

**CITY OF INDEPENDENCE
PUBLIC LANDS & BUILDINGS COMMITTEE MEETING
MINUTES
FEBRUARY 5, 2019 4:30 P.M.
COUNCIL CAUCUS ROOM**

Present: Chairperson Tom Narduzzi
Councilperson James Trakas

Also Present: Mayor Anthony Togliatti
Vice Mayor Dave Grendel
Councilperson Dale Veverka
Technical Service Director Dave Snyderburn
City Planner Jeff Markley
Tim Topolski, Service Department
Ryan Prosser, IT Department

Chairman Tom Narduzzi called the meeting to order at 4:35 p.m.

Chairman Tom Narduzzi asked for a motion to approve the Minutes of the March 15, 2018 meeting.

Moved by Trakas, seconded by Narduzzi, to approve the Minutes of the March 15, 2018 meeting. Voice Vote: 2 yes/0 no; motion carried.

Chairman Narduzzi said a couple of months back we had a discussion on a couple of things to do with the cemetery; and I think everything on here is related to the cemetery. So, I had asked Dave Snyderburn to put some numbers together on a fence that would encompass the west side and the south side of the cemetery. So, Dave the floor is yours for now.

Technical Service Director Dave Snyderburn said I should have put this on cardboard for you. I can put it right up on this TV. Technical Service Director Snyderburn put the map he provided up so the committee could see it.

Technical Service Director Snyderburn said the fence encompasses about 1,000 feet total.

Councilperson Trakas asked where did you take it, all the way to the new property as well?

Technical Service Director Snyderburn said so you have all the way up to the first driveway here. The rest of it, the elevation goes down, and you have a hill there. So, the fence is here in the black. There is 1,000 feet of fence, 997 feet up to the old section, up to the last section. There is another 233 feet frontage that we own. So, I wasn't going to put a fence there until we develop it. They will probably get the oil tanks moved. It's probably going to be developed. I don't know when, but obviously we would have to have columns. There is a column here, and a

column there. We are going to need up to another 25 columns. It will be a 1,000 feet of fence, just round numbers. It's about \$50 a foot, so it's \$50,000 worth of fencing. The columns are at \$3,000 a piece, and that includes the light. The lights are about \$300 a piece. We have to run electric. That's kind of conservative.

Vice Mayor Grendel asked if it would be the same kind of fence that is in front of City Hall and the cemetery.

Technical Service Director Snyderburn said the same thing, and it's a commercial fence.

Vice Mayor Grendel asked and how much is it, \$50,000?

Technical Service Director Snyderburn said about \$50,000 for 1,000 feet. It's commercial fence. It's much better grade than just a residential grade. It's a lot thicker. You have to go up there and look at it. That's why it's expensive.

Then on this corner, I would think we would incorporate something like a Maple Shade sign on top of the fence, something. Something we could have put out there, Maple Shade or a sign in front or column here and a column there. Something that would really break that corner.

Vice Mayor Grendel said something to complement what is on the other side.

Technical Service Director Snyderburn said you already have \$50,000 and \$75,000 at 25 columns. You might have to put another \$25,000. So, that total, and that's not including the new section. You are taking \$150,000. I know people think well that's a lot of money, but the columns you have to block them, you have to pour the footer. You have to stone face them. You have to cap them. Just like I said, the light that goes on top, they are \$300 for each piece. They are cast aluminum, 27 inch lights. So, it's a lot but it isn't a lot when you are figuring the footer and all that. That is what it is per column.

Councilperson Trakas said and when you put that calculation together Dave, is that with we buying the fence and using City employees. Or would it be installed?

Technical Service Director Snyderburn said oh that's installed. You are better off letting them install it. They are fence guys, and they know. It's just a good idea.

Councilperson Trakas said I am not disagreeing.

Vice Mayor Grendel asked would that stand up to all those people who wait for the bus there?

