate statement?

Chairman Walchanowicz said Marie pretty much said 78 is what we have left. I don't know how long we have been on an "as needed" basis on those. Now we are strictly, if you need one, you can buy it. You can't buy it in the future, buy it now for down the road.

Mayor Kurtz said Mr. Chairman, we own everything in the purple, including the road, including the facility in the back; but I think the discussion is how do we want to expand? Where do we want to expand? At what cost do we want to expand?

Councilperson Trakas said so we own everything else, the Cavs are there. There's no expansion after where we own, right?

Mayor Kurtz said there's a piece to the north of the road. We have the existing cemetery, and then we have the purple piece which is ours, and the road is ours. Then to the north there is that one section that is still not owned, it's still owned by Dalad. It would be this piece up here. We own all of this. Dalad owns that one piece in front on the other side. Then there are the 3 houses. We own everything including the road, everything behind, where the facility is, and everything over the hill. That's all City property; but obviously we aren't going to use any of that for cemetery. It's the parcel in the purple that really defines today, at this site, the potential for expansion.

Councilperson Trakas said behind there, I don't know where this map is oriented; behind the purple area, is that useable property? Is that what Dalad owns?

Mayor Kurtz asked do you mean on top? That's ours, but it's all slope.

Councilperson Trakas said I know how to read a terrain map from the military.

Mayor Kurtz said it's all slope. It's really unusable.

Chairman Walchanowicz said so the gas well, that's on the 12 acres.

Mr. Topolski said that is just north of the cul-de-sac there in J.

Chairman Walchanowicz said if we could somehow figure out if it's time where we can cap.

Mayor Kurtz said it's not my area, but I mean we should find out the existing parameters of the contract. I think Duck Energy, we can contact Mansbery and find out what it's generating.

Finance Assistant Osysko said we do get some money from it. It's not very often.

Mayor Kurtz said I think it's about a \$20,000 or \$25,000 cost to cap it.

Councilperson Trakas asked is it still used?

Mayor Kurtz said well right now it's still generating. Like Maggie said, it's not significant.

Chairman Walchanowicz said they said that typically on those wells, the strongest is the first five years, and it gradually starts to slow down its production.

Mayor Kurtz said all we really need, I would just like to get a flavor from Council as to what, do we want to look a columbarium wall? Do we want to look at expanding into the 12 acres? Look at capping the well and dedicating that in the purple for a long term cemetery? Do we want to look at the ash, the scatter grounds? Do we want to look at a mausoleum? It's hard to depict, just north of the existing turnaround in Section J, that slope area, we looked at that in terms of a potential mausoleum area; and it does have the potential because the elevation is not such that it's so severe like the rest of the slopes. That's a possibility, but even if we took, just went to the north in the purple area, that still would be enough room for burial, for all the different facets of honoring, respecting your loved ones.

Councilperson Veverka said Mr. Chairman, Dave, did we get any kind of an idea? We started off talking about the cold storage building, and you did some work, pursuing some information about that. What's that capacity, and what is the potential, what kind of numbers did you get? We looked into that a couple of years ago.

Technical Service Director Snyderburn said Jim Milano, I went to him. He drew up some things. I think it was, he said you could put quite a few niches in there, and for the price that you could charge for them; you would make a considerable amount of money. It wouldn't take much to do in that building. They could make niches that would fit right in. It was the old Sexton's building where they kept the bodies. That was just a thought.

Councilperson Trakas said with respect to that, what do we charge now for a burn burial? What he was talking about was rather substantially more than what we currently charge. If we could accomplish this without having to charge, to keep the price the same; that would kind of be my druthers. I think that's a good building to do that in if we can.

Mr. Topolski said cremations are \$115 during the week and \$150 on weekends.

Councilperson Trakas said we were talking like \$1,000.

Chairman Walchanowicz said I talked to Jeff last week, and he mentioned about \$1,100.

Mayor Kurtz said we are officially low by the way.

Several people began speaking at once again.

Mayor Kurtz said a columbarium wall gives us, even to recover our costs would still be more substantial than what we are paying now.

Councilperson Trakas said I don't look at these as profit generators. It's a service to our residents.

Councilperson Narduzzi said and the cost of designing some wall.

Councilperson Trakas said speaking of that, we talked about fencing around there. So, there was some discussion about an enhanced RTA shelter; but you would have to come up with \$100,000 to do a fence. Should we do that? I think that still makes sense. It honors the memories of all of those who were there.

