

**CITY OF INDEPENDENCE  
PUBLIC LANDS & BUILDINGS COMMITTEE MEETING  
MINUTES  
AUGUST 31, 2023, AT 4:00 P.M.  
COUNCIL CAUCUS ROOM  
&  
VIA ZOOM**

Present: Chairman Chris Walchanowicz  
Councilperson Anthony Togliatti  
Councilperson James Trakas

Also Present: Mayor Gregory P. Kurtz  
Vice Mayor Dave Grendel  
Councilperson Dale Veverka  
Procurement Coordinator Dennis Zdolshek  
City Engineer Don Ramm  
Economic Development Director Jessica Hyser  
City Planner Anne Lynch  
Recreation Director Tom Walchanowicz  
Technical Service Director Dave Snyderburn  
Cemetery Sexton Tim Topolski

Chairman Chris Walchanowicz called the meeting to order at 4:05 p.m.

Chairman Walchanowicz said the first item on the agenda is Maple Shade Cemetery fencing. We have a couple of cemetery things so I am going to let Jess and Annie talk.

Councilperson Trakas asked Chairman Walchanowicz do you want to move to strike those two items?

Chairman Walchanowicz said we are going to take off Item Number 7, future of the Service Department. Ron had an engagement to go to tonight, and I didn't want him to rush; so we are going to take that off the agenda and schedule another meeting for that. Also, the Haydite Mine restoration, we were unable to get Derek Schaffer her for today, so I am going to re-schedule that for when he is available.

Chairman Walchanowicz asked do you want to start with the comfort station first since it's up.

City Planner Lynch said we don't have to.

Chairman Walchanowicz said it's up to you, whatever you want to do.

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City Planner Lynch said I put together some preliminary details as far as the fencing around the cemetery. I kind of worked with Dennis.

Economic Development Director Hyser said let's just take a step back and just say that we are looking at the Maple Shade cemetery where would be the fencing and columns that were recommended in the discussion from Council. I just wanted to pause and make sure we set the stage on that.

City Planner Lynch said thank you. So, I know this was looked at previously before I started, so I worked with Dennis to kind of get that information. We are looking at a fence along Brecksville. So, it's kind of anywhere between 900 and 970 linear feet, depending on where you start and end it. Given that the fence, six foot posts or segments, and then the columns would be staged relatively 45 feet apart, giving you a total of 22 columns along that stretch. Again, that's just a rough estimate. The black dots you see are where those would be, but that all again depends exactly where and getting that survey of kind of where the dots are and where the graves are is going to dictate a lot of that as well.

So, back when they looked at this in 2021, the cost of the fencing and the columns together was a little over \$78,000. So, I did with inflation costs and cost of materials, we would be up to about \$90,000 to install all those today.

Economic Development Director Hyser said I actually had a conversation with the City Engineer, and he thinks that price might be still a little low; so we may have to adjust that.

Vice Mayor Grendel asked is that for the fence that goes from Rockside?

Councilperson Trakas said it's only on Rockside there.

Economic Development Director Hyser said correct.

Vice Mayor Grendel said it goes from Rockside over to where the new drive that's going to come in. The last two columns, is that past the current drive that's there?

Mayor Kurtz said once they get the new road in, we should consider extending that with columns on the entrance, and we can extend the fence where it blends back into the mound. Is that what we are looking at doing?

City Planner Lynch replied yes.

Mayor Kurtz said so taking the existing last section of fence right where the cursor is, we will take it further north to where the new drive will go into the cemetery; and we will put the columns on both sides of that and the one before that, I don't think there's columns on that one either. Then making columns on every entrance like we have at the existing cemetery. So, the columns, the limestone caps, and then lamps on top of them.

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Vice Mayor Grendel asked will this look similar to what we have in front of City Hall then and Hemlock? Just to get an idea.

Councilperson Trakas said question, the people who wander in and are leaving trash and everything, where are they coming from? Are they coming from across the street, McDonald's? Are they coming from Drug Mart?

Tim Topolski said anywhere from the Rockside Road businesses, people that walk down for lunch, to the bus stop, to people just walking.

Councilperson Trakas said if we took it on Brecksville Road, it could inhibit a lot of those types of things. That's one of the big things we are trying to do. The fence should discourage that type of behavior.

Vice Mayor Grendel said we would just have trash in front of the fence.

Chairman Walchanowicz asked do we have trash cans along there?

Tim Topolski said the only trash can we have is over by the bus stop. There's trash cans throughout the cemetery itself. There's one located by the first house off of Rockside, but like I said, everything else is throughout the cemetery.

City Planner Lynch said and then there was also some discussion about the newer section over here, when that gets built, kind of extending the landscaping mound to kind of mirror what the Cavs' drive has.