Technical Service Director Snyderburn said that's why it's commercial grade. They can sit on it, they can do whatever. Obviously, we don't want them doing that. It would probably be only a 4 foot fence instead of a 5 foot. We don't want it too high I don't think. We could keep it off the ground a little bit so it might be 4 ½ feet. For instance, this table is 30 inches; so it might be up about that high. You don't want it too high. You still want to keep the intimacy of the cemetery. It's probably not a good word for it, but it looks like a nice place. It's well kept. Tim does a

great job. The guys do a great job keeping it up nice. You want to be able to see it. Not a place like it's all fenced in like a prison. That's what I envision. We can do it. We have enough room here. It's 11 foot off the road, I looked at it. We can get it in there, we can get it so it's not on top of our utilities, just in the back but not on top of the graves. It's going to be close in some spots. We might have to put some areas where we might have to put some posting where they are removable or something; but I think we can do it in case we had to take it down for something.

Vice Mayor Grendel asked it will cover the current section? It won't go beyond what we own?

Technical Service Director Snyderburn said this is the last section. I think my son's grave is right over here. So, this is the last section right before the mound. Here is the mound. So, this is the new section which we can always add; but I don't think you would want to put the fence up there until this is all developed into graves. Obviously, Jeff was instrumental in developing all of this new section. I don't know if we would incorporate back here along the road and come back. I don't even know how far back we go or what. We could probably go a little bit further back with the graves.

Then here is the Sexton's house right here. We will go to the next section because I have some pictures, but that's where we would put the new niches if we wanted to utilize that. We could get about 130 in there and about \$75,000 in stone. Those 130 niches, you can sell them easily at \$2,500 each. That is what Jim Milano is saying. We would put a little bit of money into the Sexton's house because it's going to need some interior work and lighting and all that. I think if you did do this with the Sexton's house, I think we would sell them right away. That's the Catholic cemetery price. We could probably sell them for \$3,000 each. I have some pictures.

Chairman Narduzzi asked and what was the cost of fixing that up to do that?

Technical Service Director Snyderburn said it needs a little bit of ceiling work. I could show you inside, but the niches are going on each side so they will cover the walls. It won't be as much work. The ceiling is going to need plaster work or we drywall it or whatever. You are going to need some lighting in there. You are going to need some floor work. I think \$20,000 or \$25,000, and it's cleaning the outside of it too. I think you could get away with that.

Chairman Narduzzi asked is the building structurally sound to last for years?

Technical Service Director Snyderburn said oh yeah, it is structurally sound.

Councilperson Trakas asked what about security wise? Obviously, you want to make sure that it is secure.

Technical Service Director Snyderburn said well we would put lights. There would be a lot of lights, and obviously we would have to do something. I don't know how, but a key card or something for somebody who wants to come down and visit. I don't know how you would work that. I don't know if you would give each person a card. I don't know what they do at other cemeteries. I would have to look into that. I didn't go that far.

Councilperson Trakas said I could find out from Lakeview, we are members of the association there.

Technical Service Director Snyderburn said and you could put a freestanding columbarium any place too outside. I think that you could make it, and we can get more elaborate in the Sexton's house. We could put up a non-denominational cross or something or anything. We could make the ceiling kind of when you walked in, you can get more and more involved. It could be something painted up nice, something that makes you inspired when you walk in. It does keep you out of the elements, and that's another thing. Do you want air conditioning? We could just ventilate, fans for the summertime. We could keep it ventilated so you won't need the air conditioner. Then you might want to heat it in the winter. It depends on how far you want to go, but then they do have niches there freestanding outside; and Jeff you have seen them. Everybody has seen a columbarium outside, and I will tell you another thing, they will install and fund the whole project. This is what Jim Milano said. They will install, and they would even sell it for you and give you the proceeds. You wouldn't do a thing. You will own it, but you wouldn't have to manage it. I mean we can say we are selling graves, but he said he would even have a program that he would have an open house at his place on Brookpark or wherever and say hey this is what they are going to look like, this is what they look like. He would even sell them for you.

Chairman Narduzzi said and all we have to give him is space.

Councilperson Trakas asked for Independence residents?

Technical Service Director Snyderburn said yes, that would be your selection. If we just said Independence residents, then that's what we come up with. That's our law. That's our rules.

Vice Mayor Grendel said I don't think we would change that.

Chairman Narduzzi said I don't think we are going to change that.

Councilperson Trakas said the 130 will go quick.

