

**CITY OF INDEPENDENCE  
PUBLIC LANDS & BUILDINGS COMMITTEE MEETING  
MINUTES  
NOVEMBER 23, 2021 AT 3:00 P.M.  
COUNCIL CAUCUS ROOM  
&  
VIA ZOOM**

Present: Chairman Chris Walchanowicz  
Councilperson Tom Narduzzi  
Councilperson James Trakas

Also Present: Mayor Gregory P. Kurtz  
Vice Mayor Dave Grendel  
Councilperson Kathleen Kapusta  
Councilperson Kenn Synek  
Councilperson Dale Veverka  
Procurement Coordinator Dennis Zdolshek  
Finance Director Vern Blaze  
City Engineer Don Ramm  
Economic Development Director Jessica Hyser  
Economic Development Specialist Anne Lynch  
Service Director Ron McKinley  
Recreation Director Tom Walchanowicz  
Technical Service Director Dave Snyderburn  
IT Director Jim Gibbs  
Councilperson Elect John DiGeronimo  
Councilperson Elect Anthony Togliatti  
Lieutenant Greg Tinnirello  
Service Department Employee Tim Topolski

Chairman Chris Walchanowicz called the meeting to order at 3:06 p.m.

Chairman Walchanowicz said I would like to switch the agenda up a little bit because we have some people that need to get out early; so we are going to do Number 1 first, and then we are going to go to Number 3, and then we are going to jump down to Number 4, and then Number 8.

Economic Development Director Hyser said I am going to share the screen. This item is the Chestnut Woods Homeowners Association, and we have a number of guests here, Derek Schaefer being one of them here in the room and then there are a couple of folks on line. I believe Attorney David Horvath as well as Robert Abdow. Do you guys want to kind of set the stage here?

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Attorney David Horvath said I can if you like. I did most of the heavy lifting on this. There is a small parcel that is directly to the left on the map there where it says I-77. You will see there are a number of homes there. He said to the north of that is a small strip of land. Keep going past the cul-de-sac, a little further up. There is a piece of land there, and that is currently entitled to West Creek Conservancy.

Through a few years of litigation that involved not only West Creek, but Perrico, Mr. Troiano personally, the Homeowners Association; we have come to certain agreements, and the agreement is that in exchange for certain consideration that West Creek Conservancy would be taking that piece of land there right to the left of the I-77 marker and deeding that to the Homeowners Association. The concern that had been expressed by people was that this is under an environmental covenant, and there were some original deed restrictions that needed to be lifted. It was subject to an environmental covenant, meaning that no one could touch it.

All the parties have agreed. We have a settlement agreement in place. We are poised to have the homeowners vote on it on Monday. From what I understand, there is just some tinkering to do with notices that we have to give to the Ohio EPA, and there will be some minor delays just to waive any objections they have. In regard to what the parties have agreed, I contacted Greg O'Brien and a couple of discussions with him over the past six months, told him what we were doing. I explained that it would be of interest to all of the parties involved to make sure that anything we are doing doesn't violate the spirit or intent of any previous agreements that the City may have had with Perrico who is the developer of this block of land here. That was subject to litigation years ago, and part of that litigation said that this land was to be dedicated to West Creek, which it was at the time. So, all the parties had conformed with the requirements of that agreement, but we don't want to do anything in the City without telling the City first what we were doing. I asked Mr. O'Brien if there was any violations that the City saw in the previous agreements with Perrico or Mr. Troiano or West Creek, and we just wanted to sort of run it up the flagpole to see who salutes, that type of platitude there. It was just something to say are we violating anything that you had agreed to before? We think that it's a really, really good thing that happened. The homeowners are going to be in control of all that common land, which they already pretty much are but for a couple of parcels. So, this puts the entire of all of the common lands under prevue of the Association; as it also does transfer any right to future fees associated with house transfers and whatnot over to the Association to supply funds for the maintenance of that environmental parcel.

So, everything kind of worked its way out so that, as I said we just wanted to have the City look at it so there was no objection to this private settlement agreement in terms of it being in violation of something was previously done. So, with that, I will pass off the baton to whoever wants to talk next.

Councilperson Narduzzi asked so is Greg O'Brien on this meeting?

The Secretary replied no.

Councilperson Narduzzi said I recall we went through this a couple of years back already, and there was quite a discussion amongst Council. We decided to stay with West Creek for whatever

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reason I can't recall right now; but I would like to get Greg O'Brien's take on it from a legal aspect to protect the City.

Councilperson Trakas asked Mr. Horvath is there any change in scope of what this property would do? It would still be functioning as an environmental parcel right? There wouldn't be a change of scope as to what it is doing, correct?

Attorney Horvath replied absolutely correct. We are not allowed to touch it, change it. We are charged with the duties of keeping people off of it; and we have a bunch of homeowners who live right there who look at it every day. One or two of them are on the Board, and the character of the property cannot be changed. It's not going to be turned into a park or playground. It has to stay as it is. We are just changing title ownership from West Creek to the Homeowners Association which is not violative of the original settlement agreement with Perrico, nor does it trample on anything in regard to the Ohio EPA.

Councilperson Trakas said with respect to the use of the land, you would essentially be doing the exact same thing that West Creek would be doing, only to the Homeowners Association and not West Creek. Is that accurate?

Attorney Horvath replied yes. I don't want to minimize it and say generally nothing; but we have to leave the land as it is; but for if it creates a flood zone or creates some sort of environmental issue, then we have to remediate it. The primary duties of the stewardship agreement are to walk the land once a year to make sure that no one is encroaching on it or that no obstructions to the natural flow of water is on it, which is certainly something that the people on the Board are capable of.

Chairman Walchanowicz asked can you just fill everybody in on why you want to transfer it from West Creek to the Homeowners Association.

Attorney Horvath said it's definitely an issue of a strapping financial obligation to the Homeowners Association; and not to go too deep into the woods, but the declarations that were signed by Perrico had assigned certain transfer fees that every time a home transferred, a small percent of the purchase price would be transferred to the steward of that land for the maintenance and upkeep of the land. The homeowners felt it was unnecessary since there are no expenditures other than manpower to walk it once a year and pick up some garbage. When they calculated the amount of fees that may be leaving the HOA to a third party, that's when the initial discussions between the parties came to pass and this could be resolved without litigating, the parties could not come to an accord, suit was filed and then the parties started talking and came to an agreement.

Economic Development Director Hyser said we have Derek Schaefer from West Creek, and it might be appropriate to allow him speak to those comments.

Mr. Schaefer said I am in support of moving forward as is.

Chairman Walchanowicz said short and sweet.

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Councilperson Trakas said you could come to our meetings Derek.

Vice Mayor Grendel asked is it right to assume that those fees will not be charged on those transactions?

Mayor Kurtz said I am assuming all the fees, everything stays in place.

Vice Mayor Grendel said the money will go to the Homeowners Association.

Economic Development Director Hyser said I think we are done.

Attorney Horvath said thank you for taking time everyone.

Councilperson Trakas asked could we make a motion to recommend to Council to approve this or what do we do?

Mayor Kurtz said I am not sure we have any formal authority, but I think you can go on the record as Council; and you should go on record saying you support it in light of the conversation and West Creek's leadership saying that they support it.

Vice Mayor Grendel asked could it be in the form of a resolution at the Council meeting maybe?

Mayor Kurtz said if we have to then we will. You could pass it out of a committee, and if it's necessary to take formal action through the body of Council, then you will be prepared to do that.

Vice Mayor Grendel said then do a resolution.

Councilperson Trakas said I will make a motion since the City was a party to the original agreement, that we concur with the sale in light of the fact that all parties agree; and the City would agree on their behalf as well.

Councilperson Narduzzi said I would still like to hear Greg O'Brien's outtake on it, but yeah it can go in front of Council.

**Moved by Trakas, seconded by Walchanowicz, to make a motion since the City was a party to the original agreement, they concur with the sale in light of the fact that all parties agree; and the City would agree on their behalf as well. Voice Vote: 3 yes/0 no; motion carried.**

Chairman Walchanowicz said alright we are going to jump to Number 4, Security Cameras at the Haydite Mine.

Several people began speaking at once.

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Economic Development Director Hyser said what we want to talk about is some security cameras at the Haydite Mine. As you guys all remember, the Haydite Mine property is this area. Part of the land is owned by the City, which is this portion of the property, and the rest of it is owned by Haydite Mine Reclamation which is the West Creek Conservancy.

So, this property is in a remote location, has restricted access, and this really makes it an attractive location for individuals to come on it, folks to trespass on that property.

So, the site is fenced. There are No Trespassing signs marked around the property; however, those signs go missing as well as there has been several (inaudible) of that property. People are coming with bolt cutters, going right through the fence, using large vehicles to pull that fence away from the fence posts and try to access that property. There is some attractiveness. There is still the kiln that is located over here. You can walk the property. There has been a lot of defacing of that kiln area. It's a great place for kids to break into I guess, and then there is obviously the water which is a very attractive feature.

Since this site is really remote, we have had a lot of discussion, Derek and I have had a lot of discussion; and even Lieutenant Tinnirello and I about the site; and the location being isolated. The fact that there is water makes it really attractive for young folks to come down there and visit the property.

As we all know, there was an incident over the summer where a young individual came to the site, jumped over the ledge and perished. It's something that we don't want to happen again; and so after that incident Derek spent a lot of time investigating different security companies that might be able to help us secure that area a little better. Derek has asked the City if we could share in that. Do you want to describe the camera system, or do you want?

Mr. Schaefer said that's a good lead in on the site, and I think you are putting it lightly with respect to the people that are entering the site illicitally. The entirety of the site is 100 acres approximately, and is fenced off. We repaired the fence dozens of times; and they are coming down there with intent. It's not just kids kicking through a gate, and it's not just kids either, it's adults too. We have kicked out every age group. They are cutting wires, cutting the fence, pulling them off, bolt cutting. They are cutting locks that shouldn't be cuttable, and the main entry is off Stone Road. It's the least ridgey spot of it that you can access. There are a lot of eyes down there right now. People hike Hemlock, and they go to the Cuyahoga to fish, etc., but that main entryway just has been bold, entitled, idiocy entryway. No matter how many signs we put up, they are gone. The only one that is up right now, the one that is still up, is the one that is 25 feet in the air because we used the boom truck to put it up. We are trying to take every precaution as possible until what the end use is with the reclamation.

We did look at a variety of security systems, surveillance systems, motion detectors, solar to infrared to just systems that would capture images; and we landed on this one called Pro-Vigil, and it does 24 hour a day live monitoring, infrared solar power. It can capture various pivotal points on the property. I had them out at the site multiple times investigating it, and what you see in the purple shaded areas, they are beam capture spots. These are live video, high resolution patched directly to individuals that we deem, whoever would want, whether it be directly to the

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City safety forces, etc. It's a way to not only capture after the fact, it's a way to capture during the fact. We can only patrol it so often. It's 100 acres in the middle of the woods, and people come from every direction. We are just trying to find an alternative way to put some eyes on the site until we are complete with reclamation and the end use has been determined.

We are at a monthly cost of \$2,200, and I guess you can't say no if I don't ask. Would you be willing to split the cost with me for a couple of years? We did a lot of due diligence with this company in terms of how many false negatives you get. They do have ways of telling animal from human I guess, and they are within minutes. There is an audio system involved too that you (inaudible). If you don't have the code, the Police are called, and you are out.

So, it's just an extra precaution for a couple of years until the site is complete, and the end use is determined by all properties.

Economic Development Director Hyser said one of the things I would like to point out too is when you look at the area in the photo that we showed you before, is the water level and how much it is rising. That really makes it an attractive site for young people, people to come down there and access that property. It also shows you how dangerous this property is. Those walls are (inaudible), and you don't know the depth of that water. It's really a safety issue.

Mr. Schaefer said the water will rise to approximately 32 acres in size as it fills in, mostly precipitation, groundwater flow. You can see seepage in the walls, and that's not really a contributing factor; it's more precipitation. There will be some reclamation that will be involved that will divert a current stream that's on the southeast side of the property into the pit. There is going to be a hydrological change on the property, just to give you an idea of the size. There is 32 acres that is water, and that is inevitable. That's what the reclamation plan originally called for, it's just going to get there probably a little quicker than we all thought due to the hydrology.

Vice Mayor Grendel asked how are these cameras going to be mounted?

Mr. Schaefer said on a very tall pole. You would have to go down there with a battering ram truck to remove them.

Vice Mayor Grendel said so the chance of that being vandalized would be small.

Mr. Schaefer said and if they are, they are insured through the company we hire. They specialize in remote conditions across the United States, especially large construction projects, and they do (inaudible). That's why it's a two year agreement versus an 18 month.

Economic Development Director Hyser said that's also why the cost is so high because it has to rely on solar power; it's not like you can bring power to the site.

Vice Mayor Grendel asked with the vandals, is a lot of that spray painting and stuff like that?

Mr. Schaefer said spray painting, drinking. When the buildings were there, they were tagging every building. There's been inflatables found, boats found, and other things that are left

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purposely up there. So, we are trying to capture every part of that property in order to deter illicit entry.

Councilperson Trakas asked, the solar cameras, how often do they, solar isn't always that great in the winter time. How reliable are they? Is there a backup?

Mr. Schaefer said there is a battery backup with each of the units, and they are live monitors so if the battery does depreciate to a certain level of storage, they are replaced at their cost.

Councilperson Trakas asked will there be signage that these cameras are there?

Mr. Schaefer said we will put up as much high signage as possible. No matter what I put on that fence line, it's gone. How many times the Police Department, I have sent contractors down, the fence company is repairing those gates. The fence is almost like an invitation.

Finance Director Blaze asked do you feel that most people are driving there to do what they are doing there? Do you think anybody accesses it from the Hemlock Trail south?

Mr. Schaefer said it's mostly vehicular access.

Finance Director Blaze said if that's the case, would we not want a camera kind of pointing as somebody is coming down that final stretch of Stone Road?

Lieutenant Tinnirello said we looked at 5 or 6 or 7 trying to place the cameras; and when you start putting more and more cameras, the cost makes the project not even feasible. So, from the Police Department's standpoint, it's such a massive piece of property, and there is such a draw from kids, not only locally, but even the gentleman that drowned was not a local party. They are aware of it. They know it's there; so our belief is we are not going to stop them from getting on the property. Once they are on the property, where is the biggest danger point? The biggest danger point is the water; so if we protect the water, and as they move to the kiln to paint it, there's a camera that's over there. When they are drawn to the water, any way they could possibly get to the water has been covered; and where it's not covered, like down towards the bottom, there's such a massive drop off and housing that they can't come in that way. It's a natural fence along the backside of the site.