Chairman Walchanowicz said there's a lot of residents concerned about people sitting on monuments and headstones. There is no place to sit at the RTA bus stop, so they are sitting on a gravestone. He also mentioned, if we put a standard fence up like what's at the one across Selig, it's a flat topped post where people could still sit on that. They would be sitting on the fence. He kind of thought about a different style fence so it would prevent anyone from sitting on the fence.

Councilperson Narduzzi said you don't want a 5 foot fence or a 6 foot fence. A 4 foot fence would be sufficient.

Councilperson Trakas said it would keep people out.

Technical Service Director Snyderburn said just so everybody knows, I am just waiting on RTA, there is a bus shelter going in there. The pad is poured. It will be a small structure.

Councilperson Trakas said to the point, we could have nice signage that says Maple Shade. You could do something really nice. You can have these beautiful gates. I like the idea of a gated entry.

Chairman Walchanowicz said I have had residents question gates on the entrances that close at night because a lot of us go to Drug Mart, and at night they will pull out and will see cars parked in the back of the cemetery. Usually if it's dark, and you are back in the cemetery, 80% of the time you are up to no good.

Councilperson Trakas said every private cemetery is locked at night.

Finance Director Blaze said this is a public cemetery though.

Councilperson Trakas said taxpayers want to get their money's worth out of hanging out in the cemetery.

Mayor Kurtz said so action items for us. We are looking at a smaller fence. We will look at some ornamental features that add character. We could look at that. There's that action item.

I think more importantly, we need to address a long term strategy relative to the utilization of the land outlined in purple, and the different types of burial services we want to provide and the cost associated with all of those. So, if you want us to upgrade that information we put together about 10 years ago; we can do that, and then come back. At the same time, we will try to put together a map to give you a flavor as to potential locations. We can work with a planner to help us design something that gives us longevity and will define how many years based on our current rate, the absorption rate.

Councilperson Trakas said and I would also encourage you Mayor to use the funeral directors that we have in town who know what is going on trend wise. Greg Zamborsky and I graduated from high school together. He said that incinerations are like 60% these days.

Chairman Walchanowicz said Tim said the same thing.

Councilperson Trakas said so we can allocate our property accordingly.

Mayor Kurtz asked do you envision that a columbarium wall as something that would be, from your standpoint, functional, needed?

Mr. Topolski said my thought process is going back to the Sexton house; maybe possibly doing that, and then marketing and see where the market falls with the residents. I know that some cemeteries have gone and done the walls and have a hard time selling it because people are still purchasing full graves, yet placing the cremains in the full graves because it's more cost effective for them.

Mayor Kurtz said so what I hear you saying is if we are going to do something like a columbarium wall, plan it holistically; but then maybe develop it piecemeal as needed so you are not building this gigantic infrastructure and then only using 10% of it. So, if you have the option at a smaller venue, if you design it in a larger venue; so you are managing your costs, and you are going to see how the absorption rate would be, but you have offered the residents a different option.

Mr. Topolski said yes.

Councilperson Narduzzi asked could you do smaller graves in the ground for ashes?

Mayor Kurtz said I don't know about that.

Councilperson Narduzzi said now we are using up a whole grave to put a box of ashes in.

Mr. Topolski said the thing with that though is we have, or we provide the option to the family that they can place up to 6 cremains in a grave, in a single grave. So, a whole family could technically go in there if they wanted to.

Councilperson Trakas asked do we have takers on that?

Mr. Topolski said as far as I know, yeah. Actually recently a lot of families that have moved out and are coming back have optioned for that.

Councilperson Trakas said if you do that, maybe we should think about how the columbarium works because maybe it doesn't matter that they are in the ground, they just want them somewhere; and then you can preserve that space for coffins, increase your opportunity.

Mayor Kurtz said I think the information that Tim just shared in terms of doing something partially to manage your costs and see how well it is received. It offers an option to the people, and then we have to decide more burial space as well as we will look at a mausoleum.

Chairman Walchanowicz asked Tim do you know where if we did do a scatter garden?

Mr. Topolski said the problem is I don't have enough information or experience with those at all. We would probably have to get ahold of another cemetery, city owned or otherwise that have those and find out what if there are certain regulations to it.

Chairman Walchanowicz said the EPA was my big thing on a scatter garden, if there are any type of EPA rules where you just can't.