Councilperson Togliatti asked and how wide would the landscape mound be that runs along Brecksville Road? Will it eat into our usable graves?

Mayor Kurtz said initially you could go closer to the road if I remember correctly. Don, we are going to mound that, and the fact that we have how many new graves after we build this section?

Economic Development Director Hyser said 1,400.

Mayor Kurtz said we will have 1,400 new graves. So, in the future, if we do ever finish up, we will be able to bring this forward, or transition that from the mound to the additional spaces. We will have 1,400 new graves in this section, and we are in a position for the mounding and aesthetics and softening effect would play a better role than just empty burial spots.

City Planner Lynch said so the other thing I know that was also kind of thrown out there was putting a wrought iron archway, and I am not proposing that there is one at every entrance, I just kind of wanted to show that these are the possible locations if we do decide to go that route, and then some concepts of what that could look like.

Vice Mayor Grendel said Dave was a proponent of that arch for Brecksville Road, so maybe Dave you will get your arches after all here at the cemetery.

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Councilperson Trakas said I think it's wonderful.

Mayor Kurtz said that would not be part of the fencing phase. That would be a next step, correct?

City Planner Lynch said yes, right.

Councilperson Trakas said that's really nice.

Chairman Walchanowicz asked are they able to when they build those columns, are they able to build those columns to maybe in the future.

Mayor Kurtz said they can (inaudible) the columns.

City Planner Lynch said so just again, very rough conception of what that fence and the columns would look like. This is along Brecksville Road, and I know in some of our conversations there was talk about people riding the bus kind of going into the cemetery, sitting on the grave stones; so this kind of idea here, the same column as what would be proposed along the fence route, which is kind of incorporating that wooden bench in between two columns. So, you could put that somewhere along, just to help mitigate that issue; and again it would be seamless transition. It would blend in. You aren't getting any different materials, but I just wanted to show that option because I know that it has been brought up in the past.

Councilperson Trakas said that might be really helpful.

City Planner Lynch said we have our expansion laid out here. In green is what is going to be our Phase 2 for the cemetery, and like Jess had briefly said, we are looking at roughly 1,400 graves in that new section. Then is all that road being built in Phase 2?

Mayor Kurtz said so all the green would be available after the excavation and grading, and those are put in, that all the green would be available for surveying and sale, correct?

Councilperson Togliatti asked City Planner Lynch did you stop sharing your screen because I can no longer see the illustrations.

Economic Development Director Hyser said we are still sharing.

Mayor Kurtz said on the screen we have a layout of the future configuration in the two phases that we talked about and approved the grading plan for. Is that what is on your screen?

Councilperson Togliatti said it just came up now.

Mayor Kurtz replied okay. So, the 1,400 spots would be within the green.

Economic Development Director Hyser replied right.

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City Planner Lynch said then this is just our proposed cemetery pricing for that new expansion. Again, we are kind of looking at \$675 for the new plots that are going to be part of that expansion. Then we also just kind of broke down what the costs are going to be for that expansion on our end. We are giving you an idea of that cost, and what that comes out to be per plot. So, we think that our proposed pricing is in line with the overall cost for the City to develop that land.

Mayor Kurtz said it's not a money maker, it's a cost balance. We will be financing this for the future, for the next 20 or 30 years.

Councilperson Trakas said so fee based on reality too, not something made up.

Mayor Kurtz replied right.

Councilperson Trakas said and it's lower than most, I think that's still pretty good.

Mayor Kurtz said we presented that.

Economic Development Director Hyser said we presented that at a previous meeting.

Councilperson Trakas said it's like the lower third of all the ones.

Chairman Walchanowicz said I think a lot of the Catholic Diocese are over \$1,200.

Councilperson Trakas said they have a maintenance problem, they have huge areas.

Vice Mayor Grendel said this is identical to what was presented before.

Economic Development Director Hyser said it does not change. The only thing that we added was, based on the impression from the last time we had this discussion, was about what this next phase was going to cost. So, we were able to (inaudible), we are talking about \$90,000 for fencing and columns, and we think that number is going to be bigger than that, so we threw that additional figure in there, \$200,000, lighting and some landscaping brings that total project up to about \$915,000; and based on the number of plots being considered in that next phase, 1,400, that gives us a cost per plot of about \$650 per plot.

Chairman Walchanowicz said now I don't know if anybody went over it with you guys about how there is if somebody has already purchased additional plots, and they want to go to the niche wall, how the City is doing that?

Councilperson Trakas said we didn't talk about that.