Mr. Schaefer said and another issue of putting it on the end of Stone, we do have a ton of people who park down there to access to the Towpath Trail.

Finance Director Blaze said and they are down there for legitimate purposes. They don't mind, but you put a camera up there facing that nice sign that's lit up at night, and it says Smile you are on Camera 24/7; and maybe somebody might think twice about going on the property because they already have me on camera.

Mr. Schaefer said we might be able to do that with a different camera.

Several people began speaking at once again.

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Lieutenant Tinnirello said one of the big entry points we had found was actually not even, they were coming along the tracks; and they were jumping the fence right in that area there. They had flattened the fence down, and they were coming in that area. So, if we had like a motion camera over there, we wouldn't even pick them up. Or what would be to the south, they were coming in the fences over there, cutting the fence and coming in. They don't have one specific area where they were coming in. It's to try to secure the whole area. To protect the whole area is almost impossible.

Mayor Kurtz said build a wall. So, basically if I hear you correctly, you are asking \$1,100 a month from the City.

Mr. Schaefer replied yes.

Councilperson Trakas asked for each camera?

Mr. Schaefer said for the entire system. It would be a Cuyahoga Reclamation contract. We would do all the splitting, and it would \$1,100 a month.

Finance Director Blaze said these are leased then.

Mr. Schaefer said it is a lease because the Pro-Vigil actually owns the system.

Chairman Walchanowicz asked and they cover all repairs, maintenance, they do all of that?

Mr. Schaefer said yes. That was my first question too.

Vice Mayor Grendel asked when the reclamation project is over, the fence is going to come down.

Mr. Schaefer said I wish I can give you a great answer. All options for reclamation, restoration and adaptive reuse are currently being evaluated, and I can't give you the clearest answer; but there are a lot of options that you could open it up for whatever it is a passive or a little more of a passive operation down there. You can create more eyes on the site, and apparently deter illicit behavior; and I think parts of the fence will always remain on certain areas of the site, specifically along the tracks or the back wall or on the residential area that backs up to Hillside, but some of the other fencing we do open it up for public access to make it a park-like setting, part of the fence will be taken down.

Vice Mayor Grendel asked the vandals, do they come in from Hillside, from that direction?

Lieutenant Tinnirello said if you were coming in off Hillside, there's an access. If you would look at Solar H base SP2; I think it says Beam Number 3, it would pick up anybody coming in off of Hillside. We tried to drive in an off-road vehicle, and you are actually focused down that path. In an off-road vehicle, we couldn't get in there. The natural geographical area kind of pushes you down that path, and you walk right into the beam without even knowing it.

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Mr. Schaefer said the residents off Hillside are pretty attentive.

Councilperson Trakas said we get the same calls.

Lieutenant Tinnirello said and that top camera is also where the kids that were causing that fatal drowning; they came in the other way, but that is exactly the path they had taken down to the water where the final beam Number 4. We would pick them up.

Mr. Mark Fortunis said we have used Pro-Vigil on our construction sites. They are motion based and infrared. We used to say you are on camera or whatever, and that really didn't work. Then what we did was we put LED beacons on the top of them, and they just blink. So, when there is power to the camera, the beacons blink. In this case, you have battery backup and solar; you can have that beacon going all the time. Believe me, you will get their attention. I don't know if that's an option. It wasn't an extra cost to us, but it was a light switch that went off; and it was 100% turnoff.

Mr. Schaefer said these have the infrared beam, so if they see something. We could authorize as many patches, anybody can watch them.

Mr. Fortunis said I can see my construction sites on my cell.

Lieutenant Tinnirello said with the 24 hour monitoring, this will reduce the amount of bad calls to the Police Department. They will check it, they will see it's a person, and then we will be notified that they are in there. That gives us the ability, even if they stay in there, they will hear about the cameras, so the Police Department could come down.

Councilperson Trakas said I would say that we should favorably recommend to the City Administration. I think it's valuable in all respects, and hopefully we can save lives and property.

Chairman Walchanowicz said I agree. Tommy?

Councilperson Narduzzi asked how long would this be for, the next three years you were saying?

Mr. Schaefer said I would anticipate at this point 24 months, and there's all kind of (inaudible) if there are any red flags, if it's incorrectly picking things up to tweak the system. They were trying to get us at three years, but we really wanted two years; so that's where we are at with them, at 24 months, the first month is free.

Mayor Kurtz said if in fact we can determine that there's a better location, they will move them for us at no cost.

Mr. Schaefer said there is a minimal cost to pull the pole out because once they saw the digging conditions; they said if we had to move them, there's a nominal cost, but Cuyahoga Reclamation will cover that if we have to.

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Finance Director Blaze asked so there are seven cameras now proposed?

Economic Development Director Hyser said six, two poles and three cameras on each pole.

Finance Director Blaze said \$2,200 divided by six, so roughly \$360 some dollars a month per camera.

Mr. Schaefer said almost, round it to \$400.

Finance Director Blaze said if you wanted one more camera, we could add another \$400 a month.

Mr. Schaefer said possibly, yeah.

Economic Development Director Hyser said there's also a fee for the pole.

Mr. Schaefer said that was the install, but there's a lot of poles on the trail already. I could ask them with a not to exceed.

Mayor Kurtz said only because if we move forward with the comfort station or Hemlock Trail identification, that may be a prime location for us to add cameras in several directions for quicker access for the safety forces, or if we had an event, we could monitor the situation.

Mr. Schaefer said I think that camera would be a simpler camera. I don't believe that one would be an infrared necessity if it's pointing towards Stone Road because the infrared on the site was to capture human movement essentially. Stone Road is going to have a lot of vehicular traffic. It would be more of a stationery, but live monitor.

Mayor Kurtz said with a recording device if we have an event or situation or damage, we could go back and track it.

Mr. Schaefer said I can see what it would be like not to exceed \$2,500 a month instead of \$2,200; would that be reasonable if we wanted to evaluate the camera on Stone?

Councilperson Trakas said why don't we say \$3,000 a month, and you figure out what the best thing is.

Finance Director Blaze asked would one of the Flock cameras actually lend itself there or wouldn't it work like on Rockside Road getting license plates and vehicles.

Lieutenant Tinnirello said it would log all the plates as they came down.

Several people began speaking at once again.

Mayor Kurtz said so it sounds like Council will make a motion.

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**Moved by Trakas, seconded by Walchanowicz, to authorize \$3,000 a month expenditure for the purpose of cameras to be determined between the West Creek Conservancy and the City of Independence.**

Councilperson Narduzzi said hold on, that's \$3,000 for both parties.

Councilperson Trakas said correct.

Councilperson Narduzzi said I'm in.

Finance Director Blaze said so the City's is \$1,500.

Councilperson Trakas asked is that appropriate, the way the motion was?

Mayor Kurtz asked Derek would you enter the contract or we enter into the contract?

Mr. Schaefer said I think Cuyahoga Reclamation would.

Mayor Kurtz said we would just reimburse you then.

Chairman Walchanowicz asked the Clerk of Council to call the roll. The Clerk then called the roll of committee members present. **Voice Vote: 3 yes/0 no; motion carried.**

Councilperson Narduzzi said you guys are breaking up.

Mayor Kurtz asked Mr. Chairman can we go to the item for the comfort station?

Chairman Walchanowicz asked is Derek involved?

Mayor Kurtz said Derek's not involved.

Derek Schaefer and Lieutenant Tinnirello left the meeting.

Mayor Kurtz asked Mr. Chairman can we go to the Hemlock Trail Comfort Station since we are right there. Anne Lynch will present today.

Mayor Kurtz said maybe everybody should mute if they are on Zoom; let's see if that makes a difference.

Anne Lynch said earlier in the year I was looking at the old abandoned house along Hemlock Trail, looking at a few different options at that site which included rehabbing that old house, demoing that and installing like a pre-fabricated restroom unit that you would see at any of the Metroparks or the National Park.

Ultimately, we decided to move forward and explore fixing up and rehabbing that existing structure and turning it into a restroom sort of comfort station and facility, and by rehabbing the

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house, it would allow us to utilize the existing infrastructure, using the sanitary line that runs adjacent to the property. I did work with Dave Snyderburn to develop an internal cost opinion on what it would involve to get that house sort of up to par to be a future visitors' center, restroom. So all of that including site clearing, landscaping, well water upgrades, any repairs to doors, windows, adding two ADA accessible restrooms; and so that came out to be a little over \$100,000 to get that going.

So, the three pictures on top, you can see what the existing conditions are, but there seems to be good bones and foundation; but there would be a lot of work putting in culverts and driveway to access the site. The bottom left image that you see is a rendering of what it could be if we were to really try to make it an amenity along the trail, but currently there is not anything there.

Vice Mayor Grendel said we probably would have to have cameras here because it would be a prime spot for vandals.

Mayor Kurtz said that would be another camera, that is the location we thought about. If it's stationary, it doesn't have to be activated. It could be just a continuous observing camera that would allow the City the ability to monitor the facility, the activity of the facility, but also part of the path. If in fact we had a problem, we could go back in time and see what happened if we don't catch it in real time. We could go back in time to figure out if there was damage and vandalism, etc. So, the thought was, and do you know if Mr. Snyderburn was going to do this internally or bring in contractors or thought we could do it in-house?

Ms. Lynch said we did discuss doing it in-house.

Dave Snyderburn said I'm on the Zoom call. No, the prices I quoted to Anne would be in-house. I think we would be able to handle most of the work in-house. It might be a little bit, the culvert, we need to put a filtration system in obviously if there's well water. There are a couple of other items, but I think we can handle the majority of the work in-house. We would use a few outside contractors; but I thought that price was, I gave it at \$105,000. I thought it was reasonable, but conservative.

Mayor Kurtz said Mr. Chairman, the thought is if we could, Anne's background lends itself to this type of opportunity; and also the thought would be to recreate South Park Station which was the station at the Stone Road, the train station; to create some historical significance. We could have plaques, we could have a history lesson like they do along the National Park that delineates and talks about the history of the South Park train station. It would have more than just a convenience amenity for those that need to go to the bathroom; but it would also create a historical dimension for our history for the community because South Park played an important role at one time. So, there would be multi-dimensional opportunities to do something if Council sees fit to proceed.

Councilperson Trakas said I have a couple of points. I suggested this about two years ago so I think it's good. I would also make sure that there is water there and things that hikers would need, so maybe a station to pump bike tires, something that could be practical for people. I guess

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I would like to see it called a visitors' center and have maps and some of the history associated with it so that we could get the information out just like the Mayor said.

Out of curiosity, the integrity of the home, it's not on the list of historic homes; but it is one of the older homes in the community; and is there a way, I appreciate the train station idea, but it is also in and of itself, we might want to consider keeping the integrity of the structure only that we would have to reinforce it. You are not going to see too many company houses like this anymore. So, I would just kind of throw that out too. I like where this is going. I like the concept a lot; I would just urge us to think about that because you won't find many company homes like this from the Haydite Mine anywhere else. It's just a thought.

Mayor Kurtz said I think when Dave looked at this to see how much was original, how much add on, the analysis was such that maybe Dave you want to speak to that.

Mr. Snyderburn said I can. Yes, we had thought about using it as a visitors' station along with the comfort stations, both a women's and men's comfort station; and I thought as the Mayor would say, the bones of the building they are pretty good. The floor is not sagging a lot. We might have to do some interior work there obviously, but you are right Jim that it's a nice way to look at the past. The walls themselves, the heat is just a woodburning stove in there, and there is wire mesh up top that allows the heat to go from room to room. That's the way they lived. It's a small kitchen. We could keep the integrity of the home. We would have to put a little heat in there, but when I looked at it Mayor; I looked at it as the aspect of not putting a ton of money into it, but making it functional and making it look good like we expect any property in our City to look, nice and presentable. We won't go overboard with it, but make it exactly what we want. We want it functional, and we want people to see what it was like. That's the way I looked at it.

Councilperson Veverka asked Mr. Chairman may I comment?

A couple of things. First of all, the house itself is actually two dwellings together. When the person lived there, they separated it and made it into one dwelling. So, half of the structure potentially if it was made like it was before, in other words, with two tiny bedrooms on one side and a common area that people could view. Then the restrooms, I hear people talking about men's and women's, and I would say that having two restrooms but have them be unisex lockable individual restrooms.

Then the other question I heard a question or comment related to the sewer, and I believe there is a septic tank on site. So, is that not usable Dave?

Mr. Snyderburn replied no. I believe we would put too much money in it. We have a sanitary right out front that I believe we could tie into. Our guys at Service could easily tie into it, and Don and I went and looked at it; and I believe that it wouldn't be a difficult project. So, I would like to tie into that existing sanitary. The septic, you want to get away from septic, especially in this day and age, especially when you have a sanitary that close.

We could utilize the well water. I don't see a problem with that. There is a well, and the well seems to be, I checked it out, and it seems to pump plenty of water. We will put a filtration

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system in it, unless we decide to try and get water from the Haydite area. I didn't go into that, I just went into what we had there to work with.

Councilperson Veverka said I think one of the thoughts when we were trying to decide what to do with the home originally was trying to maintain the original craftsman style house; and if we are really trying to do some historical perspective related to that house, having half of it be as it was would give people an opportunity to see how the craftsman house was and how the families lived in that half. The whole house is actually a double.

Mr. Snyderburn said you are right Councilperson Veverka. That is a correct statement, but we would definitely leave the original the exact same way it was, definitely just paint the interior, leave the wire mesh up, the woodburning stove; we would leave everything the way it was. Like the Mayor was saying, you need to make it more of a visitors' center and show some of the history of the Haydite mine.

Mayor Kurtz said that's appropriate. I guess we want to take Council's temperature. It sounds like an overwhelming proceed with more detailed. We will take the Minutes of the meeting, and Anne will take those and incorporate those into a strategy if in fact you want us to move forward based on these parameters.

Chairman Walchanowicz said I would move forward with it.

Councilperson Trakas said Dave nice work, a really thoughtful approach to this.

Mr. Snyderburn said thank you.

Finance Director Blaze said I love the way that rendering looks on the lower left-hand corner. I think that would be a very attractive structure there on that parcel. Originally, I see the word comfort station, and it's okay. You walk in, you use the restroom, and you leave. If the purpose of that building is going to now expand, and it seems to borrow your phrase Councilperson Veverka, almost like a visitors' center; I am a frequent user of the Hemlock Trail, the Towpath and the Metroparks in northeast Ohio. I would just caution if it's going much beyond a comfort station with restrooms, and it's going to be a quasi-visitors' center; unless it's staffed, you are inviting problems. If you think you have vandalism now, you are really going to need a camera there because a building that's open, and hey we are going to show people like a museum what it was like to live in a company house; but if it's not staffed, it's going to attract what it attracts.