Several people began speaking at once again.

Councilperson Veverka said one of the big concerns I had Chris, what was the number that when we spoke with Jeff Markley, what did he say the cost was? Did he say like \$50,000 or \$70,000 to do a wall? It was a big number. That was the reason why when I touched base, Dave, what was your person talking about, how many spaces for ashes in that building?

Technical Service Director Snyderburn said I want to say 80 on each wall. I think there was 160 or 180. I am going to have to go back in my notes.

Councilperson Veverka said it was a substantial number.

Technical Service Director Snyderburn said it would be from floor to ceiling. Jim Milano came and looked at it.

Councilperson Veverka asked you made the structure solid, right? You did work on the roof?

Technical Service Director Snyderburn said we did work on the roof. I can do that right away.

Mayor Kurtz said you think about the experience when you are walking in there. Is there enough width to accommodate a couple families? Whereas, a wall you would have a little more room outside. I don't think I want to be crowded out if I was a family member.

Councilperson Veverka said this would potentially buy us time too, and the option of the cost that you might have. You could still kind of keep the price in the reasonable range instead of the \$1,100 range or higher if you go to put \$50,000 or \$60,000 in a wall. Then all of a sudden you are going to have to come up with a huge cost for the residents.

Mayor Kurtz asked how many people could you put in this?

Several people began speaking at once again.

Technical Service Director Snyderburn said it was quite a few. I don't have my notes with me.

Chairman Walchanowicz said it seems like the total was 130.

Mr. Topolski said in that building yes.

Mayor Kurtz said it's a very sensitive situation when you are inside there.

Councilperson Trakas said one thing I was thinking also was if we wanted to create like a Veterans' section or something like that. You have an opportunity for people who can kind of stay together. I have seen that in some of the cemeteries, this is this type of a place. They have gardens around it and that type of thing. It might be an attraction.

Mayor Kurtz said Mr. Chairman, with the action items, what do you want us to do in terms? Do you want us to come back with some, a better understanding of our property and some options and costs relative to these variables?

Chairman Walchanowicz said yes.

Mayor Kurtz asked from the traditional of burial sites to columbarium wall that you could build in segments to a scatter area, including a potential cost for a mausoleum? We will come back to you, and then we will find out about the gas well. So, we will find out, and I am assuming everyone concurs that the purple shaded area is the area we would permanently designate for expansion.

Several people said yes.

Councilperson Trakas asked do you think that crossing the road would have any appeal? Would we be interested in that?

Chairman Walchanowicz asked crossing the Cavs' road?

Councilperson Trakas said yes.

Chairman Walchanowicz said I had mentioned earlier if the City purchased the plot next to the road, reconfiguring the road to the opposite end; and then you wouldn't have to cross that driveway.

Mayor Kurtz said and use that road as part of our burial system. That's creative.

Councilperson Veverka said you would have a road construction anyway.

Chairman Walchanowicz said because you could almost take where the turnaround is and as another entrance, just take the turnaround and extend it north.

Mayor Kurtz said going north of the Cavs' road, and that piece, there is a big piece that is left; a lot of it is gully. That piece that is left that we didn't purchase as part of the original property, taking that, and then laying the road, a new entrance, the furthest point north from an elevation standpoint and tying it into their facility. Then we would be able to pick up the road as well as maybe a portion of that curve area. We could utilize that road for another road for the cemetery.

Take this road here, the Cavs' road and put it up here or wherever the elevation allows us. It might get down a little bit, but then coming in and tying in back here so you pick up all this property. You would pick up the road, and then all you would have to do is tie your road system in somewhere back in here like this, or through the middle to be able to get full utilization for the next hundred years.

Finance Director Blaze said I don't know if the Cavs would mind.

Councilperson Narduzzi said driving through a cemetery to get to work.

Several people began speaking at once again.

Mayor Kurtz said it would be a long time before we would have to be up by their road. It's worth just laying it out Don.

Finance Director Blaze said they want the curvature because they don't want a straight drive, and everyone seeing their building in the back.

Mayor Kurtz said we will just have them go down in the dip and come up. It would be pretty neat.

Councilperson Trakas said well you could put some trees in.

Mayor Kurtz said you could do some creative stuff. I think it warrants at least an engineering study. So, that's what we are going to do then. We are going to, the Minutes should reflect our action items, and you can make sure I get them. We will pass them out.