Chairman Walchanowicz said so I had a resident contact me a couple of weeks ago. So, what they are doing is basically we are going to whatever they paid for their initial traditional sites, and they want to go into the wall. They are going to credit them that initial cost, and then they would have to pay the difference. So, then that's going to open up some sites in the old section.

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Councilperson Trakas said that's a fair approach.

Chairman Walchanowicz asked Anthony, do you have any questions?

Councilperson Togliatti said I do not.

Chairman Walchanowicz asked Councilperson Trakas, do you have any?

Councilperson Trakas said no, it was very well researched. We did talk about those mausoleums, so I saw that you had some ideas on there with mausoleums as well. Was that a Phase 3 type thing to build something like that? I think a lot of people like that idea.

Mayor Kurtz said I think we will visit that. The fence would be a 2024 capital project, most of this, except for the earthwork and the grading and the road, will be a 2023, current year. The fencing, columns, lighting, finished landscaping will be 2024.

Several people began speaking at once.

Chairman Walchanowicz said we might not be able to do it, but have we ever considered like if a family wanted to build their own family mausoleum? Have we ever discussed that?

Councilperson Trakas said we have not, but I think that's something maybe we should.

Mayor Kurtz said well if somebody buys plots, family plots, they could build an above ground mausoleum. Someone could come in right now and put the above ground granite burial mausoleum. You see them in Florida a lot. They are only about two feet above the ground.

Councilperson Trakas said we should have a policy on that because if you have two people, and you build an actual mausoleum, it takes up more space than the traditional.

Chairman Walchanowicz said I just wondered maybe like in the future, if we open up another section that would be a section that is for, or an area of it for private mausoleums. I am sure there might be people.

Councilperson Trakas said plenty of people.

Vice Mayor Grendel asked Mayor when do we anticipate selling the new section, selling the plots?

Mayor Kurtz said I would say by the end of the year we would be in a position, we are down to 20 or 25; so we are going to be in a position to finish that. Let me ask Don, when will be ready to sell some plots there?

City Engineer Ramm said the end of the year.

Vice Mayor Grendel said you could put something in the Post maybe.

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Chairman Walchanowicz said you know how we have such limited sites left, I know that years back stopped pre-selling them. Now they were sold as-needed. Once we open this up, will we be able to go back to pre-selling.

Vice Mayor Grendel said I would think.

Mayor Kurtz said there's nothing that says we can't. It's policy as much as anything. Your point is well made, future discussion would be a private mausoleum, a mausoleum itself, which we have outlined, and designed a section for that. Then pre-selling, there's no reason not to be able to pre-sell once we get this new section starting in 2024.

Chairman Walchanowicz asked Dave do you have anything?

Vice Mayor Grendel said no, a lot of people have asked about the niches, and this way they will know. That's the two biggest questions I get, that and the Concordia.

Councilperson Trakas said future dwellings is what they are looking for.

Several people began speaking at once again.

Mayor Kurtz said so we will have that, if I understand correctly, we are going to pass legislation for the new fees. We have outlined the strategy that Council approved the budget for 2024 for the capital projects. We are keep going on the same path we are on administratively, and we will have a discussion, we will frame up a discussion for the private mausoleum, burials, and then the mausoleum itself and then pre-selling, we will just start that.

Councilperson Trakas said we thought we had \$150,000 in the budget.

Chairman Walchanowicz said I was just going to ask Maggie.

Maggie Osysko said we have \$150,000 right now.

Councilperson Trakas asked what would the cost be to do Rockside to the driveway, do we know that?

Mayor Kurtz said we will have to bid it to get really hard numbers.

Councilperson Trakas said because it could be for \$50,000 it could be square on.

Technical Service Director Snyderburn said in my opinion you are just a little low, not really low with everything. You figure that you have 22 columns, and they were about \$1,000. By the time you put that face brick on, the mortar and everything else, you are at \$2,000 or \$2,500; so you are little bit low now. I mean, that's just my opinion. I am just telling you from what we did up in the front. From years ago, fencing has gone way up.

Chairman Walchanowicz said we can get some more accurate numbers.

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Mayor Kurtz said we can look at the cost factor on some of these, but we have money appropriated. We can add money to it for 2024. The question is how much do we have to add. We will get that.

Councilperson Trakas said good.

Vice Mayor Grendel asked then do the fencing from Rockside then?

Councilperson Trakas said if we could, I think that might prevent some of the people from McDonald's.

Several people began speaking at once again.

Councilperson Veverka asked when you are at the point that you are going to open the new area, have you thought about the pricing for the 20 that are left?

Mayor Kurtz said once we change the pricing, the pricing will change.

Councilperson Trakas said the old pricing would be maintained. That's what we had talked about at the last meeting.

Vice Mayor Grendel said there's not that many plots.