Mayor Kurtz said if I may, my thought was to plaque some of the significance, not necessarily envelope the whole concept; in plaques like you see along the Towpath that shares the history with some pictures. That's it. We are not looking at staffing anything.

Chairman Walchanowicz said it's not going to be like a Bramley House where they have all that stuff from the era.

Councilperson Trakas said I understand, but once you open up a place, it's going get elements.

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Finance Director Blaze said there's a train station in Brecksville. It's very historical looking, it's very appealing. It looks like a train station. It is a train station, but when you walk up to it, outside of the benches that are underneath like a portico, there are two doors, a men's room and a ladies' room and that is it. So, if you are going to do damage, you will be damaging a restroom, not a quasi-visitors' center really.

Mr. Snyderburn said just real quick so everyone knows, I would plan on walling that off with a door there so you wouldn't be able to get into that area unless you wanted to show it to someone. Those are the plans.

Councilperson Veverka said that way if you walled off the one side of it, obviously people could look through the windows if you had it just set up as it is. I didn't mean to have people necessarily walking through that side; but like you said, indicated a plaque per se. It could have, I know with the Haydite, there are some pictures of what it was like before and potentially you could have pictures more like what life was like there in that particular building.

Mayor Kurtz said we will refine our approach. We just needed to know if Council wants us to proceed. It sounds like everyone is of the volition to proceed.

Chairman Walchanowicz asked Councilperson Narduzzi what are your thoughts?

Councilperson Narduzzi said I agree. I don't know if I want to have it a year round structure that we are going to heat. I think a nine month like we have up at the ball diamonds for our restroom areas and close it down in November, December, January and February. Who is going to be using it down there, skiers or whoever; but it's just another spot for people to go hide in the winter time I believe.

I agree, you know how my feeling was on the trail itself, and we kind of went overboard on a lot of things we do; as long as we keep it simple and a basic restroom area for hikers in the summer time, I am up for it.

Councilperson Trakas said I think a water station is very important too.

Councilperson Kapusta asked does that become like another area of responsibility for our Rec Department because you know how it is, even our restrooms up at the park, always changing out with toilet paper and things like that.

Mayor Kurtz said they take their tours consistently.

Chairman Walchanowicz said well I say Mayor moving forward, I think all of us would like to see a solid strategy.

Mayor Kurtz said we needed to know, I didn't want Anne to keep investing a lot of time and energy into something if Council didn't feel it; but it sounds to me Anne you have done a nice job of your presentation. Thank you very much, and also I think we take it to the next level so that we can refine what our intentions are, what the input, you can look at the Minutes and

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incorporate as much as you can; and then we will keep Council apprised of any expenditure before start, we will approve the expenditure; and we can then go from there.

Chairman Walchanowicz said it sounds good.

Vice Mayor Grendel said I like the idea of having a committee solely consisting of a Council representative and residents to keep making recommendations and monitoring the situation.

Chairman Walchanowicz said Mayor we are going to jump to Item 8, they both need to, they have plans. I think they are going out of town; so we are going to jump to Item 8 which is the property on Valley Woods. It's when you enter off of Hillside. It is on the east side of the road. It follows I-77. The first home on the east side of the road is owned by Marco Fortunis. He is interested in potentially purchasing a portion of that property where you see on the screen in orange. It is a watershed for the development. There is a creek that runs through it. ODOT has an access point for I-77. The big thing is that it is a wooded area. There are a lot of dead trees throughout the property. Unfortunately, one came down last year on Mr. Fortunis' house, and he had to pay the cost; well he had to pay his deductible on his insurance to cover the fixing of his home. I invited them here too today so they could kind of explain more in depth on why they would like the piece. What they would do to maintain the property for themselves and for the City.

Mr. Fortunis said I own the house (inaudible). We have been active in the community since 2012 where I enrolled my kids in St. Michael, and we took a love to the City. I grew up in Seven Hills, and there is nothing bad about the City of Independence. It's like a little bubble, everybody is kind. So, I decided to move into Independence, and I bought that house. One day I realized that people cut through that area. It's like a little racetrack to cut through and get down to the highway, and I decided to put a circular driveway in. I came to the Building Department, and they said get the property surveyed and tell us where the U shaped driveway is going to be. Little did I know, the house was shifted over a lot towards the woods, and the lady before me had a deck, so there was no backyard. Little did I know, I own half of my neighbor's front yard to the right of me.

As we are living and doing improvements, the house was a constant improvement nightmare; I noticed that the local neighbor's landscapers are dumping there. The next thing I know is the grass doesn't smell too good, and I find myself kicking the grass all over the woods so it doesn't smell because we are outside and on the back deck and the last thing you want to smell is a rotten smell. Chris touched base, and one of the trees; and there are a lot of trees that are actually dead, falls on the house. I called my insurance company because that's why you pay insurance. They came out. We argued. They argued that they shouldn't cover this, and I said listen Frank we have been with you 30 years, you are going to cover this. So, they cover it, and they start pulling out some trees that are a concern. Little did I know that after I got the property surveyed, that the tree didn't belong to me, it belonged to the City of Independence. At the end of the day, who cares? Then shortly after, prior to us attempting this, there was a tree that me and you Jim can't put our hands around; and about 2:00 a.m. we had a nice storm and that tree came down. I thought a bomb went off. Little did I know that it was a tree that had fallen over.

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The next one that is half dead up there is directly facing towards my house. So, I decided to approach the City. I know it's a devil's strip. I don't know what your guys intentions are, but my intentions are to raise my kids and hopefully grow old in that house. I am here today to say I would like to purchase that piece of land if it's available for me.

Mark George, what we talked about, and what we are going to find out from Engineering is the storm drains. I thought maybe that one would be up there that we carved out. There is a storm drainage basin halfway up that the City needs access to. So, in our discussions, I drew the map up to be below that storm drainage where the City would need to access and maintain for ODOT and the other utility easements. I think you have that storm drainage up to Hillside. So, the map that we drew when I started, we don't have that today. Can you go back to the other orange one if you don't mind. The storm drainage is about right here, a little further north. So, in a compromise (inaudible) to make sense for access for equipment or whatever, it was this bottom half was what Mr. Fortunis was looking at; and from what we learned so far, there are no utilities in this area other than that pipeline.

Mr. Fortunis said I deal with ODOT. I do structural repairs and build bridges; so when I heard the City mentioning ODOT, I reached out to the lead engineer for District 12 on Transportation whose name is Paul. He met me there on a Saturday, and we walked the property; and he said the only access that they would need, there was a fence that runs parallel to the highway that they go back every ten years and clean out the swales. In the center of those two driveways perpendicular towards I-77, there is a runoff that goes into the retention basin across the street. So, that is what the City would be responsible for, ODOT told me, of keeping clean. Any cleanout and stuff would be done by them. In fact Paul had told me that they were going to do something north of Hillside, which the last month and a half, I have seen ODOT crews cleaning out the retention behind the fence line. So, somewhere down the line, if they are going to access that property, they are going to access it behind the fence line, meaning to the east of that fence line. There is only six feet off the sidewalk, there is a gas line that's there. The power, the electricity at the end of my driveway doesn't go north. So, I mean there was a lot of homework that was done, but nevertheless I can answer any questions you guys may have.

Councilperson Trakas asked so your intent on the property would be to just to maintain it as is? You have no anticipation of improving it do you?

Mr. Fortunis said there is a patio in the back, and the U-shaped driveway, I was going to put pavers going to the back; and I was going to put like a small pavilion in the woods area and a little sidewalk going there because I don't have a backyard because the lady previous to me built a big deck. Then there is the ODOT fence, and there is a cliff.

Councilperson Trakas said so you want a little bit of yard space too.

Mr. Fortunis said yes.

Councilperson Trakas said you are not trying to put a structure there.

Mr. Fortunis said if you want to call a pavilion a structure, but it's going to be on a slab.

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Councilperson Trakas said understood.

Councilperson Narduzzi said so I can't tell from the drawing I am looking at what the distance is from the street to that ODOT fence to the north of your house. So, is there a sidewalk that goes all the way down that property?

Mr. Fortunis said there is. It goes all the way to the corner. It goes all the way down to Hillside Tom.

Councilperson Narduzzi said so the distance from that sidewalk to the ODOT fence is roughly what.

Mr. Fortunis said some areas are like 77 feet. Towards my yard in the back where the house is Tom, that is about 140 feet, and then it really gets narrow to the storm basin.

Councilperson Narduzzi asked and you want to purchase that whole property, all the way to Hillside Road?

Mr. Fortunis said no, just to the basin. I will maintain it all the way to Hillside, I don't mind.

Mr. George said the storm basin is out here. It's on the map we sent in, and I outlined the box. It cuts off right there. Wherever you feel comfortable. If you need 10 or 20 feet, we kind of just put a stake there.

Mayor Kurtz said Mr. Chairman, Mr. George and Mr. Fortunis have been very patient because they approached the City some time ago, and we have an active lawsuit pending with the neighbor across the street, and it affects that property because of the drainage area. So, there is a cloud on the situation today. I will speak later to Council about that issue, and one of the questions that relates to this side of the street is, was there any permanent restrictions or expectations when the subdivision was installed and that easement given to the City with a certain understanding. We are exploring that as we speak. This is all new information to us.

Mr. George said like a covenant, was there a covenant?

Mayor Kurtz said or the Minutes. We are looking at the Minutes to see what the expectation was from the original developer, Mr. Novak; and so it would be premature and we don't have an answer today. At least you are on the agenda, and at least the intent of your request is now on the agenda of Public Lands & Buildings; and only City Council can buy or sell or act on, restrict property that they own or control.

So, the cloud is this outstanding existing lawsuit and the impact or history as it relates to that property. As soon as we have some direction, some clarity to that issue, then I would ask the Chairman if we could put this back on the agenda, or I will introduce the issue to Mr. George, and we could then determine a next move to go forward. At least today the issue has been exposed. The intent and request is on the table, and so it's now up to the City to try and find

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some answers to those outstanding questions of the history on this property, the impact of the drain water and the existing lawsuit.

Councilperson Trakas said one other thing to consider. Maybe depending on what our research is, maybe there is a way we can give him a land use easement to do some of the things he wants to do without owning the property, without impacting the environmental, that could be another option for him. You could clean it for us, which would be nice. You could erect a structure there. You could utilize the property, but understand that the City might own it; and if we restrict it, we might give you some of the usage of the property without having ownership.

Mr. Fortunis said let me ask you guys this now. Can I cut the, I will pay for it, the tree that is leaning that is halfway dead? Can I cut that down?

Mayor Kurtz said as long as there is no liability to the City.

Mr. Fortunis said I will give you guys a waiver.

Mayor Kurtz said if you just give us a statement that says that you are willing to do it at your expense, no liability to the City, if there's no object by Council, then absolutely.

Mr. George asked could that be done through a permit?

Mayor Kurtz said I think what Council is saying is Administration go ahead, as long as you get some release for the City, and the Service Department meets you there; and you agree, if we can get something in writing and the Law Department signs off, then yes you can do something. Is that what I am hearing Council say?

Councilperson Trakas said yes.

Councilperson Narduzzi said absolutely.

Mr. Fortunis said just to add one more thing. Mr. Trakas this started as a discussion of use whether an easement or purchase was the best way to go, depending on the exposure to the City; so we are hoping to be the one. The question was what was the easiest way because if there's a lot of maintenance and all that, he looked at it as a what if I just take it if the City is not using it. We are open to either one that would accommodate the City.

Mayor Kurtz said I think you have some clarity which is good. Council is saying yes we can allow some clean up as long as we are released from any liability and financial exposure. Then we will be able to drill down on the future opportunities. Fair enough?

Mr. Fortunis said thank you.

Mayor Kurtz said thank you for the presentation.

Several people began speaking at once again.

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Chairman Walchanowicz said thanks for allowing them to talk. Let's jump back to Item 2, Maple Shade Cemetery expansion plan. I am going to let Anne go through. She did a wonderful job on this.

Economic Development Director Hyser said before we start, I don't know if there was a formal introduction of Anne. So Anne joined my team earlier this year. She comes with a planning background and spent a number of years in the Geauga Park District. So I think that's important for you guys to know why she's making these recommendations that she does have some qualifications and experience. When it comes to making recommendations on park restrooms, I think she has probably planned a number of them.

One of the projects that we asked her to look at is Maple Shade Cemetery. I know we have talked a lot about this. She has put a lot of significant time in doing some really cool renderings and possibility study on this site. So, I will turn it over to her, but like I said, I wanted to give you guys an introduction to her and where she comes from and her qualifications.

Anne Lynch said thanks Jess. So, like she had mentioned, I have been working on some expansion efforts at Maple Shade, and we will get into the kind of finer details in the next couple of slides. I just wanted to recap the existing conditions of the cemetery as it is. It's about 17 ½ acres, and 12 of that is made up of traditional gravesites and burials; and in the new section, we have 50 plots available for purchase. I also talked to Service and got a list of the unoccupied graves which is a little over 1,800. The problem with that is that even though in the document, it says unoccupied, there is a good chance it might be occupied. So, that number could obviously change. In that document I also found that 10 plots were sold back to the City, and the latest one being in January of this year. So, there is an opportunity for the City to implement that buy back program, people selling their plots back to us; but I explored two different options. One of them being the cul-de-sac sort of drive in the newer section, as well as acquiring the property to the north for some different layouts and expansion opportunities.

So, the first two things that we will look at are some columbarium options, and so currently roughly 25% of all burials at Maple Shade are ash burials; and just to give you some context the National average is 17%. With that number expected to rise, I think the columbarium is a viable option and an alternative to consider.

So, this is the first layout, and this is a little conservative with space, only installing three units and leaving some room for some pathways and some seating benches. Off to the right you can see, I included pictures of what a columbarium wall would look like in a field as well as what I am picturing for the pathways, more of a crushed limestone aggregate material as well as some stone benches.

Councilperson Trakas asked did you have to deal with the Grendell family trust in Geauga County Park District?

Ms. Lynch said yes I did.

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Several people began speaking at once again.

Ms. Lynch said so this is a 3D model mock up of that site plan that you saw. So, these walls are a little bit smaller than the next version that you will see. These are about six feet wide and four feet high. There are 24 niches on each side for a total of 48; and roughly the cost from the consultant that I worked with. These niches would be roughly \$20,000 each. The thing about the columbarium walls is that we can plan for more only buying say one, but you can plan the site to add more sort of as you go on and see how they are utilized.