Councilperson Narduzzi said well we are going to phase whatever we do.

Mayor Kurtz said absolutely, but I would design, the comprehensive plan, and we only would spend incrementally to advance this.

Chairman Walchanowicz said Jeff also mentioned that there were a lot of wetlands in that one section. He mentioned that there is usable land there, but we would need to start kind of mitigating and bring the Army Corps in to start making that wetlands smaller.

Councilperson Veverka said but Jeff said bring that Army Corps in as late as you can. There are ways to mitigate it ahead of time to reduce the size of it. If the size shrinks small enough, then it doesn't need to be, you don't need to purchase.

Councilperson Trakas said flooding out graves is a bad deal. So, we have to make sure that doesn't happen.

Councilperson Synek said I have a question or two. So, there are 78 gravesites available? On average, how many burials are there in a year? How dire is the situation?

Mr. Topolski said on average we have 60 some burials, and of that, in 2019 we had 63 burials; and of those there were 37 full burials and 26 cremains burials.

Councilperson Trakas asked all of those were people who already had plots? How many people needed new plots of those?

Mr. Topolski said that I do not have a breakdown. That is just the total. Last year we sold 8 graves.

Mayor Kurtz asked Tim, how many of the existing graves, do we have a summary of how many existing graves are unoccupied?

Mr. Topolski said we do not have a total number. We would have to go back and look through.

Mayor Kurtz said and when we upgrade the filing system. One of the goals this year is to upgrade the filing system; and once we do, we will be able to tell you how many existing graves we have available. I wonder if there is a way to legislate. I don't know if there is, but I know there are a number of graves that will never be utilized because the family members are dead, they are gone; and they bought 3 and used 2. They bought 2, and they used 1. So, they are sitting there; and I don't know.

Councilperson Synek asked how many total gravesites are there if there are 78 available, how many?

Mr. Topolski asked throughout the entire cemetery?

Councilperson Synek said yes.

Mr. Topolski said I do not know that offhand.

Councilperson Synek said because I am just saying, okay this is what we have, this additional 12 acres, is that double the capacity? Is it triple the capacity? Is it 50 years of capacity? Is it 10 years?

Several people began speaking at once again.

Councilperson Synek said it's kind of interesting what's happening on the north side of that road, but if that's 150 years from now.

Mayor Kurtz said realistically you can see the area, we will use the left hand side of that. You can see relatively speaking, especially if we do a columbarium wall.

Councilperson Trakas said I have a small request, but not minor. When we talk about the fencing, if we can't do some like signage over the gate; I would say that we try to keep that to like a Victorian style of that building. So, it would be more appropriate.

Mayor Kurtz said coming into the community, the community infrastructure.

Councilperson Trakas said don't cheap out on it I guess is what I am saying.

Mayor Kurtz said no, if we did some columns like the front of City Hall, something like that.

Councilperson Trakas said clocks.

Councilperson Narduzzi asked how do you stop the fence on the north side? Do you run it back to the southeast?

Chairman Walchanowicz asked like where do you stop it?

Councilperson Narduzzi said I'm asking how you would do this.

Mayor Kurtz said we had a mound there.

Mr. Topolski said we still do.

Mayor Kurtz said so that's been our fence line so to speak. Until you made out your vision, you would probably just stop it.

Councilperson Trakas said it's far enough away from the bus stop.

Mayor Kurtz said maybe mound it, and maybe landscape something. You would see that it's coming to an end, at least until you decide to build the next phase.

Finance Director Blaze said the City could put some benches and encourage people to stay up by the street. I don't know why anybody had any need to go in the cemetery if we made it accommodating for them waiting for the bus.

Councilperson Trakas said or people who just want to reflect. Do we have benches?

Mr. Topolski said we do have some throughout the cemetery.

Mayor Kurtz said so the next thing you want to look at is the cost of a fence and some ornamental gates, and really make it look like you could shut it off if you wanted to; not that I would encourage anybody to close it by the way. At least people would know that this is a cemetery. It is reflective of that where you are just not walking through it. Keep in mind, the only thing you have to be sensitive about that is the graves along the sidewalk area because Tim how close would you say they are?

Mr. Topolski said the older section, the graves run about 6 feet off the sidewalk.

Mayor Kurtz said so that's another thing, and how far the new section.

Mr. Topolski said that's probably, I am going to say 20 feet off roughly.