Chairman Walchanowicz said I don't have an issue with keeping the old section at the price it is.

Councilperson Trakas said then the new section, the prices would be different.

Several people began speaking at once again.

Economic Development Director Hyser said the only thing I would suggest Council that might be (inaudible) the Service Department who has to sell those, understanding the multiple pricing.

Mayor Kurtz said I just think we make it all, if we sell after a certain time.

Chairman Walchanowicz said unless January 1, 2024, maybe that's when the price increase goes into effect, and whatever is sold in the old section from now until then is at this price.

Several people began speaking at once again.

Mayor Kurtz said I'm okay with that because it will be the end of the year before finalize it anyways, so we will make the pricing effective the first of the year. I am okay with that.

Chairman Walchanowicz said then that will just take over for whatever is left.

Mayor Kurtz said it will be easier to administer for sure.

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Councilperson Togliatti said at our last meeting I thought we talked about implementing the price increase when the new section was completed, and the new graves were actually available. That way these existing graves, 22 or whatever they are, could be reserved for those who are in need of them at the current price.

Councilperson Trakas said that's what we had talked about at the last meeting.

Chairman Walchanowicz said so Don feels that by sometime between Thanksgiving and the end of the year, we should be able to start selling the new sites, that it should be ready for that. So, the price increase would then take effect come January 1. So, whatever is left currently, would stay until the first of the year.

Councilperson Togliatti said I get it.

Chairman Walchanowicz said it's just easier for the ladies at the Service Department for billing and everything.

Councilperson Togliatti said, so the new road would be completed, and the new plots will be laid out by Thanksgiving is what we are anticipating.

Mayor Kurtz said I would say by the end of the year. By the end of the year Don?

City Engineer Ramm asked to what degree would they be laid out?

Mayor Kurtz said so we could sell them.

City Engineer Ramm asked physical monumenting?

Mayor Kurtz said we have to monument them.

Several people began speaking at once again.

Mayor Kurtz said so we will pin and identify each section, and Don you will put that together for us with Tim. It will be the first of the year before we get that done. I am okay with leaving the same until the first of the year.

Chairman Walchanowicz asked anything else for the cemetery?

We are going to jump down to the Hemlock Creek Trail comfort station.

Economic Development Director Hyser said we looked at options to install a restroom facility, comfort station if you will on the Hemlock Creek Trail. People who use the trail I think would appreciate some sort of restroom facility. We had talked about this previously and utilizing the structure that's there. However, we have looked at some other options. This is what is at the site presently, this old house, the old slaughterhouse. It is very weathered, and we looked at what it

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would cost to rehab this facility and turn it into a restroom as well as an option that would construct a brand new facility, a pre-fabricated facility.

City Planner Lynch said so when I was initially working with Dave, we kind of came up with a number around \$145,000. I am sure that has probably increased since the last time we talked about it, but that included well water upgrade, all of the electrical upgrades, tying into the sanitary connection, demolishing some of the ancillary structures that are on site.

Technical Service Director Snyderburn said it included handicap access. We would redo the whole house, and inside redo a little bit. I am sorry, I didn't mean to interrupt you Annie. I am just saying, I don't know if Annie knew exactly what we were doing; but that included quite a bit of work on that house.

City Planner Lynch said and so I was looking at the precast, prefabricated buildings, and really for the same price, you are getting a structure that looks nice. We can customize it with the materials and the colors; and again still having two restrooms available. This would be flush, it would not be a vault system. We do have the utilities that we can tie into to make it accessible and flush.

The other elements that are included with this, we can get the anti-graffiti coating because we know that was an issue at the house. Then also there's the timed electric lock system for the doors. So again, that doesn't involve having somebody on the Rec Team or having to go down and make sure it's locked up.

So, I think for the amount of money, this structure can and has a lot more benefits and it would still provide a nice aesthetic. It kind of blends in with the trail. So, those are the options.

Economic Development Director Hyser said it provides an amenity for those who are utilizing the trail.

Vice Mayor Grendel said you have to have cameras there and everything because Tommy didn't they do something to the commode there at Liberty Station? They took sledgehammers to it and everything. That's right up there where there are a number of people.

Chairman Walchanowicz said so I remember in past conversations, we had talked about if we did use the existing dwelling that was there, we were going to put some type of historical thing of the whole Haydite area, pictures and stuff. I didn't know if that was still something that was on the table.

Mayor Kurtz said it's like the park does with those placards that lays the thing out and shows this area was once where the Haydite workers, the mine workers lived.

Several people began speaking at once again.

Chairman Walchanowicz said I don't see us being able to do that with just a freestanding building.

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Mayor Kurtz said we could put it near it with pictures of the mine.