Vice Mayor Grendel said I think they would be more and more popular as time goes on because the expense of a funeral and everything else.

Mayor Kurtz said so we are talking between \$400 and \$500 a slot, ballpark it.

Vice Mayor Grendel said so those three altogether would hold about 150 roughly.

Mayor Kurtz said it gives us a lot more flexibility.

Economic Development Director Hyser said and you can put two people into each niche.

Mayor Kurtz said two people in each niche, we might get doubles.

Councilperson Trakas asked this is only on ash burials, or could you put a coffin in there too?

Ms. Lynch said no strictly ash burials.

I wanted to give you a couple of different angles and views to see what that might look like in person.

Councilperson Trakas said I love the idea. We talked about this for quite some time. I would just try to see if we cannot have a modern looking columbarium, traditional to the cemetery. So, you have that older building that looks like the 1800's there. Is there any way to have columns and make it look traditional because these are going to be large and stand out. We have these three modern pieces and everything else, really 1900's looking.

Vice Mayor Grendel said this will be the newer.

Councilperson Trakas said I understand, but it's the same cemetery. If you go to Lakeview.

Several people began speaking at once again.

Chairman Walchanowicz said these may be smaller than the Walchanowicz monument that is sitting out there. It takes a lot of marble to put that name on it.

Mayor Kurtz said keep going because we want to give Council a flavor and see if we can get some clarity and direction.

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Ms. Lynch said this is just the specifications on this particular unit, and as you can see the price breakdown. It's a little over \$20,000, and then \$418 would be the price once you break that out.

The next option is definitely to maximize the site. I added a few more columbarium walls, really trying to condense this a lot. This particular layout is currently staked in that location. Engineering helped me out, and they staked up the four corners of the walls so we could see how that would fit and function in that site.

Vice Mayor Grendel asked how many would each one of these contain then?

Ms. Lynch said so this one has, there are 45 on each wall; so you would have 90 total. So, these would be a bigger wall than the other ones and obviously hold more.

Councilperson Kapusta said on your paper Anne, is that Option 2.

Ms. Lynch said that was from the other one, and this is a separate thing. So, here is what this model would look like. It is a bit of more natural pathways, this one has concrete pads, and some sort of asymmetrical benches, just because on this approach I went a little more linear and symmetrical and wanted to kind of play around with different elements and shapes in terms of seating.

Vice Mayor Grendel said I think it more modern myself in that area because we are talking the south end of the cemetery, the historic; but this here, I think putting something old looking and everything.

Mayor Kurtz said you can capture a little bit of everything I think with the right materials, sustainable materials. I think granite, is that what you are talking about granite?

Ms. Lynch said most of them are granite.

Mayor Kurtz said to me that matches new and old.

Chairman Walchanowicz said plus we also mentioned in our meeting that Friday that where the flower bed is in the center, that it could potentially be like a scatter garden as well. So, basically two different types of burials in one location.

Finance Director Blaze asked what is that for naïve?

Chairman Walchanowicz said there are certain religions that believe, they don't believe in burial.

Mayor Kurtz said I know a number of people that actually dump ashes in lakes. That's the remembrance.

Finance Director Blaze said and our dog was up on the mantel for a while. Is that the next thing, a pet cemetery.

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Councilperson Kapusta said so if I'm understanding Anne, the first option, 48 niches for \$20,000, is that what I'm understanding?

Ms. Lynch said so I went out and got quotes from two different consultants. These prices are definitely going to vary from each person; so you can kind of see the scope on the lower side of it, as well as how it can kind of creep up in price. Then it's also based on how much you want to customize easiness from the materials to how the top of it is pitched, all of those things play into that cost.

Councilperson Kapusta asked so when we would be figuring out if we did go this route, the cost for the niches, would we in any way have to figure in, I don't know what the ongoing maintenance costs are for a building like this. Obviously, with graves you have the cutting of the grass and so forth; but do we have any idea what that might be.

Chairman Walchanowicz said I had Tim Topolski in our meeting on Friday, and we discussed it. There isn't a whole lot of maintenance to the columbariums if there's grass around it. It would just be normal landscaping.

Councilperson Kapusta asked but the normal structures themselves, we wouldn't anticipate needing to do anything?

Mayor Kurtz said I am assuming when they are going to be sold, that they are responsible for the engraving on the head stone concept. They would be responsible for that.

Councilperson Trakas said you can put your name and date and that would be about it.

Ms. Lynch said one consultants did explain to me that a lot of places, like we had the price for niches which was that \$418. She did tell me that a lot of places will triple that cost. So, then it's a third to pay off the columbarium wall, another third to pay for the next one, and then another third for just the ongoing maintenance for whatever. She explained that was sort of how a lot of municipalities are going for these and how they tentatively price them out. That's not to say that we would have to do that, but she did kind of outline where those costs would go.

Chairman Walchanowicz said so here's one of our biggest cost issues that I have come across is to buy a traditional plot it's \$475. These niches are, she broke down like \$420 a niche. I think our price point would have to be different. Either the traditionals would have to go up, or not charge as much for a columbarium burial.

Vice Mayor Grendel said we talked about raising the amount because the City has been lower for the traditional ones.

Chairman Walchanowicz said last year I talked to Adrian Law. He's the head of the Catholic Diocese cemeteries. He said that they are like at \$1,200 for a traditional. We are the lowest around.

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Mayor Kurtz said well that's just for the grave, and then we have to do all the work and all the maintenance.

Councilperson Trakas said I don't have a problem with keeping it low. It's one of the advantages of living here, but there shouldn't be a discrepancy. There's not much maintenance associated with it.

Mayor Kurtz said I am not sure we would adopt a strategy that some of the vendors outlined, a third, third and third; but we may do some half or something. We need somebody to install it. We need somebody to maintain and be able to invest in the future. So, I wouldn't go \$1,200 like the Catholic Cemeteries. Even \$900 is still, but there is some place that we can agree to as a body that says here is our raw cost, and then we have to do landscaping around it. Then we have to do the additional paving and whatever else we are doing to it; so it's going to creep up to something more reasonable like \$600 or \$700.

Councilperson Kapusta said that is what I was trying to get at, our real costs. Also, some of the ones I have seen, and I don't see it on these pictures, and I don't even know if it's important to people; but a lot of the ones that I have seen have where people could put their little flowers or something there by the individual ones. Do you know what I am saying?

Councilperson Trakas said a fluted vase.

Councilperson Kapusta said that may have some consideration to it.

Mayor Kurtz said some of them are brass or do some type of a bronze surface with a little holder. There are all kind of different opportunities.

Ms. Lynch said this slide, I just wanted to show you could go all out with customization and different materials and how you want it to look. Whether you want a masonry base or stone. It can really vary depending on what aesthetic you are trying to get to in the end product.

Mayor Kurtz said if the committee would agree and Council would agree, we would like to again, give us some direction. So, if you are saying you support our strategy of using this area for this type of use, and we can take into consideration the different questions; and we can develop something or a couple of different accurate opportunities. We want to know if we are going in the right direction because we are getting into the next discussion, but this is something that we can make a decision on quickly; and we can potentially have this available sometime in 2022.

Chairman Walchanowicz said I think this is becoming the new norm for burials. Hey Tim, when we talked about if you have them and you are burying them on top on a traditional grave; could you explain some of the issues about the depth and you can only go so far, what you were telling us on Friday.

Tim Topolski said so for cremains burials in a traditional grave, right now we allow six cremains if there's not a traditional burial underneath those. Or there's the option of if there is a single traditional burial or a double deep, we place three cremains on top of that. Typically, the depth of

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a cremains burial is I usually just go down 18 inches because that is the overall or the depth from ground level to a sealed vault for a traditional burial. Any deeper and then it is going to be a case of not being able to reach down into the hole itself to place the urn.

Chairman Walchanowicz asked does anybody have any questions for Tim?

Councilperson Veverka said so if my parents have two plots, my parents are buried on an existing plot, you are telling me that cremains go on top of those two burials?

Mr. Topolski said three cremains per traditional burial yes.

Councilperson Veverka said okay, I have space. Thank you.

Councilperson Kapusta asked and that doesn't have to be double deep because I thought you had said double deep.

Mr. Topolski said double deep we only do for traditional buries, one on top of the other; but as long as that second traditional burial on top of the first one is placed at the correct depth, we can fit three cremains on top of that.

Chairman Walchanowicz said thanks Tim.

Councilperson Trakas asked are we squared away with the fence, are you going to put that up next year? Are you putting money aside for it?

Chairman Walchanowicz said we didn't go over the fence yet.

Mayor Kurtz asked can we continue with the next part of the presentation.

Vice Mayor Grendel said I would like to see us proceed with this. We have that area.

Mayor Kurtz said well Vice Mayor just when you say that and the Finance Director leaves, we need to put something in the budget.

Councilperson Trakas said we put together \$500,000.

Mayor Kurtz said when he sees the Minutes.

Vice Mayor Grendel said we have been talking about this.

Mayor Kurtz said absolutely.

Chairman Walchanowicz said what we should get is like a raw price because it's going to be "x" amount of dollars for a columbarium, but it's a much bigger footer that needs to be made for these compared to what you would put a headstone on. I think the raw costs of everything would be, if you could tighten that up, it would be great.

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Mayor Kurtz said I'm sorry but what does that mean?

Chairman Walchanowicz asked what's that?

Mayor Kurtz said the raw costs.

Chairman Walchanowicz said what's it going to cost us to make the bigger footer on top of the \$20,000 it would cost for the columbarium.

Mayor Kurtz said I guess the first question we would have is do you want to do the more robust design? Do you want to stick with the three because once you make that commitment, you are pretty much locked in.

Chairman Walchanowicz asked Jess can you go back to that picture of the six?

Mayor Kurtz asked and Tim what do you think?

Mr. Topolski said honestly I would go with not the six but the three, and maybe do the columbarium in the middle of that cul-de-sac. See how it goes with interest, that way then we could expand to the other two; and if we have that much interest in that, then we look to possibly doing other options. I don't know what the City requires for setback, but we do have room on the other side of that cul-de-sac more towards the valley that we could possibly place columbariums there also.

Mayor Kurtz said that area, at least according to a contractor that I spoke with several years ago, lends itself to a potential mausoleum because of the elevation change. So, you would be dropped down to a different elevation, you wouldn't be so dominant when you are looking into the cemetery; but you could still achieve a mausoleum effect. So, I agree with you Tim that the area lends itself to some future opportunities. So, to expand, absolutely. To determine if it's going to be a columbarium or a mausoleum, that's something that you can help us navigate through with Anne.

Chairman Walchanowicz said and then on this one, you didn't have to do all six to start. You could do one on each end, and one in the middle like we talked about Friday. You start off with three, and you still have the flower garden in the middle; and then you have the option down the road of adding.

Councilperson Kapusta said because it's the same footprint. You are talking about the same footprint, and I would hate to block it off and only put in three and then lose the opportunity. I think exactly what Chairman Walchanowicz said saying, to spread them out so it looks decent in the beginning, but have the availability.

Councilperson Trakas said but that might be years.

Mayor Kurtz said we might recommend doing the sub-structures at one time. In other words, if we wanted to do the three, put the foundations in, put benches in at one time; and then eventually

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say okay this one is a success, and all we have to do is build a structure on top of it. You just have to decide the footprint, the foundation.

Chairman Walchanowicz said I like this footprint.

Councilperson Kapusta said I do too.

Mayor Kurtz asked you like this one?

Councilperson Kapusta said yes because it gives us that chance for expansion.

Councilperson Veverka said Mr. Chairman a question. How many grave spaces would be taken up by doing this in the flat area? Obviously, this is going to be in one of the flat areas, correct?

Chairman Walchanowicz said this will be right in the center of the turnaround.

Councilperson Veverka said okay, so that will be in a flat area. So, I guess my question is.

Chairman Walchanowicz said it is crested a little bit.

Councilperson Veverka said I guess part of my question is then to have this columbarium, move it down a little bit more where the grade is where conventional burials will not be possible, would it make sense to be able to move that down toward the hill more so you would, I don't want to use the word waste, you would utilize flat space that could be used for regular burials. Is there a way to slide it to the east more?

Chairman Walchanowicz said I think anything is possible, but that would take away from, like the Mayor was mentioning, maybe a future mausoleum there. I think if we put it in the center of the turnaround, it's kind of like showcasing. With the turnaround, you can pull your car up, you don't have a long walk. Like I said, it showcases our columbarium section.

Councilperson Veverka said that circles back to my question is how many conventional gravesites would be taken up by this particular structure and roadway in that flat area?

Councilperson Kapusta asked do you have an answer for that Tim approximately?

Mr. Topolski said I do not. From my understanding when this section was developed, and that cul-de-sac was put in, the thought process at the time was to place columbariums in that cul-de-sac.

Vice Mayor Grendel said you are correct Tim, yes.

Councilperson Veverka said thank you.

Councilperson Trakas said I think Chris you and the Mayor hit on it, if there's a way we can also incorporate a reflective pond because people do like to place their loved ones in water, there's a

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thing about water, something in that area that would be pretty easily done. Just make it respectful, I think it would be a nice place for people to reflect, but they could also have ashes there. I think it's a more popular thing these days too.

Mayor Kurtz said if I may just suspend this conversation so that we can look at the next phase. It may shed some light on different options, opportunities and get your creativity juices to flow.

Ms. Lynch said so the columbariums were the first expansion effort. So, I enlisted the help of Engineering to help me with this next phase which is utilizing the site to the north. What we wanted to do is really just see how many more spaces we could get, and so there are three different options. This first one you see we have that center road next to the cul-de-sac. There is a secondary entrance off of Brecksville, and we incorporated the cul-de-sac at the north just because of the possibility of not being able to connect into the Cavs' drive.

As you can see a very linear approach, very similar to the older sections, and so we were able to get a little over 3,600 spaces; and in each drawing that you will see, there is a 12 foot gap between the sections of plots, and that's just for any service. We wanted to provide access for any maintenance or plantings or anything like that.

Then the next option, again very similar with the center drive, but this time we have it connecting through to the Cavs' drive. We would gain probably 100 spaces with this formation, and then the final one. We kind of had a little bit of fun with this, kind of adding that curvature road that is circling around, and then still connecting to the Cavs' drive, losing a few spaces; but I think the driveway and roads in this version kind of blend themselves to future pathways and other connections to different sections of the cemetery. Again, it's still allowing access for any services or any ongoing maintenance.