Mayor Kurtz said well that's far. We have some flexibility. If they are 6 feet off, we can accommodate some benches outside the fence area. I think that could be tied into the fence structure.

Councilperson Narduzzi asked how many people can fit inside the shelter?

Technical Service Director Snyderburn said it's 5 feet deep and 7 feet wide.

Councilperson Trakas said that's a nice shelter.

Technical Service Director Snyderburn said no, it's 9 feet wide. I think about 4 or 5 people.

Mayor Kurtz asked what does that do to the sidewalk if you only have 6 foot.

Technical Service Director Snyderburn said well it's not on the sidewalk. The pad is beyond the sidewalk.

Mayor Kurtz said you only have 6 feet to the graves.

Mr. Topolski said where they moved it to, that section the graves were further off like 12 feet off.

Mayor Kurtz said so we have some room. I will get the call.

Technical Service Director Snyderburn said it's a small shelter.

Councilperson Veverka said some cemeteries also purchase back graves. Do we do that?

Mr. Topolski said we do if the family chooses to sell back. The problem though that we are running into now is that many of those graves, the families move away; and then they call up and say my great, great grandfather owned this, and I want to be buried there. What do we do?

Several people began speaking at once again.

Councilperson Trakas said we should have some type of a mechanism, a legal mechanism to say.

Mayor Kurtz said it's a legal piece of property. It is a title piece of property.

Several people began speaking at once again.

Mr. Topolski said some have gone to Probate Court to prove that they are the legal owners.

Mayor Kurtz said so Mr. Chairman we have our marching orders with regard to the cemetery.

Several people began speaking at once again.

Chairman Walchanowicz asked Tim are you going to look into some of these things for us?

Mr. Topolski asked what would you like me to look into?

Councilperson Veverka said we talked about the scatter garden.

Councilperson Narduzzi asked when we go to the next section, do we still have it "as needed" or do we start selling them?

Mayor Kurtz said I guess we can ask that question once we define the opportunity which we will do that as part of our analysis. So, if we have 1,000 then we have more flexibility.

Councilperson Narduzzi said or able to sell 20% of them or 40% of them.

Mayor Kurtz said and then you have to ask yourself questions, how much?

Finance Director Blaze said because now we are opening it up to regular sales, any smart resident will say hey I could get one for a couple of hundred bucks here instead of a couple of thousand.

Mayor Kurtz said I would have to ask how many requests we get for cemetery graves, but we tell them it's for residents only, and we don't have them for sale.

Service Director Karas said we do get those calls periodically. It's not overwhelming, but we do get those calls regularly.

Councilperson Trakas asked you have civilians just calling and asking?

Mr. Topolski said non-residents call because they don't realize it's residents only. I believe Brecksville is open to anyone. A lot of cities do have graves available to non-residents, but there is a significant charge more that they do that for.

Chairman Walchanowicz said Dale had an example. He had a relative pass, how many different cemeteries did you have to call before you found one?

Councilperson Veverka said I started with Maple Shade because I figured I was a resident, and it was a relative and checked the one in Sagamore at Olde Eight; and we checked a few other ones. Most of them were not. You had to be a resident. So, we ended up in Brooklyn Heights' cemetery, which doesn't have those restrictions; and it was costly.

Mayor Kurtz said okay, next.

Chairman Walchanowicz said next on the agenda will be potential property utilization for public purpose.

Mayor Kurtz said Mr. Chairman and members of Council, I only bring these up at Public Buildings & Lands Committee meeting only to give you some follow up on some of the discussion we had earlier this year.

This is the corner house next to Chase Bank on Brecksville Road, and I did contact the owner; and I did have a follow up meeting with him last week. The unit being rented is being vacated at the end of this month, and I talked to Don Ramm about the existing issue we have episodically relative to the flooding that comes out of the road from the bank and sheets across Brecksville Road. That property right now would help us 2 ways. First of all, it's not the most sightly location, that house; and 2 we would be able to manage a problem that we have relative to the water that sheets across Brecksville Road by putting a detention pond, locating a detention pond somewhere on that site, not necessarily that configuration. I would say more towards the back if we could come to terms and put some small benches in front for people walking up and down Brecksville Road if they wanted to stop there before they hit the hill, so to speak.