Vice Mayor Grendel said I would say that handling estates for all of these years, I think it's almost 50/50 now cremations.

Technical Service Director Snyderburn said it's 60%. It's just going to become more and more.

Vice Mayor Grendel said so I think you might want to keep both options as far as this because that's not going to last too long.

Councilperson Trakas said in the new section you just have a wall.

Technical Service Director Snyderburn said so this is your fence. So, like I say, Jeff would have to come up with something. We would put something here like a nice sign. Those are good

roundabout figures for you, the \$150,000 for a fence and the columns and some detail here. It's quite a bit of fence. It's 977 feet this all adds up to.

Councilperson Trakas asked what would each column cost do you think?

Technical Service Director Snyderburn said it would cost about \$3,000. We could put in about 25 columns. I mean it could be a little less. By the time they pour a footer and a column; that's what we had in front of City Hall. I think the cost was about \$2,000 a column. That wasn't with the footer and it wasn't with the light. Then we have to run the electric. It's a ballpark figure. I am being conservative.

Mayor Togliatti said while we are talking about columns. The fence along Elmwood Pond, that column to the north of the spillway, there's a big crack.

Technical Service Director Snyderburn said I have eight new lights for those columns. In fact they were shipped.

Mayor Togliatti asked and did that big crack happen during this freeze/thaw cycle?

Technical Service Director Snyderburn said no, it was there last year.

Mayor Togliatti asked was it? I just noticed it.

Technical Service Director Snyderburn said I don't know who did those columns. I don't know who put them in. I don't know the contractor or anything. When you pour columns, you need a good footer. I got good footers in the front of City Hall because I personally went down and dug them. I mean that's the whole thing. You have a lot of water there. I don't know what happened, but what I would like to do. You could go back and rebuild it, but what I would like to do is take that one down, look at the footer, see what happened, then rebuild it from there. If we have to tear out the footer out and pour a new footer, then that's what we have to do.

That's that. I just took a few pictures of the building. It was built in 1873 or 1874. It's in relatively good shape. It really is. There's ventilation inside. You see the vents outside. I didn't take really good pictures.

Councilperson Trakas asked is it used for anything now?

Technical Service Director Snyderburn said no. Tim doesn't use it I don't think. Maybe in the summertime he might store seed in there or something; but I don't know if he uses it. It has brackets inside that held the caskets in the wintertime. I think I had enough for nine bodies. These are all the brackets.

Ryan Prosser asked do you want to share that little clip?

Technical Service Director Snyderburn said yeah you can. That's Jim Milano. Those are the brackets that we put the caskets on. They just swing out. He is measuring the niches. It's 10' x 16' inside.

Councilperson Trakas asked and there's no lighting whatsoever in there?

Technical Service Director Snyderburn said no. I think I ran that camera too fast. It was just my phone.

Councilperson Trakas said this is good.

Technical Service Director Snyderburn said it has a nice walkway inside. It is a well-built building. They don't do any maintenance on it. The thing is how old, and that's a testament on how well it's built. You see the plaster up top.

Chairman Narduzzi asked if you plaster that, you don't really have to heat that to keep the plaster?

Technical Service Director Snyderburn said no, but did you ever go, I am sure you have gone there; my parents are in a mausoleum, and I'm sure you are going to visit. This could be left open. We could take the doors off and leave it open.

Chairman Narduzzi said I was just thinking the same thing.

Technical Service Director Snyderburn said or leave the doors on, but leave it open. I don't see how you could vandalize it. It would just be the same as the niches outside. We could keep the lights on all the time. We could put a camera there. We could have surveillance on it and make sure. We never had anything happen at the cemetery. Have you Tim?

Tim Topolski said no, nothing like that. There was a car that knocked that monument over.

Technical Service Director Snyderburn said so we really don't have anything that could be vandalized.

Chairman Narduzzi said or you put hours on it too. It closes at dusk to dawn or something. I don't want something going on in there with the doors closed.

Councilperson Trakas said and you don't want animals.

Technical Service Director Snyderburn said we could put gates at all the entrances, but then we would have to open them and close them each day.

Chairman Narduzzi said I don't think we have to go that far.

Technical Service Director Snyderburn said you could lock it.