There are the holding tanks for the gas well that are situated right around here. Again, the point of this exercise was just to see how many we could get. So, if we were to move forward, we would really have to look existing utilities, trees that are out there. We kind of played around with the layout, but ultimately this is what we could work with.

Chairman Walchanowicz said I like all three options. I don't know how the Mayor feels, but the only thing I saw in the three options is if you are looking to the far east, and we only have that one road that goes through the center; it's an awful long walk for people to get to that far section on the far east. So, I would almost like to see another road by the north end of the cul-de-sac by the columbariums and take it along the east side and then hook that back in. This way if you have someone who is going to be buried on the far east side of it, you are not walking all that way trying to get to that far east corner.

Councilperson Kapusta said I agree totally too. When I looked at the plan, the third one was the one that caught my eye just from the beginning, you couldn't have added anything. If you think about it too, a lot of those who visit the cemeteries are older people. I am not saying younger people, but older people predominantly their spouse, their parents. I think we need to keep that in mind when we are thinking to our future in this area.

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Mayor Kurtz said so there's a suggestion that we should incorporate in the next drawing, the other thing to keep in mind, I believe we own that road; so that is the City of Independence property. So, we have access to it.

Chairman Walchanowicz said we wouldn't have to loop it around and tie it into there, we could just bring a road along it and tie that into the Cavs' drive as well.

Mayor Kurtz said and that may be an option, or maybe back in the middle so that we have, just like the older section, we have some roads to get through; but that is absolutely a good observation. We will incorporate additional infrastructure on the east side of the proposal, and then loop it back. We may lose a few spots, but at this point, if we have that many, or close to it, it won't happen in my lifetime.

Chairman Walchanowicz asked Tim Topolski what is the total amount of gravesites we have currently?

Mr. Topolski said I believe I estimated at doing a rough count 5,000 graves.

Chairman Walchanowicz said so even with this third option at 3,300, that's almost two-thirds of what we have currently; and how long did it take us to get that big. If you are going to add another 3,000, it's going to be another.

Councilperson Kapusta said plus the niches too.

Mayor Kurtz said if we do put that road along the east side, loop it back around, that whole exterior side, instead of going out the Cavs' drive, could be columbarium wall. Now you are really creating that whole area. You can put hundreds along that side as a buffer. So, Anne now we are talking about the road to the east, and as we loop around we lose that corner; but that would be a great opportunity to put a columbarium wall or some other walls along that north side of the road so you can stop, you can pay your respects, and then you can move on, and come to the center or go around the outside. So, a columbarium wall against that road may be a great opportunity and a long term strategy too.

Councilperson Trakas said what you might want to think about as a buffer maybe garden plots, so you have a little garden section there where you can have burial plots plus columbarium there; and it's aesthetically pleasing.

Mayor Kurtz said now the juices are flowing because that's exactly what she would do.

Councilperson Trakas said that's right across from my dad at Lakeview, and they sold out immediately, as soon as they were announced. It's gorgeous. You go through there, and there are these little walking paths, and there are gardens and the people are buried there. It's really natural and nice.

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Mayor Kurtz said having those trees and that wall and the foliage along the north side of our property, at least the south side of the road. We will design the road. We will design a columbarium garden type concept to soften it. This will last for the rest of our lives and beyond.

Jim Riley asked have you gotten any trees planted throughout this where you have all these new plots?

Chairman Walchanowicz said we talked to Don Ramm on Friday, and Tim had mentioned. Sometimes, we don't know if we would have to completely clear that site and then just start new planting trees. Tim, you mentioned that there was quite a few times where you would have to dig below; you would have to stay the rain apron from a tree and not dig inside that because you are going to hit the root system of a tree. So, do you want to explain your thoughts on that?

Mr. Topolski said so currently a lot of the trees that we have bordering the sections, I have had to actually dig a large portion of the root ball out of those trees so we could do a traditional burial. I am very surprised that some of those trees are hanging on as of right now. It's a pain in the butt to dig through those roots. There are some very large roots, even in the older sections. The roots tend to crawl beyond their canopy, and not only is it a pain, but if you look through the older sections, a lot of the areas have taken away from the grass. It's nothing but dirt and dust through there. My concern is being very careful in planting of any trees. I have no problem with them being on the outside perimeter of where the graves are, but once you start getting within the sections, you are going to have headaches along the way.

Mr. Riley said when that's all done and cleared, it's not going to look the same. Compared to the old section, compared to the section we did, and then do this.

Mayor Kurtz said we may have to sacrifice some spots for maple trees and do columns of them around all the different roadways.

Chairman Walchanowicz said you can buy a decent size tree to put up there.

Mayor Kurtz said find some of those large concrete pipes as a tree well so the roots are limited like in the center of town. The roots will go down instead of spreading out.

Here's what I heard. We are going to incorporate the different thoughts and concepts, trees, additional pathways, columbarium walls along the outside, gardening effect, something that manicures or at least softens the impact; and then we will come back to Council. We will further refine our presentation.

I think the Finance Director is back. I think we need to talk about putting something in the budget for, we have done a lot of this in-house, but if we have to get some outside professional support to refine this, Anne needs that flexibility. That's one. To do the columbarium wall inside that cul-de-sac area. She could put a budget together that we can refine, but we will have something for the December possibly that Council can adjust up or down.

Councilperson Trakas said we have to have something.

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Mayor Kurtz said basically what I hear Council saying is we are moving in the right direction, but refine your costs and refine your overall strategies so that we can stamp it for approval and then we can implement.

Finance Director Blaze said thank you for clarifying that because I thought when I stepped out and when I came back you were going to say hey let's develop this commercial property commercially and let's put the cemetery in another part of the City that's not quite as valuable to us; but I guess you didn't, so we will find the money for this.

Mayor Kurtz said well ideas are what we are all made of, and the day we discount ideas and creativity, we are limiting ourselves. So, everyone has a voice, we will filter through all those voices and make decisions.

Chairman Walchanowicz asked Tommy do you have any input?

Councilperson Narduzzi said yeah there's a couple of them. So, I think somebody is calling Vern to his office again because I think we need to have this as a cemetery, sorry Vern.

Second of all, I think we should definitely move forward with the columbarium inside that cul-de-sac, and give Anne direction right now and say you know give us two drawings of a modern style, two drawings of a conventional style that fits the cemetery and have something ready for next month and we vote on it and move forward because you know how this goes. We talked about this for 15 years also; I think it's something we have to do, make a commitment to do it and move forward and worry about the development to the north at a later date.

Mayor Kurtz said we will start drilling down on the legal ramifications and the impact of the gas well too. We will make a list, but Anne very nice presentation. Thank you for presenting options; we have some real traction now, and we have some direction. We will have some legislation, something framed up for the December Council meeting so that we can appropriate some monies to get you going.

Councilperson Walchanowicz said while she is doing this, say we just use Option 3, and she adds a couple of different things we mentioned; how hard would it be Anne just so we have an idea like put a fence outline in there. If we could do the fence outline and kind of get a ballpark on what we think it's going to cost at some point, the fence and everything.

Mayor Kurtz said Mr. Chairman, I apologize, Councilperson Trakas did request a discussion about that. We put some sketches together for framing up the entrances, and I think we had Maple Shade across the top column. We had some stone columns because of the Rockside Road impact, and then a fence along the front, some type of wrought iron or aluminum or something that is going to have sustainability. We don't have that together, but we have had preliminary discussions on that.

Councilperson Trakas said if we could get that for 2022 that would be good.

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Councilperson Walchanowicz said I think we put \$50,000 a year for the last two years.

Mayor Kurtz said even just to get a fence guy to just repair that fence in the front; it's like wow. So, Anne put that on your list of things to do. I think the fence and gates for around the entire cemetery.

Councilperson Narduzzi said so can we talk about that fence in front of the mansion for a second. I think it's probably going to be an insurance job, but instead of putting back what we had there, maybe we look at doing something a little bit nicer and kicking in some money so it makes that area look a little bit more presentable.

Councilperson Walchanowicz said it would look nice if it was the same fence we had in front of City Hall.

Councilperson Narduzzi said we could do the pillars across the property, but I think a nice black aluminum fence would look a lot better. Just something to consider.

Mayor Kurtz said that's private property, but what I hear you saying is instead of putting money just into the repair, why don't we contribute to an upgrade. Let's find out what we are talking about, and obviously if the insurance company is going to contribute whatever they are going to contribute; and then if we could add to that, if it makes sense.

Councilperson Trakas said it wasn't that expensive to do that.

Mayor Kurtz said you know that's a good point, we ought to see if there's a way to incorporate and extend what we have done because people don't know that's not our property.

Councilperson Kapusta said that was part of the original discussion years ago.

Several people began speaking at once again.

Mayor Kurtz said that fence out front where the accident took place, and see what our options would be in terms of what you would suggest we should do to upgrade the aesthetics from our existing fence to the driveway entrance.

Councilperson Walchanowicz said like Dave said, we did it in front of Hemlock Cemetery.

Mayor Kurtz said they are the innocent bystander. They didn't do anything wrong. If we could see how quickly we could react to that before. Someone just asked me about a contractor coming and doing that today.

Councilperson Synek said I just drove by there, and somebody did something today.

Councilperson Walchanowicz said I think the City was there the other day. They had temporary fencing there.

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Mayor Kurtz said we can get a price to extend that. Jimmy can you get a price?

Jim Riley said I can't because it's a contract with a guy I sell to.

Mayor Kurtz said right, just stay out of it. Anne get with Dennis and see if we can extend that aesthetically.

Councilperson Kapusta said I have one more very important question Tim. Can we put our Christmas stuff up in the cemetery?

Mr. Topolski said yes, the only thing that will be removed December 1<sup>st</sup> is any fall decorations. I have had more than one person already ask if they could place their Christmas decorations, and by all means, go right ahead.

Councilperson Walchanowicz said thanks Tim. I appreciate your input today.

Mr. Topolski replied no problem, any time.

Councilperson Walchanowicz said we will keep you informed and make sure you are a vital part with this because you are the one that has to do all the work over there.

Mr. Topolski said I appreciate the opportunity. Have a great Thanksgiving everybody.

Councilperson Walchanowicz said we will move on to Item 5, City Hall upgrades, expansion of Council Caucus room, redesign of Court office, Communications office.

Mayor Kurtz said we talked about that, we appropriated some monies. Vern, off the top of your head, do you remember what we have appropriated for the City Hall?

Finance Director Blaze said whatever it is, I can run down and get it real quick. When we started getting some preliminary idea of what GPD was roughing in as far as a fairly comprehensive, this office, the Court office, Council Chambers, re-laying out the Council office and mail room. I just recall that the preliminary cost of all that was significantly more than what we had set aside.

Mayor Kurtz said really what is germane to this conversation if I may Mr. Chairman is the global question, does it make sense at this time to build a new Council Caucus room with the size and the amenities because we do so much business in this room; and it's not ideal in terms of a long-term layout. With technology changing, I think, I guess the real question on the table is would Council be willing to appropriate funds to be able to expand on the building to push out in the area, the vicinity of the old Caucus room and incorporate technology and ease of access and convenience for our residents to come and listen to a more unified discussion amongst the Council members and invest in that today rather than to continually juggle things around. We are struggling for space for Economic Development, for meetings; and we are constantly moving back and forth. Whereas, adding on to this building would give any future Administrations more flexibility in how they can best serve the customers.

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Before we dig into this existing GPD study, which really analyzed our facility and presented some options. The thought is now we are saying, well you know what, this would be the perfect time to get a thumbs up or a thumbs down by Council to actually build a better Caucus room and then be able to have fully integrated discussions with people in the meeting, be able to have technology support this initiative, rather than just keeping things, shuffling the deck of cards so to speak.

Councilperson Walchanowicz said I think the way things are now, I think the new norm is what we are dealing with. I don't think our Caucus room currently is big enough to house many residents when we have to space everybody out the way we are supposed to.

Mayor Kurtz said it's hard to use technology. The Finance Director is sitting over there. He doesn't have convenient access to laptop. Each Councilperson should have easy access to a laptop so those could be for the audience, but you would have your own visual aid in front of you and the ability to communicate with technology today rather than have to strain and stress to try to figure out what's on the board. I just think that we talked about it. I think that there's too much deliberation in this office that I think it warrants thinking down the road and especially with space being a consideration in the future. It lends itself to using the area that's our property on our existing building. The addition would be already incorporated into our existing infrastructure in the building.

Councilperson Walchanowicz said three walls and a roof.

Vice Mayor Grendel said this is a big improvement. The old Caucus room we were really on top of each other. You talk about distancing and everything, we were packed in there.

Finance Director Blaze said it functioned at the time.

Mayor Kurtz said every step we have taken has allowed more flexibility, but when you start talking about the number of Department Heads we have to today and the level of service we provide today and what's going to be the next generation of service, I just think, and then you incorporate residents into the discussion, or specialists or people who come in to deal with all these opportunities, developers, you want to invite them into an environment that they can have the best presentation possible rather than talking from the back row. You want to be able to have a good format, a professional format for the people that we have to do business with on a daily basis.

Councilperson Walchanowicz said I think we can see already, when we have a Council meeting, it's us and then all of our Directors are on Zoom because we just can't fit everybody in here.

Councilperson Trakas said we have a very large Council Chambers that is not particularly utilized either. I think we should also be thinking about the overall space utilization. I read the GPD survey, and there's probably a bigger picture than just what we are talking about in terms of you do need conference rooms. This is a people business. We are doing the people's business here, so you need conference rooms. You need modern offices. So, I would like to consider this part of a bigger strategy.

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There is also the Police station which I think is a higher priority, and that might impact what we are talking about here. I wouldn't want to go down a path of doing that and all of a sudden say we have to do that now. I would like to consider a package, I think that might be something we want to think about because you have a space that was always unfunctional since 1982 to be honest. It looked nice, but it was never really a functional space that would flow.

Mayor Kurtz asked what space are you talking about.

Councilperson Trakas said I'm just talking about the whole building. It looked nice, but you have this big open space that's used once a month.

Mayor Kurtz said well actually it's not true. You are right to the extent that, could you say it's underutilized absolutely; but could you say that it's part of our tradition, it's part of the history. I would incorporate technology, but I wouldn't expect that to be a work space. I am not articulating it very well. It's the foundation of history. It's where we swear people in. It's the ceremonial side of things. It needs to be treated with that respect and the dignity. We won't compromise that. We can change a few of the things that, but we will just add technology to that. It's my opinion.

Vice Mayor Grendel said that's the big thing technology because then when you have the Planning Commission and the Zoning Board, we don't have the technology to make that function.