Then the last component of that would be a fence that we would then; we have a 25 foot easement along that property lines that separate the two zoning areas, the commercial and the residential. We have the ability to put that fence in from Brecksville Road to the rock formation where no one is getting over that. Only because it's been brought up by the neighbors along Lafayette, they voiced their concerns; and that seems to be an appropriate solution. It's not intimidating, but it's something, if you are having problems, you are not going to run south. You will have to go north.

Finance Director Blaze said you might want to check with legal to make sure that easement still exists.

Mayor Kurtz said well there are 2 easements. You are correct. There is 1 that we got from the shopping center developers, and then there is one. We got that easement from when Milstein was building that subdivision; and we also got the right-of-way from David Bruening when he

developed that site. You see the easement area. We have the ability to come from Rockside Woods South to that area, and then be able to tie into the marginal road to the north or create a marginal road to the south. We designed that flexibility into that area. We also looked on the east side, moving that McDonald's bank entrance further south so we could create a safer intersection and move that for lane storage at Rockside and 21. These were all conceptual. They were all preliminary engineering ideas because when they were building that we wanted to get some right-of-ways so that we had flexibility in the future. This doesn't have to be done, it's just something that could be done; and it would give a little more I think a safer treatment to the traffic on Rockside and 21.

Chairman Walchanowicz asked would that be strictly for emergency vehicles or anybody?

Mayor Kurtz said if we moved the exits from the subdivision, from the bank and McDonald's and from the shopping center, the Chase Bank, it would be a new red light back further south. We would eliminate the 2 existing where the road connects, where they are today. So, you have more storage.

That's just a concept. It doesn't have to be part of this, but it certainly would be something we could look at. The whole purpose about bringing this up is we are getting an appraisal so that Council then could be in a position to make a decision to develop that; it's just conversation.

Chairman Walchanowicz said but the big thing is to alleviate the water issue also.

Mayor Kurtz said the big thing is to clean up the corner because right now it's not exactly the nicest entrance to our community, to accommodate the pooling of water, and then to create that fence line, that safety barrier between the two zonings.

Councilperson Trakas said I agree with all of that. Where is that water coming from? What part of the City?

Mayor Kurtz said the backyards, the slopes off the backyards.

Mayor Kurtz said it sheets from Lafayette northeast, and then it gets to where it comes northeast. Then it moves northeast, and the area, it's not the ledge of rock; that area all goes down, and what's not caught by the detention from the office buildings, there's no place for it to go so it comes into the Chase driveway.

Councilperson Trakas asked didn't it freeze like last year a couple of times?

Councilperson Veverka asked Don what's the cost for a detention basin?

City Engineer Ramm said this one could probably be fairly shallow. I mean it's just a little bit of dirt work. It's really not all that expensive. We don't have any designs.

Councilperson Veverka asked and are there alternative ways of handling the water without having a detention basin that we have to go back to take care of? I remember we have litigation

related to a detention basin as it currently exists in town, and there are lots and lots of detention basins.

Mayor Kurtz said your point is well taken, but I think that was a result of all the new development, the compromise there was all the new development further west which has been there. This is not really new development, it's just a matter of capturing the water.

Councilperson Veverka said right. I am just wondering if there's another way to capture the water and not necessarily have the cost of the house being \$150,000 plus, and then cost of the detention basin if there's a way to capture the water and not lose the value. There is tax money that comes from the house.

Mayor Kurtz said I agree. If we had a commitment to upgrade that area then it would be one thing; but the existing condition is such that it's time for something different.

Several people began speaking at once again.

Mayor Kurtz said I am going to bring these to you, and the Administration will examine from as many perspectives as we can before we bring them to you because then you will offer ideas as to did you think of this? Did you think of that because maybe we won't do a detention basin. Maybe we can do underground retention like we did at St. Maron's, and maybe that would be the vehicle and we can create some type of a park type setting as a softening between the commercial and residential. The difference is this is that transition point, and it's kind of like abrupt. It goes from commercial to residential; and there is no softening affect at all.

Councilperson Narduzzi said it's in a place where someone tried to put a small strip mall in there, and the residents were in an uproar. So, we kind of know that's not going to happen. We know it's not in a place where you are going to fix that house up because who wants to move there. So, the best vehicle for that house would be for the City to own it. It solves 3 problems.

Chairman Walchanowicz said it's like my buddy Brian who owns the Sutula house now. He is trying to buy the lot next door because he doesn't want anything else going next door. He wants that buffer.