Councilperson Trakas said it's an all commercial area there, you might want to do that.

Technical Service Director Snyderburn said I am just saying, you get 130 niches; Jim Milano said there might be a family that might buy the whole back wall. I think he's right, we could easily get between \$2,500 and \$3,000. Think about it, 130 at \$3,000; that's \$400,000.

Councilperson Trakas said well, it will pay for the upkeep.

Technical Service Director Snyderburn said it's a lot of money. I guess a lot of people are going for them now. There's no burial costs or anything after that then you know.

Councilperson Trakas said that's kind of a perpetual maintenance fee.

Technical Service Director Snyderburn said it's only \$150 to put your name on it.

Chairman Narduzzi said so when you walk in some of these bigger ones that are out there like Holy Cross, and they have the service there; all the people come inside and they have the service there. What would you do? Have the service outside the building?

Technical Service Director Snyderburn said probably. It's a little small building. He just said it would sell out in a minute.

Chairman Narduzzi said I think it's a great idea. I don't know the final cost.

Technical Service Director Snyderburn said he's in Florida. I said listen if anybody has any questions, can we call you and put you on speaker phone, and he said of course. He's willing to answer anything. We might have to ask other people. We will have to get other prices and all, but we deal with Jim a lot.

Councilperson Trakas said Jim and Kotecki are about the only ones who do that stuff now in this area at least.

Technical Service Director Snyderburn said so that's that. He said that he would put all those in. He gave me a price between \$60,000 and \$80,000, that's to purchase them and install them and everything. We wouldn't do a thing. We would have to get it ready.

Vice Mayor Grendel said we should check with Kotecki, and see what Kotecki does.

Technical Service Director Snyderburn said we would have to get a couple of prices. That's what you asked.

Chairman Narduzzi said I think if the committee wants to pursue this, I think that we go ahead and we get three costs and let's see if this could come to fruition, if we could do this or not.

Vice Mayor Grendel said we should also see with the outside wall, what would that cost too because we are going to need more of those probably than we will gravesites.

Technical Service Director Snyderburn said if you are interested, if you wanted to call Jim right now, he could answer all of your questions. He just offered that. He's in Florida, but he said he would come to a meeting also.

City Planner Markley said we built a 48 niche columbarium that was set in place, all we had to do was pour the pad and then just craned it right in. That was a 48 niche for about \$40,000, but that was six or seven years ago. Now we understand that they are about \$90,000 for that same unit.

Chairman Narduzzi said we would need a lot more than that.

Technical Service Director Snyderburn said well 130 he said he could get in there. How much do you sell them for Jeff? Do you know?

City Planner Markley said they are \$2,000 for lower, and then when you are eye level or above it's \$3,000, and that includes the burial fee, the opening and closing. You don't have to pay for a casket.

Chairman Narduzzi asked how many do we do a year total?

Mayor Togliatti said 55 or 60.

Chairman Narduzzi said so if 60%, we are probably at 40.

Vice Mayor Grendel said it wouldn't take long.

Chairman Narduzzi said three or four years, and if somebody buys a back wall or something.

Technical Service Director Snyderburn said he's saying that you would sell out right away. It's just like a funeral home. You go by funeral homes, and you say you never see a funeral; how is that guy making any money. I talked to a guy at the funeral home, and he said they are all pre-paid. There can be \$3 or \$4 million dollars sitting in a bank account. It doesn't make any difference, if you die ten years from now, it's all pre-paid money. So, I think what I'm saying is that you could probably sell all of these niches, probably most of them; and then you are going to put the names on. They just have plates. What they do is an extra plate. They just have the plate. They have a half dozen extra plates. They are all the same color, all the same granite. They got them at the monument place, and they just engrave the names. They come and take that one out and put the other one in. That's all they do.

Vice Mayor Grendel said the wall that you said was installed, is there like gardens around it?

City Planner Markley said this was in 2007, that center area of the cul-de-sac, if you want to call it that; it was set up as just kind of a memorial garden, a columbarium garden.

Chairman Narduzzi said in the existing one.

City Planner Markley said in the existing cemetery. It was big enough to create a low wall columbarium. Again, you could set individual 48 unit or whatever the unit is now. You could crane them into that location if you wanted to do that or build something custom. A lot of this, if you think about it, it's just concrete niches faced with granite. You could have a pre-cast unit, or customize it with one of those concrete companies.