Councilperson Trakas said we would retain the house under this.

Mayor Kurtz said no, we weren't going to retain the house.

City Planner Lynch said I was proposing to take that down and utilize that site because it's already disturbed. We know it's flat.

Vice Mayor Grendel said that building has been altered, so it doesn't have the same as when it was first built.

Councilperson Trakas said it was company built, and it's the last one of its kind around.

Several people began speaking at once again.

Mayor Kurtz said it's not in the original shape like the ones at Vaughn Road that the National Park converted. I think that would have been appropriate, but there have been so many modifications and add-ons, it doesn't have the same appeal that those did.

Councilperson Togliatti asked so does this \$145,000 for the pre-fab, that still requires the well water upgrade and septic connection and the demolition? So, it still includes a lot of the costs that are included in the upgrade of the other one for the same price. So, your price for this structure would be considerably higher than renovating the other is what I am gathering, correct?

Mayor Kurtz said define considerably higher.

Councilperson Trakas said \$4,000 higher.

Chairman Walchanowicz asked does that include everything?

City Planner Lynch said that includes coming on site, the final connections to the utilities.

Chairman Walchanowicz said that's signing your life away done.

Economic Development Director Hyser replied right.

Councilperson Togliatti asked now do we still have to provide the sanitary connection, the well water upgrade and the demolition? So, there are additional costs which appear to be bundled into the cost of the other rehab.

Mayor Kurtz said I think that Dave made it clear that this cost was several years old, and it didn't take into consideration the material cost upgrades we are experiencing today, or am I wrong Dave?

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Technical Service Director Snyderburn said I don't know the cost right now. That's what we did a couple of years ago. We talked about it also Mayor, and whatever you would like to do; but is that the right location? Or is it the perfect location for a restroom? I don't know, maybe there's a better location.

Recreation Director Tom Walchanowicz said Annie and I had a conversation about this. I think there's a better location at the old Universal Rack building. The utilities are all there. There's a transformer for power. The sanitary sewer is right there. There is water there. I think that's closer to Stone Road. The Police have more (inaudible).

Mayor Kurtz asked is that our property or is that the National Park?

Recreation Director Walchanowicz said I don't know.

Mayor Kurtz said I think that's National Park.

Technical Service Director Snyderburn said we could still redo the building. We would keep that building as a site, as a historical site; it just wouldn't have bathrooms there.

Councilperson Trakas said if you did that as kind of a visitors' center, and then you move the latrines up to where people would need them more, I think that would be a good idea.

Technical Service Director Snyderburn said that's up to you guys.

Economic Development Director Hyser said when we looked at the site, there is land there that is owned by the National Park.

Several people began speaking at once again.

Mayor Kurtz said we could ask them. It's a good question to ask.

Technical Service Director Snyderburn said the only reason I mention it is obviously you want the best location to have a restroom. I don't know.

Recreation Director Walchanowicz said one of the problems where that house is now, there is a big ditch that goes through there, and that ditch carries a lot of water during our big storms. So, Don you would know this, we would have to put a large pipe in there or something to accommodate these heavy rains that we get because it becomes a fast-moving stream in front of that house.

Councilperson Veverka said I guess as we rewind back, is it's the last remaining structure connected to the Haydite mine. It's a craftsman built house. It has been modified. I know something was added to the back, but just the idea of losing that last actual structure to me. I have trouble with that. I know that you mentioned the National Park. They saved those buildings there along Vaughn Road, but to lose that last structure and just have a plaque or a sign to me just doesn't make sense. You talk about anti-graffiti coating, why couldn't you put anti-graffiti

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coating on that building? So, Dave what you are saying is try to keep that building, that last connection with the days of 150 years ago would make a lot of sense to me.

Technical Service Director Snyderburn said it's entirely up to you. Like I said, the only reason I mentioned it is you want to be in the best location for a restroom. I don't know the best location for a restroom. Like I was saying, still keep the house because it could still be there as a historical site.

Chairman Walchanowicz said I would be open to putting in a restroom station, but also keeping the house. We don't have to redo the house.

Mayor Kurtz said we could also relocate the house if we are ever going to do something with Haydite. Something on that property, and use that as (inaudible).

Technical Service Director Snyderburn said relocate the house to a site that everybody would be happy with. Let me just tell you, and Don can attest to this, that house a lot of vandalism. We have replaced the windows once. They have broken them again, and that's why it's boarded up. It just seems like a lot of vandalism down there.

Councilperson Trakas said why don't we put together a strategy on that and see what we can do. I would like to make it a visitors' center.

Chairman Walchanowicz said I thought we had a Hemlock Trail Committee. I thought there was a committee that was formed.