Mayor Kurtz said so I guess at this point, the input is good because it relates to if we got the property how we can manage some of the different ideas of utilizing it. So, we will pursue until we have something to bring to Council, and then we will have the discussion. We will have something there to actually make a decision on. Right now we are just influencing the future. When we have something, if we are able to accommodate to bring to you; then we can actually decide on a future.

Councilperson Trakas said the original schematic showed 2 addresses. Is this 2 parcels or one?

Mayor Kurtz said well they took the one, it was an "L" shaped parcel. They cut it straight now. It used to be behind the other house. So, now it just goes straight back rather than using the backyard of the other house. They made 2 straight lots.

Finance Director Blaze said the picture just showed both houses, and that's why it was on the slide.

Councilperson Trakas asked so what do the people next door think about this?

Finance Director Blaze said well he owns both.

Councilperson Trakas asked the same guy?

Finance Director Blaze said Carlos Sarti.

Councilperson Veverka said I thought he sold the one.

Councilperson Narduzzi said he sold the one further south.

Mayor Kurtz said if I am the neighbor, and if we are going to clean something up; it will be better than what you have.

Several people began speaking at once again.

Councilperson Narduzzi said people walk in the backyard of the people with the pool. They come from the restaurants.

Mayor Kurtz said the people walk from Red Robin and go into the backyard.

Councilperson Trakas said so that fence is crucial.

Mayor Kurtz said so we will pursue this until a point where we can bring it back, but I appreciate the input; and we will make sure that we take that into consideration. If we bring it back, it will be to make some decisions, and if not, at least we have explored it.

Any other questions on this?

Councilperson Veverka said just a comment that Jim you know with Dr. Salem's house where they had that issue with the water. Harold Todt did a water collector that brought it up, and Don you made that connector out at the street. So, we had the cost of the street. We have the water captured, and it goes underground; and then you don't have to deal with the surface feature to collect the water.

Mayor Kurtz said if we can, I would definitely go along with it. The unfortunate thing is there is a lot of water that comes across that road when it cuts loose. If anybody has been there when you are driving through that water; you are hydroplaning through that water. It is a lot of water. Absolutely, if we could accommodate it through infrastructure without having to dig something out, I will support it.

Councilperson Trakas said I like that idea. Let's consider it.

Mayor Kurtz said that's the next phase of the discussion.

Mayor Kurtz said ODOT, I met with ODOT this week, and we talked about a variety of different subjects. The one bit of information, does everybody see those gantries pulling those beams across the existing bridges? Don or Dave, you say one word, or Leon. What do you think the deflection is on that bridge as those beams and gantries are going across the frame of that bridge? What do you think the deflection is on it as they go across? A couple of inches?

Councilperson Narduzzi said it's got to be feet.

Mayor Kurtz said it's a foot of deflection. It is designed that way. The ODOT Director, he's a District 12 guy. He used to be a foreman. He's a bridge guy, and he said that; so the interesting fact before I get into the realities of the purpose of this. There are 3 things, one is a foot deflection on that bridge with the gantries; and they are even greater on those beams on the existing bridge where traffic is sitting there, but people don't know that. The second point of interest, how many cars go on I-480 in average day? What is the peak?

Chairman Walchanowicz said I think it's more than 100,000 cars a day.

Mayor Kurtz said this is in a day. There was a guy who was talking about it during the campaign, hey we have 150,000 cars going this way, 100,000 go that way. He was in the ballpark, but he was not an accountant like Vern and Kenn. His numbers were realistic. Does anybody remember those numbers? Well, it was actually I-77 is 100,000 a day; and I-480 is 165,000 a day. The peak is 180,000 in one day. That's the average annual day, it's 165,000 a day. That's why when they were looking at the cost of this bridge and building a new structure; they first do an analysis where they took the local access roads, and they determine can they fix them up, expand them like Rockside and 17 to accommodate that. They quickly dispelled that to Central office and the Feds to say we aren't doing it. That's why they are building this new bridge because of that reason. All kind of fun facts.

Okay, let's go back to reality.

Talking about the old salt dome on Old Brecksville Road; ODOT has abandoned this property. They moved to Pershing, and in doing so, there was a policy with the County so I asked the State what is your policy on properties that they are not using. He said we usually appraise them and then auction them off. So, I was hoping that they would have the policy like the County used to have where they would give them to the local municipality.

Councilperson Trakas said you could talk to your legislator about doing that.