Technical Service Director Snyderburn said that's what we would do with the floor, customize the floor, have somebody come in because there are blocks there right now. We would probably pour the floor real nice and have it stamped or whatever so you wouldn't have any maintenance on the floor. It could be colored concrete stamped. It's 10' x 16', it's 160 square foot.

Here's what I thought because I thought it was a great idea, and whoever's idea it was to use the Sexton's house, I think it was a great idea. I thought that hey if you could get these, and everything went right, you took kind of a survey, and everybody says I will take one; and you almost had them all sold, even before you put them in or you had the down payment, or just an offer of I want three of those. My gosh, you could fund a wall, you could fund a fence. You could fund the whole fence. You could say it goes into the Cemetery Fund, and we are building a fence and not even taking anything out of a budget. If he says he can install all of that, say we get it for \$75,000; and we put another \$25,000 or \$30,000 into it, it's \$300,000. At least you have a quarter of a million dollars of profit. You have the fence paid for, a little bit more in your pocket.

Councilperson Trakas said we could actually build a new section and everything else.

Technical Service Director Snyderburn said you might as well make it work for you. I know everybody likes to keep the money down in Independence for the Independence residents; I know that. You hate to charge too much, but it's cheaper than a regular funeral.

Councilperson Trakas said it's not even in the ballpark of a regular funeral.

Chairman Narduzzi asked what are we charging for a plot now?

Technical Service Director Snyderburn said I think \$450 now. That's as cheap as they come.

Councilperson Veverka said and then you have the cost of the monument.

Technical Service Director Snyderburn said you could spend \$20,000 easy. I know for my son's it was about \$8,500.

Chairman Narduzzi said I guess we would have to add up the cost of the whole burial process, what it costs to dig the hole, what it cost for the vault because you are going to have to tell the resident why this is costing \$3,000; and they can buy a plot for \$450. There's a big discrepancy there; but at the end of the day, it's probably cheaper to spend the \$3,000.

Vice Mayor Grendel said at the funeral home they are paying a big chunk of money; and here they are paying the City for the niche.

Technical Service Director Snyderburn said you could have the ceremony right there. You could still have a showing I guess.

Vice Mayor Grendel said I guess you could still have it at the funeral home. You can have the showing, and I think you can even rent the casket for one day.

Chairman Narduzzi said then they have a private service after the cremation takes place.

I think we move forward and get three estimates on this and see what we come up with.

Vice Mayor Grendel said I agree Tommy. I think that is smart planning because with the trend going to more and more cremations, we should be getting in that format where we are able to provide for cremations and everything. Although right now, do they bury an urn in the plot?

Mayor Togliatti said yes. They put multiple urns in the same plot.

Vice Mayor Grendel said well we would stop that; otherwise people will say it's cheaper to buy a plot and just put the urn in.

Tim Topolski said you could put six in a regular burial plot, or three in a (inaudible) burial if they so choose.

Vice Mayor Grendel said from the financial standpoint and the logistics and everything else because you don't want to rile people up ahead of time. You just have to think it through and make sure.

Chairman Narduzzi said I think as you go on, the next generation, it's all going to go to that. I see more and more of it heading that way.

Vice Mayor Grendel said I know they aren't supposed to, but they just spread the ashes in the river. At one time I had three urns sitting on my desk until the relatives came in from out of town. I don't know what they did with them. One went to the lake, and one went to the river.

Councilperson Veverka said and that brings up the scatter garden too, the fact that the option needs to be there. So, if someone doesn't want to come up with the \$3,000 or whatever, that option should be something that is available because that's more of a green burial.

Chairman Narduzzi said I don't know. Tim you would probably know that, is that even legal?

Tim Topolski asked scatter gardens? Yes.

Vice Mayor Grendel asked would they put the names on a like on a plaque.

Councilperson Trakas said no, they don't do anything.

Councilperson Veverka said it's a garden, and it's a place where you spread the ashes.

Vice Mayor Grendel said I think people will do that in the future too.

Councilperson Veverka said that seems to be something that would be more.