Councilperson Togliatti said yes there is a committee. I have yet to convene the first meeting, and this is a good impetus to get it going. So, we can refer it to the Hemlock Trail Committee, and it will be our first point of discussion.

Chairman Walchanowicz said thanks.

Vice Mayor Grendel said that's an excellent idea.

Technical Service Director Snyderburn said I think it's a great idea.

Councilperson Trakas said that solves a few problems between the vandalism and the flooding.

Vice Mayor Grendel said there are a lot of issues to discuss.

Mayor Kurtz said the vandalism, the flooding, all of those are good points that need to be taken into consideration. We can't compromise safety.

Chairman Walchanowicz asked do you have anything else on that or are you guys good?

Economic Development Director Hyser said that was good.

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Chairman Walchanowicz said thank you.

Councilperson Veverka asked are the bathrooms no sex?

Councilperson Trakas said I thought Men and Women.

Chairman Walchanowicz said maybe we should have family bathrooms.

Councilperson Veverka said that's what I'm saying, family bathrooms because that's the way so many other restaurants and everybody else is going. So, family lockable bathrooms to me would make so much more sense than male and female.

Chairman Walchanowicz said it's more politically correct.

Anything else?

Alright, we are going to move on. We will get to Dave, we will have him knock off, get us up to date with the air handlers and the windows for City Hall.

Technical Service Director Snyderburn said well the windows, they are in. I mentioned to them that I wanted it to coincide with the air handler installation because we have to take out some windows to get the air handlers in. We have to take out a dormer and a big window in front in Police. So, it would be good to do them both at the same time. The air handlers are scheduled for the third, but he's 99% sure they are coming in which would be one year almost exactly since we ordered them. They are coming in the middle of September. So, I would like to coincide that start.

So, I have a firm date of October 2<sup>nd</sup> for Pella, and I got their A crew for installation. That's what I said, I want the Number One crew because we are going to go over this with a fine tooth comb, and he knows that. I think we got a great deal on windows and a great deal on this whole project. Pella is very, very expensive, and windows have gone up tremendously. I think we did real well, and I think also with the air handlers we got a good deal.

So, the same thing, we are having a meeting with Carrier and Johnson Controls, and we are having a meeting with the plumbers, electricians. We are all going to get together. They just want to get these air handlers in which they say they are supposed to be here the 17<sup>th</sup> of September.

So, the start date right now, I talked to our rep from Carrier, Jason Lockhart, and he said that will be great. That will be a perfect time. So, I talked to the Mayor already, we are going to have heat in this building because we have perimeter heat, so the air handlers will not affect the heat whatsoever. The only place we won't have heat for about a week would be in Council Chambers because there is hot water going to that air handler there, and so the air handler takes care of the heat in there.

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I think if we need them, I think October, I looked at the temps, I could put a little temporary heat in there to keep it plenty warm if there happens to be a Council meeting, no problem. We could keep it good and warm.

So, the project is three weeks, and possibly three weeks for both. It might go until the fourth week, but I don't think so. I think there might be some control issues or something with the air handlers. I think three weeks on the windows is pretty good from expectation, and that's the schedule. I think it's the perfect time. It's before winter, before snow. You don't need air conditioning. I think it's going to be a great thing. I think we are in good shape. Both projects I think there's about \$450,000 total for both projects. I think we are still on for that. Nobody is saying anything. We had a little bit more for Johnson Controls in there, a little bit of buffer in there. I think we had \$475,000 budgeted, and I think right now the expense was around \$250,000.

So, I think everything is good. I am going to be real happy to get it done because believe it or not, one of the pans up there is leaking which is what I was worried about. S, the pan is leaking, and I don't want that. Right now we have it guttered off so it goes right into a drain. That is how old they are. That's it, they are going to give out. It's the perfect time.

Vice Mayor Grendel said so then it really only affects the October Council meeting as far as Chambers.

Technical Service Director Snyderburn said if there's anything at all, we will have heat in there, no problem.

Councilperson Trakas said we have these sills, are the sills going to be affected?

Technical Service Director Snyderburn replied no. The windows are staying the exact same color as they are. They come pre-stained. The only thing that we couldn't get with these windows are the concealed blinds because they don't do them on double hung windows any more. We will have to get blinds or curtains. I don't know what, and now that's going to be a little bit of money. I didn't figure that in. I will go over it with Dennis. Right now we have blinds on some windows. We have curtains on other windows. So, obviously in Council Chambers we aren't changing those curtains or anything. Those will be the same. Everything will be the same. We will put up exactly what we could put back. Maggie might want different things in Finance. Or you might want to put all the same blinds like these. So, we will see. Obviously, all the screens will be replaced. They will be good windows. They are vinyl clad, they are aluminum clad.