Mayor Kurtz said because they are preparing to do that. I drive by there all the time, and I say you know what, I don't know what the appraisal is worth. We will find that out, but would there be any interest on Council's part for us to acquire this property for not only the salt dome. We would have a north end fuel station. We would have the newer building which is a nice building

for storage or for some type of repairs, but it's not for a Service garage. It's not big enough, but for a northern support unit. It is something we should talk about.

Councilperson Trakas asked put a couple of trucks there?

Mayor Kurtz said we would service that north end of town from there, absolutely.

Chairman Walchanowicz said there you go Leon, there's for your salt.

Service Director Karas said we would definitely have to use it this year. We have a minimum we have to purchase, and we are nowhere near that amount.

Mayor Kurtz said well see, there you are. How much do we have to spend on salt?

Service Director Karas said for the season; we were spending \$63.21 a ton, and so far this year we bought 2,500 tons. Right now we are at 100% capacity in our dome. We have to buy another 2,500 tons. That's a lot.

Councilperson Trakas said through the State Capital Improvement Budget because I did this in Chagrin Falls for something very similar, we can get that say that once the valuation is done; then the first right of refusal is the City of Independence. To pay for it, you put it in the law; and then they have to do an appraisal within a certain amount of time, and then we have the first right of refusal so it doesn't go to public auction because we are a public entity.

Mayor Kurtz said we can have the property by the way. There's 2 things; we can either get a discount if there's a reversion clause or we could just buy it for the appraised value; whatever we negotiate. So, I guess if there's no objection I am going to at least write a letter to them and tell them we would be interested after we receive the appraisal. Fair or not?

Chairman Walchanowicz said I think so.

Councilperson Trakas asked Leon you could use the property?

Service Director Karas said I think so. The way the winter is going, we will have a lot of salt over.

Councilperson Trakas said if you put some trucks down there, that would be beneficial from a Service perspective. Does that save you time, money, what does it do for you?

Service Director Karas said it gives us access to Granger and Rockside a little bit easier.

Mayor Kurtz said we will examine it. This is all new to them too. It just came up. This is after a meeting with ODOT this week. So, I just wanted to run it by you to see if there's even an interest. If so, I will write the letter. We aren't obligated to do anything.

Councilperson Trakas said the policy is to auction.

Mayor Kurtz said or if we buy it, it becomes ours; and we determine how we want to utilize it long term.

Chairman Walchanowicz said I think that's a good idea.

Mayor Kurtz said I will tell them to get the appraisal, and we will find out. Fair enough? There's no obligation.

Councilperson Trakas said try to get a cost of what it costs to maintain the property too.

Mayor Kurtz said actually at that point we will go down there and examine the property and look and see. So, that's what we will do.

The other things we are looking at, it's premature; so we don't need to talk about them at Public Buildings & Land, but if something gets some traction for discussion, I have an obligation to bring to you anything for ideas for discussion. Once we determine, we are looking for a directional decision, that's when we will look at it in terms of a direction and not just discussion. These are discussion items.

Chairman Walchanowicz said I like it.

Mayor Kurtz said the last thing, it was brought up earlier about we are looking at this facility in probably the first pecking order of renovation and upgrades, changes. The people here have experienced in terms of needing to be upgraded; and in terms of security, and some of the different needs that come along with security which would be if we secure the facility, we have to put a bathroom out in the lobby, things of that nature.

Councilperson Trakas asked why do that?

Mayor Kurtz said well people come into court.

Councilperson Trakas said I was thinking down by the street.

Chairman Walchanowicz said a couple of weeks ago they were without water across the street, and the City offered to anyone who had to use the restroom, they could go to City Hall and use the restroom.

Councilperson Veverka said it has to be a unisex restroom these days.

Councilperson Trakas said you don't have much room over there.

Mayor Kurtz said it's big enough. You could do a bathroom.

That's all I have today, but as we move forward, we will just incorporate our thoughts, ideas and information; and we will call another meeting.

Chairman Walchanowicz asked any other matters? There were none.

Moved by Narduzzi, seconded by Trakas, to adjourn the Public Lands & Buildings meeting of January 30, 2020. Voice Vote: 3 yes/0 no; motion carried.

There being no further business, the Public Lands & Buildings meeting of January 30, 2020 was adjourned at 6:17 p.m.

Debra J. Beal, Clerk of Council
Minutes Unapproved at Time of Release 02/03/2020