Several people began speaking at once.

City Planner Markley said well you are going to have some areas in the new phase as well as the entire hillside to be able to look at good opportune areas for scatter gardens.

Councilperson Veverka said and that's what I'm saying, areas in particular that would not be conducive to a burial would be very appropriate; and it wouldn't take much to make that area attractive and green and purposeful.

Several people began speaking at once again.

Chairman Narduzzi asked can you get some direction Dave?

Technical Service Director Snyderburn said sure I will talk to some people and get more into it.

Chairman Narduzzi said once we have that, get back together. We should see how this goes, and what these numbers are going to be like before we consider this fence or not. If it's self-funding, it would be a lot easier for me to say hey I am all for that fence.

Councilperson Trakas said we don't want too much time to go by too.

Chairman Narduzzi said I understand, and I think the big thing with the fence is that the bus stop area where the bus riders are. If that's something we could start the process with over there because I think that's where the majority of the problem is.

Technical Service Director Snyderburn said we could get some prints together, preliminary plans and maybe get some prices.

Councilperson Trakas said we could do that one little area there.

Chairman Narduzzi said I think we have 433 feet there. I thought I saw it on that drawing Dave.

Vice Mayor Grendel said what we could do is like Milano, they invite people in to explain how they would do it and everything too and try to get a better idea because they are the experts really who know.

Mayor Togliatti said once you get your prices, have them come in and give you a sales presentation.

Councilperson Veverka said Johns-Carabelli is right on Brookpark.

Several people began speaking at once again.

Chairman Narduzzi said my only other question would be, if we did that section first, we could always match that section with the other sections? I worry about matching the stone columns.

Technical Service Director Snyderburn said sure.

Chairman Narduzzi said I'm more interested in the stone columns.

Technical Service Director Snyderburn said we would try to match them up as close as possible, you know what I mean. I would hate to take those out, and you have to remember those are gas lights in there. That's another thing, I don't know if we convert those to electric or keep them gas; but obviously electric will be cheaper in the long run because the gas lights you are constantly changing the mantles. You are cleaning the lights all the time. I know they are nice. Gas lights are beautiful.

Councilperson Veverka asked is the gas well that's on the property, is that functioning?

Technical Service Director Snyderburn said oh I am sure, but we don't get gas out of it. I don't think we get royalties from them. We get royalties from the gas well across the street right here.

Councilperson Trakas asked so we don't get it down there though?

Technical Service Director Snyderburn said no, I don't think we get anything from Maple Shade. Joe Balog that was his baby down there. We get it obviously from the Service Department and the other one behind the school there.

Councilperson Veverka said I just wondered if it might produce enough to be able to have gas lights.

Technical Service Director Snyderburn said I'm sure we could dig a gas well. I don't know if we have rights though.

Councilperson Veverka said I don't mean digging a gas well, I mean if it's already functioning.

Technical Service Director Snyderburn said these gas lights use such little gas, they don't use that much. We could probably convert them all to electric, LED's. That's probably what we would do. I don't know how people feel. Some people love gas lights and just want gas lights.

Councilperson Trakas said it's classy.

Technical Service Director Snyderburn said they make some nice LED lights too. We could start with this 433 feet here.

Chairman Narduzzi asked what's in that building closer to McDonald's down there?

Technical Service Director Snyderburn said I think they called it the Carriage House. I think they kept whatever they used in there.

Councilperson Trakas asked is there anything in there now?

Tim Topolski said storage.

Technical Service Director Snyderburn said it's storage now.

Councilperson Trakas asked would it be something that we would want to involve the Garden Club to help us come up with an idea for a scatter garden and then involve them and see if they could help us to do something like that? You have plenty of room.

Chairman Narduzzi said I think you have to come up with a plan.

Technical Service Director Snyderburn said it's a nice view back here. It's a beautiful view. You could do something here. I mean it overlooks the valley. It's kind of nice.

Chairman Narduzzi said but I think at some point you are going to have to plan out this whole area because I think once it's a scatter garden, there's nothing else going there. Something is telling me that.

Councilperson Trakas said it doesn't have to be very large.