Mayor Kurtz said we are working on that for that room, but I still think Council with the fast moving pace of business today, you need to have a space dedicated to the opportunity to not only do your business, but the Administration has to have the ability to interact and interface with the Council Members and as a committee; and so I think there's an opportunity here to at least manage one component which is very important. This meeting right here is really important because we are giving an overall strategy and direction to some of these issues. So, we should be able to have the latest technology incorporated into the room that City Council is comfortable with where you each have your own workstation but it's integrated into the overall workstation and that it's easily transferrable into the room that we actually perform the legal business, or the ceremonial side of this.

That's just a thought. Going back to your question Councilperson Trakas in terms of the overall, each Department Head is being charged as we go through our department budgets; each of them is being charged with their operating budget review analysis and having Finance filter through that in terms of manpower, in terms of the operating budget. We are also looking at your capital through the lens of a five year strategy; and the third component is your overall strategy in terms of major capital. For example, you have touched upon one that is really taking center stage quickly, and it's the Police Department. We have a 40 year old building, and there is no security, the technology, the brick walls. So, I have charged the Chief and the entire department with playing what if. Let's tear down the wall with no preconceived notions, but we do know that if we are going to upgrade the existing facility, we can't stay in it while we build it for security reasons; and so we are getting ideas back in terms of an office building on Rockside, doing something on Rockside that's going to give us flexibility. How do we integrate it into a larger

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venue of safety forces because of our central location? Who says we can't make that part of an overall safety facility that incorporates different branches of government with all the different components that we deal with, the DEA and all these different, FBI, Secret Service. It's all becoming integrated. So, that's just something as playing what if while we would renovate.

The other thought is do we build a new and then convert this into a more administrative use, and do we do something on Rockside? These are all balls in the air right now, but we are still talking 15, 20 million dollars. It's real money, but you have to do it with a long-term strategy, a long-term approach because this is 40 years old. If I could sign up for a 40 year for the next version or the next strategy, okay. So, I didn't mean to get off on a tangent, but it's germane to exactly what we have to do, this overall campus strategy, the overall and integrating that with the schools is also an important component. So, each Department Head is being charged with reviewing their areas of responsibility. The Civic Center is dual, both Community Services and Rec. We have Fire. We have Police. We have Service. We have Tech Service. We have the Fieldhouse. We have all of these different overlapped components with the schools; so it's an exciting opportunity. It's an exciting time, but it's also a very serious discussion that we have to have because we are talking, we can borrow. We can't budget. We can borrow or we can go to the people because that's just one. That's not our worst infrastructure issue. We also have the Service Department which was considered the worst. Dennis, wasn't that one rated the worst of all of our facilities? So, we have that discussion that we have to have.

So, it's an exciting opportunity, but it's an expensive opportunity. I only say that because we are doing research as we speak, and at some point I don't want to blindside anybody with a strategy, and everybody has to incorporate their thoughts in there because ultimately like we have always said, City Council has to be the ultimate decision maker when it comes to funding and incorporating. We can create the strategy. You have to adopt the strategy, and then you have to fund the strategy, and then we have to build the strategy. I just say that because it's germane to this City Hall. This is one component, and safety and security for this side and upgrading the entrance and stuff, that's something we should get going with. This Council Caucus room gives us a lot more flexibility in this entire wing. I just say that to just plant a seed, and in a couple of weeks we will plant another seed, and another seed; and one of them is going to germinate and then we have to keep watering it.

Councilperson Walchanowicz said Jim I have to tell you, after the Safety Committee meeting I spent about an hour with Chief Butler afterwards; and we walked the whole Police station and I just shook my head the whole time we were walking through it. I didn't realize how many different organizations use our gun range, and only two of the four work. He showed me where they have no place to cuff a prisoner. There's a lot of work that needs to be done over there.

Councilperson Trakas said that could free up space, that's why I say let's have a comprehensive conversation.

Mayor Kurtz said that's something we can do at our strategic planning session. We should have that, outline and prioritize some of these because if we are talking about the Service garage expansion or new, we need to acquire additional land. I heard Members of Council loud and clear about where they really don't want it; so now we are going back to the drawing board. This

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is where it becomes collaborative because okay we didn't want it there. So, we will give you a couple of other options. At some point, you have to pick one. We have Option A, B, C and D, but you have to pick one; you can't just say I don't want any of them because not having any of them, we have millions of dollars of equipment sitting outside. Whatever you say, I owned a lot of trucks at one time, and the weather does not help them when they are outside. How many people park their car outside today?

Vice Mayor Grendel said that's an option. We have that strategic planning meeting towards the middle or end of January; it would be an opportunity for you to have your Department Heads. I don't know if the Department Heads have enough time to do their visionary thing because last year I think each one of us gave our vision; but it would be nice to hear what the Department Heads had planned. This way we could either grab ahold or maybe stop them in their tracks if they are going in the wrong direction. It gives us an opportunity to be a part of that.

Councilperson Trakas said it sounds like we have an ambitious schedule.

Mayor Kurtz said Mr. Chairman the Safety Committee opened up a lot of eyes, but it offered a lot of opportunity to create a lot of subsequent discussion. Talking about economic development, and the different opportunities, challenges and restrictions that we are dealing with. It's having the right environment to work in to be effective, efficient and quick in responding is critical going forward. So, then you bring people in, you want to bring them into an environment that they know that you are serious about the business of the City, and you are not just sticking people in a corner.

Vice Mayor Grendel said the more I think about, you did a lot of hires. There's a lot of new Department Heads and a lot of new personnel. It would be an opportunity to introduce them to Council, and us getting a chance to know their strategy. We should work on this. For us to meet them on a monthly basis at our meetings and that, you don't really get to know them. You get little bits and pieces. When you have three or four hours, you can have a more casual, and you don't have time restraints. I think that leads to a good chance for us to get to know these folks.

Mayor Kurtz said if they are ready, they can even incorporate some of their vision into their introduction with Council.

Councilperson Kapusta said if I'm not going to be there, I think what you really need to do is almost a two step strategic planning because you know how frustrating those meetings are sometimes. We start going on something, and then our timeframe ends. So, it would seem wise to me, I think your idea is good about having all the Department Heads come, share their vision and get introduced to them. That is your first part, and then have your real work meeting because you are not going to have some meat to work with. They are going to tell you where they want to go, and I think that will help you with the rest of your meeting; but a second meeting I would say.

Vice Mayor Grendel said I think you are right Kathleen. The first one we can get an idea, and then we can decide as far as Council what our priorities are because the last time when you came into office Mayor, we gave you the time to give the vision on what some of the things you

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wanted to accomplish in the four years; and then Council decided what our top priorities were there was common ground, and that's when we decided which things we were going to move forward on.

Councilperson Trakas said what if we had a follow up meeting where we had eight hours of strategic planning. So, vision and then implementation.

Mayor Kurtz said if we can get everybody up to speed quickly enough, have each of the Department Heads make a presentation in terms of, overall high level presentation, not in the weeds, and incorporate things like what we are talking about with facilities. We are talking about economic development. We are talking about safety. We are talking about, I think they would appreciate the opportunity to share an overall strategy to have you incorporate, and then the second meeting would be where we could, Part 2 would be the Administrative Council collaboration and prioritization of some of these ideas. We could frame it up, and then see how much we can incorporate it into a Capital Five-Year and then long-term capital because some of this will need some support. We are not in the position financially to do the tens of millions of dollars of improvement necessary, especially if we are going to work in concert with the schools and their need to build a new primary school and upgrade the middle school.

So, we have all these different opportunities, but we have to create an integrated plan and strategy, even if we have to do it systematically, at least we have one.

Vice Mayor Grendel said and I did mention to the Superintendent last week when we had that luncheon, to give him some time too. We have to find out what their plans are for the coming year, the schools, so this way we can either get behind them and support them or at least make some recommendations or see exactly so we are not in a vacuum and hear it second-hand or third-hand, that we are able to hear it up front. There might be two or three different Saturdays. I think it has to be a day where it's more casual, you don't have a busy schedule because to have a couple of hour meeting in the evening after a workday or at the end of a workday, you are not just functioning at the best.

Mayor Kurtz said the Department Heads, if you feed them, they will come.

Vice Mayor Grendel said Debi, she makes great breakfasts.

Several people began speaking at once again.

Chairman Walchanowicz said with Number 5, what are we looking for from Council?

Mayor Kurtz said one thing, the security side of it, we are going to drill down and firm that up at least for the entrance.

Give me some direction if you want us to explore the possibility of building a Council Caucus room off the old original Caucus room, then we can at least get some architect and get some numbers behind it so that you know what you are talking about.

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Vice Mayor Grendel said you had proposed that in the first part of this century, I think towards the end when you got back in office about extending it at that point.

Mayor Kurtz said I guess now Dave seeing what we are up against, this thing is not going to go away. One of the top people at the Clinic told me months ago, and I think I shared it, this is going to be with us the rest of our lives. However you want to accept it or just respect it, and so the giving us flexibility and incorporating technology is something I think Council is deserving and should expect; and then we also have flexibility for our customers to introduce them to a professional environment where when they make a presentation, we have the most modern tools because selling our customer and being able to convince our customers that we appreciate them, I think there are multi-pronged benefits to doing that. We are going to spend some money.

Procurement Coordinator Zdolshek said Mayor there was a question about what we have encumbered. Currently we have approximately \$450,000 encumbered for City Hall improvements.

Chairman Walchanowicz said Jim or Tom, I don't find it a problem to get some pricing together on what it would cost to expand the old Caucus room.

Councilperson Trakas said I don't either, but I would like to have a bigger conversation.

Chairman Walchanowicz said having an idea of what that's going to entail cost wise.

Several people began speaking at once again.

Finance Director Blaze said Chairman Walchanowicz realize that I get your point, hey three walls and a roof, but that is a brick wall; and I assume if it's going to be done, it's going to be done right; so there will be three walls of brick with windows that need a concrete slab that needs heat, that needs electric, and I don't know about plumbing. It's going to be costly.

Councilperson Trakas said it's a loadbearing wall, and that's another thing we have to think about.

Mayor Kurtz said \$200 or \$200 a foot, if you want to be conservative, you are going to say \$300 a foot to really do it right with technology.

Vice Mayor Grendel said I think with technology, the Council Chambers is what we need to do.

Mayor Kurtz said we are still going to do that. We are working on that as we speak.

Chairman Walchanowicz said and as we talk about that, we will bring Jim Gibbs in.

Mayor Kurtz said he can be part of the next discussion with what, oh Jim is on. We have already talked about, he is preparing some different options for us in the Council room, and he will help us with the technology for the Council Caucus upgrade.

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Vice Mayor Grendel said it sounds like for Council everything if functioning properly, the BZA is in there, the Planning Commission is in there; and right now it's so difficult for a developer or anybody to make a presentation to us because we can't see up on the risers or there, or the people in the public can't see it. So, you need something to really bring us into 21<sup>st</sup> century there. It hasn't been changed. We should have what exists today, and get that upgraded before we sink money into a new room here. We have an archaic Council Chambers.

Mayor Kurtz said Dennis we will keep going on the security side of it, but I think we have to crunch some numbers for Council so that we can have a more robust discussion.

Councilperson Trakas said and also from an engineering perspective, anytime you mess with a loadbearing wall there are consequences; and I just want to make sure you are looking at those.

Chairman Walchanowicz said okay, we will move on to technology upgrade for Council Chambers. Jim, fill us in.

It Director Jim Gibbs said good evening. So, thanks for taking the time for this tonight. We wanted to sit down in front of you and much similar to Item 5, get the Committee's temperature as far as what you want to see in a new Council Chambers. I will present to you what kind of ideas that the Mayor and I had and our vision that's kind of come along, molded into at this point and make any adjustments as necessary and possibly even move on it as early as the December Council meeting.

So, right now what we are looking at is many of the proposals throughout the years, and I know I obviously have a gap of about five years where I wasn't with the City, but for the previous 13 we always looked at large displays installed in multiple locations because it's a complex room of different eyes pointing in different directions in what's convenient for you.

What I would like to see now though instead of doing a large screen for Council which normally involved either moving a chandelier or basically hacking too far into that nice Western Reserve design and look of the room, is to instead install between 15 and 17 inch monitors at each one of the stations so that every Councilperson, every Admin person has their own screen in front of them to see what is being presented. So, you would have that. There would be no straining, there would be no concern about again putting screens in the wrong places, being blocked from view, anything like that. You would have a screen directly in front of you.

In addition to that, we would go with framing the room. If you were sitting in the audience, you would have probably between a 70 to an 86 inch screen off to the left where that natural screen area already is, the motorized wall that goes up and down from time to time; and then a second screen on the far right side near where the large windows are mounted up about 10 or 12 feet off the ground for the people on the other side of the room. So, there would be convenient viewing from basically every angle that I could possibly imagine people sitting in that room for.

In addition to that, we are looking at two pan tilt zoom cameras, one on the back to give you a wide shot and to zoom in on people as they are talking, and then another one installed further up

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in the front of the room to get either a presenter view and also some of the people on the dias could be viewed from that as well.

The whole system would be interactive with Zoom participation, so you would have full two-way interaction from the microphone that you are already used to, all the way out to the Zoom participants and back, much in the same way this room is working but on a much larger scale and everyone has a microphone. We would either have the Committee Secretary or the Council Clerk or possibly a third party using an iPad to direct the shots. It would be a simple touch interface that anybody could run, and that would be where you would pick whether you want to view Councilperson Trakas or Vice Mayor Grendel, and that is where you would pick your camera shots. So, that's how we would stream back and forth to Zoom, and all in the background the system would be streaming out to YouTube, and there would be no monthly cost for that. It would just go to YouTube Live. It would be stored up there. We would have all the videos historically for people to refer back to, and the only thing people would need to attend the meetings remotely is YouTube which any smartphone sold in the last 10 years can attach to.

Some of the ideas that were thrown out, and especially after the conversation I heard about the overall Chambers and everything over the last 25 or 30 minutes, is potentially a presenter's cart. A presenter's cart that could be wheeled in for the larger plans, the Planning Commission, those sorts of things. It would give you an easy hookup for a laptop, and then right next to it potentially a cart mounted document camera for those people who don't have the presentation in electronic form, they could lay it right next to them and kind of refer to that. All of that video would feed again through to Zoom, through the monitors in front of you and to the people at home.