Chairman Walchanowicz asked Anthony do you have any questions?

Councilperson Togliatti said I do not.

Mayor Kurtz said Mr. Chairman if I may, Dave, could you put together for the next Public Buildings and Lands Committee meeting the status of the City Hall security since you will be working on this building. Let's update that and get back to Council to make sure we can get moving on that project.

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Technical Service director Snyderburn said and I think we have monies in there.

Mayor Kurtz said I think we need to update Council and move forward with that project.

Technical Service Director Snyderburn said had the concept plans. We can start getting some pricing. Let's get some preliminaries. That's a good idea Mayor. I can certainly put that together for you.

Mayor Kurtz said so Mr. Chairman if you don't mind, put that on the agenda for the next meeting. Thank you.

Chairman Walchanowicz said thanks Dave.

Okay, we will jump to the dog park.

Recreation Director Walchanowicz said where we are at right now is the fence was installed. The Petty Group won the bid on the fence. There were some shortfalls on the installation. One of them being that they really messed the area up. We got that taken care, and got everything seeded. So, I am just saying they have about 75% of the grass put in all real nice, and the last 25% they really kind of destroyed.

There's also some shortfalls with the way they put it in. The Superintendent was out there, and they are going to come out and replace some poles because of the way they set them up too short. They tried to put extensions on, and it was a terrible job the way that they did it. They had to do some welding on two of the main posts, and they had to take out two whole sections of fence and reinstall it because the way they installed it was incorrect. This is a professional company that has been around for years and years. In fact, they put the outdoor pool fence up back in 2000, and it's not like this is a new company; but I was very disappointed. Their Superintendent was very apologetic. He couldn't believe the way they put it up, but he said that's the way it is now. Employees don't care. They have trouble getting employees. That's why it took so long to get the fence put up in the first place.

So, what I am looking at now is an October 1st opening.

Chairman Walchanowicz asked what route are you going to go in terms of how people are actually going to get in and out of it?

Recreation Director Walchanowicz said the way we have it set up right now is the parking lot of the t-ball diamond. The entrance is off the one corner, and you will be going in and out that way. It divides into two, one area for large dogs and one area for small dogs.

Chairman Walchanowicz asked is there going to be one of those QR readers for our pass so only residents can use it?

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Recreation Director Walchanowicz said I met with Jim Gibbs out there this past Friday, and he's working on that and there's power out there. When we first open it, it will probably be opened for anybody.

Chairman Walchanowicz said so at least by spring we will have it in.

Councilperson Trakas said I was just going to say, we have some policies about cleaning up and all that. I think that's pretty important.

Chairman Walchanowicz said I don't know if anybody asked this prior to today, is there any type of waiver forms that residents would sign prior to using it, like a one-time thing? If somebody gets bit by another dog, the City is not liable because you signed this waiver. It's this, it's that, just to kind of protect us a little bit.

Councilperson Trakas said that's a legitimate point.

Recreation Director Walchanowicz said right now from what I talked to other cities, they don't have a waiver.

Councilperson Trakas said I think we should maybe have some type, at least either printed rules that you agree to. When you come in, you are responsible if your dog does something to desire anybody else's property, personal or another animal.

Chairman Walchanowicz said I got a call at the beginning of the summer, somebody's dog bit another dog in the park, and they rectified the situation between themselves. The one person paid for the vet bills, but that was just two dogs in the park, not in a confined area.

Recreation Director Walchanowicz said I think that person had the dog in the ball diamond. Someone was walking up with a small little dog, and the other dog charged.

Councilperson Trakas said we should at least have a liability waiver on the City, I think.

Procurement Coordinator Zdolshek said I have some past experience in that. Liability waivers, it's kind of hard to contract away liability. Even like one of the examples is the Cleveland Indians. The Cleveland Indians always post that message on the board before the game starts, we are not responsible for if somebody gets hit with the ball or bat or whatever. Legally, that doesn't serve any purposes.

Chairman Walchanowicz said I remember back in the day they used to have that stuff also on your ticket stub, on the back of the stub. There was a waiver claim type thing.

Councilperson Trakas said I was thinking that if someone is not in control of their animal, and they go and do something malicious, who has more money than the dog owner? We do. There has to be some way to phrase that and do it properly.

Recreation Director Walchanowicz said I will check with Greg O'Brien.

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Councilperson Trakas said even some rules that we post, but this is a small area. The Lakewood Dog Park is a pretty big park, and you might want to do that.

Purchasing Coordinator Zdolshek said Jim, our liability coverage would cover the City in something like that, but we don't want to use it.

Several people began speaking at once again.

Vice Mayor Grendel said Mayor which reminds me, I think it was at a Community Services meeting, we talked about, or maybe it was a workshop, we talked about having the function up at the middle school property. I think Emily had brought that up, they would bring food trucks and music. Is that still going to happen? I have had a number of people ask.

Mayor Kurtz said I just talked to a vendor today, not a vendor, but one of our companies that wants to participate.

Economic Development Director Hyser said it's set for October 14<sup>th</sup>.

Vice Mayor Grendel said I had quite a few people ask me because I mentioned it to them when we first talked about it, and I think Dennis you checked out the insurance part of it.

Procurement Coordinator Zdolshek said actually yesterday myself, Maggie and Vern met with our insurance consultant. He went over the fact that the City would have no exposure at all because of our liability coverage. He discussed host insurance, and what we need to do and what we need to get from anybody that would sponsor an event like that.

Vice Mayor Grendel said that would be good. That would be perfect because we already have I think in September the Kiwanis barbecue and the Fall Fest, so the middle of October would be perfect, and the weather should still be pretty decent. I think I would like to get future (inaudible) for that property, until something gets built there to have events like that.

Chairman Walchanowicz asked anything else on the dog park? There was nothing.

Just a quick update on the Concordia property, where we are at and what we are doing.

Economic Development Director Hyser said we have met with four very interested developers on that property. They all seem aligned with our vision. We are gathering more details from them about what they propose on that site. I would hope in the next several weeks we will be able to bring that in front of Council to just test the water in detail about what their proposals are within the next couple of months.

Vice Mayor Grendel said so nothing until next year.

Mayor Kurtz said this fourth quarter is our goal to at least refine the opportunities to present to City Council and have public meetings.

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Vice Mayor Grendel said that's good because you always have your doubters.

Mayor Kurtz said you have to have public meetings, and Jess and Annie, they have refined this process down to four legitimate potential builders, and so we will refine the information they presented because not all of them are the same and to come up with the best product and the best design and utilization of the land. So, I would say the next couple of months we should have that, and then we have public hearing, and then move forward.

Chairman Walchanowicz asked any questions? Anthony, anything?

Councilperson Togliatti said no, I am good thank you.

Technical Service Director Snyderburn said I have a question, will we remove those houses?

Mayor Kurtz said yes, those houses would be removed, but we are on month-to-month leases I believe.

Technical Service Director Snyderburn said I just wanted to know.

Mayor Kurtz said it's a fair question. We don't have any long term responsibilities.

Vice Mayor Grendel asked is there just one house?

Technical Service Director Snyderburn said well there's two.

Vice Mayor Grendel said there was another one that was taken down.

Mayor Kurtz said the barn we took down, but there are two houses that would be part of this process.

Chairman Walchanowicz asked is there anything else that anybody wants to bring up? There was nothing.

Chairman Walchanowicz said the only other thing I had was I heard something that they were going to start taking down the old Howard Johnson's.

Mayor Kurtz said there's a demolition contractor on site, and that building should be razed sometime. You don't put equipment on site and not use it. So, I would say the next couple of weeks after the holidays, you will see that Howard Johnson's hotel come down.

I was just informed today, it's not Public Buildings & Lands, but Mike is working closely on the Cohara property to clean up, so that's in the mix. We have a 30 day wait. We got one price, and he's getting more prices. Once we get the prices, then we will be able to come back to Council for action in cleaning up that property.

Vice Mayor Grendel asked how long as it not been inhabited?

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Mayor Kurtz said definitely a long time.

Vice Mayor Grendel said there's a house on Hemoga too towards the north part.

Chairman Walchanowicz said it's the old Finley house.

Vice Mayor Grendel said that's kind of an eyesore.

Mayor Kurtz said there's one on Sprague we are looking at. There's Finley we are looking at, and if you know of anything else, we are going to look at talking to you about (inaudible). We are going through budget review and getting ready for the budget. So, it represents some different opportunities to monitor this more closely, somebody dedicated to monitoring our housing stock.

Councilperson Trakas said the fact that we still don't get more than a dozen people comply with our, we need somebody. If we need someone to do it, we have to bite the bullet.

Mayor Kurtz said we will present that at the budget hearings.

Chairman Walchanowicz said it sounds good.

**Moved by Trakas, seconded by Walchanowicz to adjourn the Public Lands & Buildings meeting of August 31, 2023. Voice Vote: 3 yes/0 no; motion carried.**

There being no further business, the Public Lands & Buildings meeting of August 31, 2023, was adjourned at 5:04 p.m.

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Debra J. Beal, Clerk of Council  
**Minutes Unapproved at Time of Release 09/05/23**

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