Those are the ideas we are throwing out so far. Basically everything that I said, let's go minus the presentation cart, you are looking at probably about \$30,000 to \$35,000 in sound modification and about another \$20,000 in cameras and displays and head end computers for the Zoom aspect. I put the overall costs somewhere in the high \$50,000, maybe hitting \$65,000 if we start touching on that mobile cart for presentation; but then again I think that could be a benefit to you guys. That's my elevator speech in a nutshell there. I apologize that I don't have the awesome renderings that the cemetery folks had. That was very well done. That's the idea.

Chairman Walchanowicz said I think it sounds fantastic. I think definitely we need to move forward with a plan. It sounds like a great plan.

Mayor Kurtz said we need Council to approve, and then Jim has his budget; and then we can figure out how to appropriate the funds. We can get it done starting in December.

Chairman Walchanowicz said I just think to move forward so more residents can be involved, and we can get back into that room. We should move forward.

Mayor Kurtz said Jim just to confirm, every workstation has its own individual screen.

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IT Director Gibbs said every person up there, everybody with a mic in the top row, and I believe there's space at the bottom row as well; but definitely in the Council aspect, every person would have their own monitor in front of them to view.

One thing as far as getting started, I just want to make full disclosure and set expectations. None of this equipment is immune to the supply chain issues that we are experiencing. So, we get the orders in today, but delivery could be spring honestly. That could be when the stuff starts arriving. I just want to make sure you are aware of that.

Councilperson Trakas said when you are talking about the workstations, is that a computer loaded with the legislation, or Planning Commission information, or whatever it might be. Is that what we are looking at?

IT Director Gibbs said right now what we would be looking at is just a display screen, and then you would have in hand; this wasn't part of the original proposal. Honestly I thought that Council already had access to iPads or that we were going to be, I was speaking with the Council Clerk about getting them upgraded here in the next month or so. You guys would use that iPad as your legislative interface for viewing your legislation and that stuff.

Councilperson Trakas said and if I'm in Planning Commission, what would I use? From a customer perspective, if I'm a person presenting to the Planning Commission, and you have that cart which you mentioned, which I think is a good idea, and we should invest in that. What is on there? Do I have to bring my own presentation? What is that?

IT Director Gibbs said well it's flexible is what it is. We have a cart that somebody can bring their laptop from home and just plug into your average HDMI port, and whatever you see on the screen, everybody will be able to see throughout the presentation and throughout YouTube and all that. For those residents like my mom would be, they are not going to walk in with a laptop. They are going to walk in with maybe a hand drawing or something. We can accommodate them as well as long as we have that document camera on that same thing. All they would have to do is slide that on to there, and again the person running the presentation would touch the iPad and say I want to see the cart; and they would see that document camera. So, you just see that live.

Then of course for the people, the world we live in, if they want to present from home, they absolutely can do that as well. If they have the wherewithal to bring something up on their computer screen in a Zoom window, they can share that screen and that will be published as well to anyone within the room.

Councilperson Trakas said thank you, that sounds good.

Chairman Walchanowicz asked so what do you want to do?

Mayor Kurtz said Jim will put together his formal proposal, and we can incorporate that into legislation and then we can have it for the Council meeting in December.

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Councilperson Trakas said one other thing along those lines, and I don't know if you want to go down this route, it would make Debi Beal's life a lot easier and would speed time up. We could also vote by electronic device. I actually work with a company that did this type of thing for union elections and this type of thing. So, you can have an electronic device and just push a green or red button, and you wouldn't have the call the role or that type of thing. It's not expensive to do that, it's a couple of thousand dollars. You can have a board as to what the votes are so you know what legislation went forward, but it would be easier to enroll all that stuff, and you don't have to call the role and manually do it. I don't know if you want to go down that route, but the technology has changed so much that's it's fairly easy.

Mayor Kurtz said Jim we can talk about that.

IT Director Gibbs said I would include that as part of the overall minutes system being upgraded, and really that is the right place for that software to land is within that minutes application so that it rolls right in as she is integrating the typed in minutes, the votes and all those things are integrated right with that platform.

As far as legislation for December, we will get it to you. We will make sure that it's to you, but I need to get another engineer in to look at the project so I just wanted to let you know that we are going to get you as much lead time as possible, but it's going to be a busy tight week to have it to you early. It could be walked on at the last day or so potentially.

Chairman Walchanowicz said as long as it's not on a Friday at 11:45 p.m.

IT Director Gibbs said I will try to avoid that.

Mayor Kurtz asked 11:45 in the morning?

Chairman Walchanowicz said thank you Jim.

We will go to Item 7 which is the Civic Center upgrades, kitchen and canopy. I brought in Recreation Director Walchanowicz, and I brought in Emily; and they could speak on this. The Mayor could speak on this.

Community Services Director Thomas asked Mayor did you want to start?

Mayor Kurtz said if you are prepared, go ahead or Tommy? Or do you just want me to give an overview of it?

We are looking at a couple of different things. This is part of the Civic Center master plan, and thanks to Councilperson Trakas' support in navigating through some grant monies, we are now in a better position to build a more robust kitchen amendment to the existing Civic Center, but what it did, it prompted us to again take the GPD study of our existing infrastructure, the Civic Center itself, which is not 30 years and look at an overall strategy. We talked about a single security entrance area. We talked about a canopy for those who drive in, the elderly, to give them shelter from inclement weather. We talked about expanding over top of that with additional flex

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space for our Recreation and our workout area. In the discussions that we had with the teams, we realized that we could talk security, we could talk canopy, we could talk kitchen, but we really should look at an overall strategy. We should talk about what we want to do with the Civic Center to create a better environment, a more convenient environment for our customers and allow them the most flexibility in terms of the utilization of that facility, more utilization. So, that's what the foundation of this discussion emanated from was that last meeting we had; and so we have Emily and Tommy who can further talk about the overall strategy, but really at some point we are talking about a major upgrade to that facility, locker rooms, etc., but I will let them talk about that.

Chairman Walchanowicz said Emily before we get started, Councilperson-Elect John DiGeronimo had a question or comment about our previous agenda item, so I just wanted to let him speak.

Councilperson-Elect DiGeronimo said real quick, and I think Jim hit on it, but having iPads is I think real useful in some of these committee meetings. It's been easy to follow along here, but to be on my laptop and pick up a map and look at it just to follow along. I think he said that iPads were on order and available, and one of the things I work with, it's pretty much all electronic for all the meetings. We utilize Dropbox so hardly any paper documents are produced at the meeting. You open up an iPad, and it's all there for you. Even the emails are limited. I would like to go in that direction, but I think beyond that, and Jim mentioned possibly using iPads. Thanks everybody.

Chairman Walchanowicz said thanks John. Emily, go ahead.

Community Services Director Thomas said there's not really a whole lot to add this point to what Mayor Kurtz said, but to his point, it's about the overall vision moving forward for the Civic Center. So, things like the canopy are great, expanded flex space, wonderful, upgrading the kitchen is great; but it's really about our mission statement about being the premier community to live, work and raise a family. It's how do we move forward even beyond that so people who are coming to our facility to tour it, are saying that's what we need to do in our city.

So, a centralized desk is one thing that's very important to me, and Tom and I have had conversations about it since the first day I started. If a resident or a guest come to the Civic Center, and you go to the left, we can't really help you with anything on the Rec side, so now we have to send you over to the other side and vice versa; and it's just poor customer service at the end of the day. So, having a centralized desk where our teams are cross-trained, we are going to be able to help anyone who comes to the desk with anything that they need help with.

Also, looking through some gap areas. For example, if you are ten years old you can go to the Rec side by yourself. If you are six and younger, you can go to the tot room; so what do you do if you are seven, eight or nine? We don't have a space for you right now. So, thinking how we can expand our tot room to have an age appropriate space for them before they are old enough to go to the Rec side without a parent. Creating teen space so they have an actual place to go with technology or videos or whatever it might be that we would continue to upgrade over time for the interest as opposed to running around the atrium which isn't always appropriate depending

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on what side you are on, but really excited to do a full tour with Tom and the Mayor in December to do a walk through so we can have a whole vision to share with you thinking about that comprehensive approach. So, Tom I will let you chime in with anything you want to add as well.

Recreation Director Walchanowicz said no I think you and the Mayor basically said a mouthful there. Just to reiterate, we came before this building was built, we were in a building that was built in 1960, so 1960 to 1990 when this building was built was 30 years. So, here we are 30 years after 1991, and we have to think about the next 30 years. Right now we do not have the top of the line building. Our locker rooms really need to be upgraded. Like Emily said, the entrance is very inefficient, and what we are hoping here is to have a plan within the next month. The Mayor, Emily and myself are putting our heads together and all of the ideas that our staff has to take this building to the next level for again another 30 to 40 years' plan. That's what we are looking at.

Chairman Walchanowicz asked when we got the grant for the kitchen, is there a timeframe?

Councilperson Trakas said I was just going to say, we can sit on it for a while.

Mayor Kurtz said I think its June or July. Emily, do you want to answer that question?

Community Services Director Thomas said we have to submit our grant application for review and approval in June of 2022. So, at that point then the funds can be extended another six months to a year following that with approval. We do have enough in our capital budget that we have accrued to do the kitchen renovation in 2022, so we are in the process of one is Tom is looking for a drawing from his perspective, this was before my time here; and Dennis is working on obtaining the initial quote that we received as well so we can walk through that and revisit that and have all the necessary information that we need to submit the grant application to the State of Ohio and then move forward.

Chairman Walchanowicz said thank you.

Jim Riley said I have a question. Any grants you get, does it open it up to the possibility that we have to let outsiders into your facilities?

Mayor Kurtz said not necessarily. It depends on the nature of the grant.

Councilperson Trakas said the state does not restrict that. I know some federal ones do.

Vice Mayor Grendel said we got a state grant for the Liberty playground, and didn't we open it up to people who are non-residents?

Recreation Director Walchanowicz said that was a NatureWorks grant from the state, it was not a federal grant.

Chairman Walchanowicz asked anything else on the Civic Center Mayor?

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Mayor Kurtz said no, if there are no more questions, you see the direction the Directors are going, and again as Director Walchanowicz clearly stated, 1960, 1990, it's time to reinvent ourselves again and give the next couple of generations the same opportunities that the last couple have had.

Vice Mayor Grendel asked do we have enough storage? Marilyn talked about adding on.

Councilperson Trakas said she wanted to put that above the canopy.

Vice Mayor Grendel said or even to one side of it.

Mayor Kurtz said we never have enough storage in these buildings. We never have enough storage.

Recreation Director Walchanowicz said it's a whole package that we are putting together, and storage is part of it, additional family changing rooms. It is a package yes.

Chairman Walchanowicz said thank you. Anything else?

We will move on to Item 9 which is Ordinance 2021-152, we had some questions for the Mayor about the ODOT property.

Mayor Kurtz said as an update, thank you Mr. Chairman. As a follow up to the meeting where we put this on First Reading, Councilperson Veverka appropriately asked about the environmental condition. I think Mr. Dave Snyderburn is still on and hopefully he can speak to the voluminous information that we received from ODOT clarifying and clearing up the property.

Technical Service Director Snyderburn said yes Mayor I am still on, and I read the report. The property had two underground fuel tanks on it, and the one tank, the 5,000 gallon tank was removed and the property backfilled. The second tank which had a capacity of 2,000 gallons was permanently abandoned in place. Soil samples along with soil boring samples were taken with a Tier 2 environmental study, and analytical data showed levels below BUSTR standards. Right now the site was given a status of compliance with no further action necessary and deemed safe for commercial use. So, right now the site environmentally is sound.

Mayor Kurtz said if anyone wants the report, it's about that thick. We quit printing it at that thick actually.

Chairman Walchanowicz asked so Dave there's no more fuel tanks there that can be used?

Technical Service Director Snyderburn said there's no underground fuel tanks.

Mayor Kurtz said we just received the latest iteration of a purchase agreement. There are two outstanding issues. The one issue we did get clarification, and they did support as Dave

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Snyderburn just outlined, the environmental concerns. The other two outstanding issues was the salt in the salt dome, the existing salt, and a fuel pod that's on site. The latest, we just got it in and didn't have a chance to read it over; but apparently, at one point they wanted us to pay to have it moved or they wanted us to buy it. I believe, but I will have to confirm, the latest iteration is they will abandon it to us at no cost.

Chairman Walchanowicz said it makes sense for us to use it.

Mayor Kurtz said so I believe if that's the case, that eliminated one of the concerns we had, and the last concern was the amount of salt in the teepee. We can use the salt, it's not a problem; and we are buying salt today. I am not sure if Ron is on the call, what is the price today compared to what it was a year ago.

Service Director McKinley said today we are paying \$45.97 which is \$17.00 cheaper than last year's price.

Mayor Kurtz said so one of two things, and Ron has done a great job of looking at the property and determining the benefits; but the salt, we would just have it delivered to their ODOT yard, whatever the volume is to offset whatever it is calculated to be accurate. So, it will be a seamless situation for us. So, we wouldn't have to stack it up, we wouldn't have to do anything with it, we would already have it available to use.

The last question is the volume, and Ron do you want to explain how you want to satisfy that situation?

Service Director McKinley said well I think the best way to do it is to use the scale on the loader bucket and have a computer printout everyday when we load it out; and then we can keep track that way.

Chairman Walchanowicz asked of what we are using or what is currently in that dome?

Service Director McKinley said as we load out of that dome into our trucks and put it on the road, we would have a printout of how much tonnage we are using per day.

Mayor Kurtz said so if it's 1,500 ton or 1,800, whatever the number is, we will give them the calculation. We will replenish that for them at their location. Then when we get it all cleaned out, we will still have our reserve at our existing yard, so we will never run out; and then we will be able to replenish that as needed. So, we have some backup.

Chairman Walchanowicz asked Ron do we have a loader we can take down there, or are we going to have to get another loader just for down there for the winter?

Service Director McKinley said no we have two loaders, one at the shop and one here for down there, and they both have the scale on them.

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The nice thing about this building also is like this year it's \$17.00 a ton cheaper, we can maximize our quantity with the additional storage and take advantage of the price, it would save the City a lot of money.

Chairman Walchanowicz said with these two other buildings down there, how much happier can you make me putting stuff inside of a garage?

Service Director McKinley said it would make me a lot happy. It could be four or five more trucks. The goal is to get everything under roof. Obviously, we know inclement weather is terrible. We spend millions of dollars on vehicles and equipment, and they just need to be under roof.

Vice Mayor Grendel asked so this garage would be big enough to put some of our trucks there that normally would be outside? That would make sense.

Councilperson Trakas asked is that during the winter or at all times.

Chairman Walchanowicz said I would say at all times.

Service Director McKinley said at all times.

Mayor Kurtz said what this does is that it gives us the band-aid we need in order to put ourselves in the position to build a new state-of-the-art facility, which is going to be several years off. At least we have some flexibility if we get this property to be able to protect some of our equipment, be more efficient with our resources and protecting our resources. At the same time, it gives us flexibility in order to plan properly a long-term strategy for a complete indoor facility. The latest strategy for all of the Service Departments is that you build a big building which incorporates all the different aspects needed, whether it be a wash bay, a repair area, a storage inventory area, the proper lane parking for all of your equipment. So, everything is designated a spot so that everybody knows what you have, where it is, how you are going to deploy it; and it's all under one roof. It eliminates some of the environmental concerns or issues or noise or other factors that weigh into a location of a Service garage. So, it's an exciting opportunity. At least it allows us some flexibility rather than being locked down to this existing footprint that could be challenging.

Vice Mayor Grendel said it may prolong the life of a lot of our trucks by having them under roof. How many employees will be stationed down there as far as our Service Department?

Mayor Kurtz said I'm not sure we have gotten to that point. We were talking about mechanics. We are talking about maintenance people, it will give us some flexibility in terms of how to take care of our equipment. We will have a little bit more space, and the newer building was the truck bay repair base for ODOT. They have similar size equipment to us.

Chairman Walchanowicz asked Ron that whole plot is fenced in.

Service Director McKinley said it is.

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Chairman Walchanowicz asked the gates, are those key coded gates, or is it?

Service Director McKinley said a chain link fence.

Chairman Walchanowicz said the reason I am asking is if we were to park snow plow trucks down there for the winter that our north end guys could just leave home if they are called out at night and go down there. We could put a key code they can open a gate with, they can get their truck if they are plowing the north end of town.

Service Director McKinley said absolutely. Having a satellite yard at the north end of town will be greatly beneficial in getting salt out there faster as well instead of having to come all the way back to the Service garage.

Chairman Walchanowicz asked are you able to put together the cost for us to put one of those gates in like we have here where the drivers can go in, they can scan their id card or punch a code in?

Service Director McKinley said yeah, absolutely.

Councilperson Veverka asked what would the effect be on the frequency to sell trucks then? You are going to have more trucks under cover that are not going to be deteriorating, does that mean you are going to extend the life of our trucks before we move them on?

Mayor Kurtz said I think the more we can maintain and keep our trucks under cover, keep them clean because there is a lot of deterioration because of the harsh environment, whether it be salt or outdoor use. I think there is a possibility that we can prolong it a couple of more years out.

Councilperson Veverka asked who also has evaluated the condition of the buildings? What are we anticipating needing to put into the buildings to keep them functional because that's been abandoned for a while hasn't it?

Mayor Kurtz said they moved out I think either earlier this year. I don't know the exact date, but I do know they were fully functional the day they left because all they did was walk out of one and walk into their new one. So, my discussions have been, they were used until the day they left. The walk through that we did, was there anything that got your attention that we need to fix up?

Service Director McKinley said nothing major, just clean them up and get them ready. It was all cosmetic stuff.

Mayor Kurtz said except for the gate. That is something I would agree with Council that we should upgrade that to make it easier and more secure.

Councilperson Veverka said the one building is for storage and the other one is for.

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Mayor Kurtz said the one building you can actually make repairs on your vehicles. The newer building which is depicted on the middle toward the right, the white roof building; the fuel pod is in the middle right there. There is a fuel pod, and then there's the original one that would be used for storage. We could put plows, we could put leaf vacs. We could put some of the things we leave outside all inside.

Chairman Walchanowicz asked Ron how big is that fuel pod?

Service Director McKinley said I believe it's 6,000 gallons.

Chairman Walchanowicz asked what do we currently have?

Service Director McKinley said I don't want to give the wrong information; I'm not 100% sure on that.

Mayor Kurtz asked Dave do you know?

Technical Service Director Snyderburn said there's two 8,000 gallons tanks. So, one is an 8,000 gallon diesel and one is an 8,000 gallon fuel tank.

Councilperson Veverka asked where's the new facility for the State?

Mayor Kurtz said you see it when you go down I-77 by Pershing, the big dome. That's their new salt dome.

Councilperson Veverka asked what was their rationale for leaving this site?

Mayor Kurtz said they had a chance to consolidate several of their locations because of the distance and the age of all of their locations; they had a chance to draw things together. It just works better because it's right on I-77. This one was good too for them by the way. Cloverleaf was good for them too.

Chairman Walchanowicz said I'm friends with Ladd down in Valley View, and they have had an indoor facility in Valley View for God knows how long now; and the longevity that they get out of their vehicles from keeping everything inside, it's crazy.

Mayor Kurtz said it's a step in the right direction. It was fair to be able to report back on the environmental situation, the condition of the facilities and benefits and the use of them. I appreciate the dialogue.

Vice Mayor Grendel asked Mayor if this gets adopted by Council in December, then how soon does that get closed?

Mayor Kurtz said I don't see, Vern how long do you think it would take to close a real estate deal once you get all the signatures?

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Finance Director Blaze said get the title work done from the title company.

Mayor Kurtz asked can it be done before the end of the year?

Chairman Walchanowicz said potentially at the first of the year we can be in there.

Mayor Kurtz said I'm not sure they wouldn't let us in there sooner once we sign a deal.

Councilperson Synek said Mr. Chairman one question. What about the condition of the pavement on the lot is it good, bad? Do we have to repave it soon?

Chairman Walchanowicz said Ron I know you fixed up a lot at the Service Department, you fixed a lot of our public parking lots here that we have; so go ahead and speak on the parking lot and the drive and stuff over there.

Service Director McKinley said the pavement is in fair condition. It's nothing that we can't keep up to date in-house. It's not that bad. It's usable, and we will patch it as we go as we need to.

Councilperson Synek said my other observation is that this whole discussion we have had is for the reasons why to acquire this property would make a great whereas clause in the ordinance. The ordinance right now doesn't have any explanation as to why the City wants to acquire this property. If we could incorporate these comments into whereas clauses in the ordinance.

Mayor Kurtz said we will ask the Law Director. We will give him the Minutes. Debi, if you could make sure that the Law Director gets this segment of the discussion; and he can create those whereas clauses for the pertinent and relevant issues. It will give a better flavor for the residents as to why.

Chairman Walchanowicz asked Tom do you have any comment?

Councilperson Narduzzi said no, we have been trying to go in this direction for quite some time, and it's just coincidence that this piece of property came up; so I don't know if it's something we would want to pass by at this time as long as we are taking a good hard look at it and making sure that it's feasible and that we can use it and it becomes productive for us; I see no reason to pass it up. We talked about this as Council Members the last seven or eight years, it's a step in the right direction.

Chairman Walchanowicz said I look at the cost of it, the purchase price of it at \$325,000. What it would cost to build a building, one building. You know Tommy compared to everything we are getting, including the property. To me it seems like a no-brainer.

Councilperson Narduzzi said the building itself has storage, and the big part is land. So, you are right.

Vice Mayor Grendel said like you mentioned Mayor, it's a good stop gap measure until we really decide what the future is.

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Mayor Kurtz said it gives us latitude until we come up with a permanent facility, which we have several different options that we will discuss, but it's premature for us. That will be one of the discussion points that the Service Department will announce on and have further discussion at our strategic planning session.

Chairman Walchanowicz asked anything else on the ODOT property?

We will go to Number 10.

Mayor Kurtz asked is it fair to say that we can tell ODOT that we are moving forward because it's a couple of weeks before the Council meeting, and I just want to make sure that I am not giving misinformation to them.

Vice Mayor Grendel said I think this really clarified that there is a need and intent on what we are going to do. I feel much more comfortable now than I did when we put it on First Reading.

Mayor Kurtz said they have had a lot of interest in the property because of the public purpose.

Councilperson Trakas said first right of refusal basically.

Finance Director Blaze said well it's good that we are only using it as a temporary stop gap because then it makes sense to purchase it to maybe eventually resell it; but if this was going to be a permanent home for us, and we had no intentions of ever selling it, we don't really have to buy it. ODOT would give it to us.

Mayor Kurtz said right, that's a fact. This gives us, this is based on discussions with the Service Department, it gives us a lot of flexibility and gives us some time; and time is money when it comes to equipment and maintaining equipment.

Chairman Walchanowicz asked how does everybody feel moving forward?

Councilperson Kapusta asked so you were saying if we were going to keep?

Councilperson Narduzzi asked so can we go back to what Vern mentioned?

Councilperson Kapusta said that was what I was asking. Could you clarify that comment?

Finance Director Blaze said it's my understanding that since it's State property, if the City would commit to always using it for a public purpose we would not have to buy it, we could just get it deeded from the State; but because our intent is maybe something different in the long-term, we would have to buy it from them because then we would own it in fee, and we would be able to do what we want at that point.

Councilperson Kapusta asked do we think there's any value in us keeping it?

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Mayor Kurtz said it gives us all the flexibility in the world. I can't predict what opportunities are going to happen in the north end of town where this may play another role for us. I just know that right now we have a focus in terms of our Service Department being able to better take care of our equipment, create some flexibility at the north end of town, and our service and serviceability. I haven't thought beyond that at this point.

Councilperson Kapusta said but you are not comfortable with thinking of keeping it at the free option?

Mayor Kurtz said I don't think it serves a permanent purpose if in fact we go to the strategy of all under one roof. I just think that's the direction of more mature Service Departments that have the capacity to put all their equipment under one roof in an organized fashion; and it just lends itself to a more efficient way to service our customers long-term. We will make that presentation either in December or January or whenever, but we have some ideas.

Finance Director Blaze said after they pass legislation, so the legislation kind of locks it in.

Mayor Kurtz said this has nothing to do with our long-term strategy. It gives us flexibility today.

Chairman Walchanowicz said I like the idea of at some point if we wanted to sell it we can. If we go the other route, and then it's ours, and we may not be able to sell it.

Mayor Kurtz said well if it's ours, it has to go back to ODOT.

Chairman Walchanowicz said any money we would put into it to bring it up to a standard, then apparently if we have to give it back to ODOT, we would probably not receive back.

Councilperson Trakas said the other thing is it's going to be sold. So, the question is do you control that process? I would like to. I think it would be better to control the process ourselves because we can keep it for a long time. We have no idea if any of this stuff is going to work. If you have to go to the taxpayers and ask for bonds or something, it could take a while. If we could talk about a safety center, I don't know.

Chairman Walchanowicz said all of Council is here, should we have the Mayor to move on with it.

Vice Mayor Grendel said I think the majority of us support the purchase of it. I think we have at least four votes.

Councilperson Narduzzi said I say yes.

Mayor Kurtz said okay then, we will move forward. Thank you.

Chairman Walchanowicz said then Item 10, the emergency access road to I-77.

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Mayor Kurtz said all I am looking at is I want to spend some money to do some more affirmative plans. We have gone the concept route with plans, and it stalls in ODOT. So, I want to put a stake in the ground and let them know we are really serious; and we can dispel some of these, some of the questions we have if we invest some more money into this. I am convinced that it's really in our best interests, the City's best interests to move forward with it. I just think we ought to invest a little bit of money into plans and lay them out there in terms of we have done our homework. We have questions answered. They mentioned wetlands. They mentioned all these different nuances that we can address in terms of meeting some criteria; and it wouldn't be conceptual anymore. It would actually be something that we can demonstrate that we have made a commitment.

Councilperson Trakas said I have a suggestion about this. I think we will continue to stay in ODOT planning hell for a long time. My suggestion is that we continue what the Mayor is talking about, but we also ask Senator Dolan and Representative Patton to introduce legislation for a demonstration project on emergency vehicles to allocate this right-of-way to the City of Independence for usage as a one-way emergency to get to the next highway exit. If you do it this way, ODOT will never, you know them.

This opportunity corridor, I started that with an Italian guy from Little Italy over drinks because it was dead, and its 30 years later. You don't want to wait 30 years.

Mayor Kurtz said I like the strategy.

Councilperson Trakas said we do this, and we get the Governor to say look tickle your friends at ODOT because that's how it's going to happen. It won't happen if they are sitting there and planning it. We will all be at the expanded Maple Shade by that time.

Mayor Kurtz said this dual prong approach I think is a great idea. We invest some money in some plans to show them that we really have the facts, and then we get the legislative arm to branch out. It really is a safety issue.

Councilperson Trakas said Chief Rega really thinks this is the answer. We have been talking about this for a long, long time. I don't know what Chief Butler thinks, we haven't talked about, but various visionaries of this thing have all died in process. So, I think if you get the political people involved; let's be honest, Mike DeWine is up for re-election next year. Matt Dolan wants to be our U.S. Senator. Tom Patton might want to be our State, he might be assigned to us as our State Representative or be our State Senator, he's thinking about that. This is the time to get these guys while they want something. We want something too. I think you get them and you kind of force the situation. You start getting that pressure on ODOT. You know why there are three lanes in Medina County, because we put it in the State budget and forced the Governor not to veto it. They would not do it because NOACCA wouldn't do it. They said people might leave Cleveland. They are already gone human beings. Do you understand this? They are trying to get back into work for God's sake. I think you really have to force the situation.

Chairman Walchanowicz said I think we have all heard it from the residents that live on 21. I know I have been on the phone or going to their houses, they want you to come over and listen to

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the sirens everyday and how many times they are going up and down. So, whatever we can do to move forward on our emergency ramp would be key.

Mayor Kurtz said if its okay, then we will see if we can find out which engineering firm, I will talk to Don Ramm and ask him which one could best facilitate and works with ODOT that can help us.

Vice Mayor Grendel said honestly the one that's working on Rockside.

Councilperson Trakas said I would say that or GPD.

Chairman Walchanowicz said it is GPD.

Councilperson Trakas said well that's it then.

Mayor Kurtz said I will sit down with them and see if they can give us a budget to that.

Councilperson Trakas said Roetzel & Andress is their law firm. They do lobbying on their behalf. Then you have someone who is actually going to work for us.

Mayor Kurtz said got it. I have my direction on that one, and I appreciate the dialogue. I think we may have found another opportunity here. That's great.

Chairman Walchanowicz asked anything else that anybody wanted to bring up tonight?

Mayor Kurtz said just to get to the Executive Session, that's all.

Chairman Walchanowicz said then we will adjourn the Public Lands & Buildings.

**Moved by Trakas, seconded by Narduzzi, to adjourn the Public Lands & Buildings meeting of March 30, 2021. Voice Vote: 3 yes/0 no; motion carried.**

There being no further business, the Public Lands & Buildings meeting of November 23, 2021 was adjourned at 6:22 p.m.