Chairman Narduzzi said I don't know if you are thinking about making that next 233 feet one phase or splitting that into two phases. I don't know how long that 107 foot phase lasted us or how much longer we have.

Technical Service Director Snyderburn said we could take the mound out. You could start here.

Chairman Narduzzi said you could move that mound north, right?

Technical Service Director Snyderburn said sure. We built this mound there, and I think I don't know if you could cap those wells. I imagine you can.

City Planner Markley said you have that wetland to get rid of that if you are moving the mound and can get a permit for it, you can move the mound right into that, fill that and grade it off; but you do have that well.

More importantly, are you thinking of a completely separate entrance just like that previous phase, or do you want to connect them?

Chairman Narduzzi said well, the way I was looking at it is to connect that one to the new section, thin that driveway out and we could get more graves in there because right now that has to be three cars abreast.

City Planner Markley said oh it is.

Chairman Narduzzi said so if you thinned that down, you could put more graves in on one side, and then make a big “U” out of that to go back out to 21. It all depends on if you want to do the whole section or not or split that section again. That little open turnaround there, until we figure out what we are doing in the last section; I wouldn’t want to do anything right there right now or have any kind of scatter garden anywhere close to there because you don’t know where you are going to be pushing dirt.

Technical Service Director Snyderburn said then you have to find out how much it’s going to cost to move these or cap them. You have to get rid of this.

City Planner Markley asked how about if we take this approach, I don’t think you even have a topographic survey or a wetland delineation of that area. If we could get something defined as to the size of that, understand what our permitting requirements are because ultimately I think the goal is to eliminate that; but if it’s cost prohibitive to do that because of mitigation or any process, then that becomes an element within the cemetery that you just have to work around.

Tom to your point of maybe thinning the road out, maybe you are even thinking of taking that cul-de-sac out at some point; and you are just creating that loop back to 21. I think that’s the Master Plan that you need to do first; and then you could start figuring out where all these other pieces parts goes, whether it’s the columbarium, the scatter garden, the cremation garden.

Chairman Narduzzi asked how many plots do we have left?

Tim Topolski said less than 100.

Councilperson Trakas said in the existing cemetery right?

Tim Topolski said between that new section and several ones that have been sold back to the City.

Chairman Narduzzi said so we are looking at about a two year, but we have been selling them as they are needed.

Mayor Togliatti said as they are needed, and a lot of people currently own plots.

Chairman Narduzzi said so if we were to say we have three or four years safely, we are getting close.

Councilperson Trakas said it works out well for our Five-Year Plan, right?

Chairman Narduzzi said you tell me if I’m right, here’s what I am just thinking now; if we eliminated this and we brought this street, narrow that back down, and we brought this back to this road here, move this mound. We have to be able to pick up six to seven to eight years with the graves over here and not intruding on most of this, but just kind of bringing this around to this road here. This is going to be a big number I think to move that well. It’s either that, or we come back and around and make that “U” bigger.

Mayor Togliatti said you would want to make your “U” as big as possible. Look at how spread apart those are farther south.

Technical Service Director Snyderburn said I don’t think it’s going to be as costly as you think.

Chairman Narduzzi said so then that last lower section, you really don’t have to put a driveway in then because you could walk there.

Mayor Togliatti said look at the spread on the others.

Chairman Narduzzi said oh I know.

Vice Mayor Grendel said we can’t be too close to the Cavs’ drive.

Chairman Narduzzi said so I think that we should, Jeff do you take control of that and start looking into what we can do as far as what we would be allowed to do?

City Planner Markley said it sounds like you need to get some prices on the wall or the Sexton’s building.

Technical Service Director Snyderburn said I could get some prices, sure.

City Planner Markley said and putting together a Master Plan. There was some comment, and I think it was a good one, figuring out what your existing pricing schedule is with Tim and identifying the value of purchasing a columbarium before we even move forward because again if you are paying \$3,000 for a columbarium in the Sexton’s building, but I can get five urns into a \$375 plot.

Technical Service Director Snyderburn said there’s something to be said though to go into a building and see that instead of something underground.

Councilperson Trakas said there’s a value to that.

Technical Service Director Snyderburn said then you also have them individual, you have a plaque on the wall and not a grave stone or headstone. There is something to be said for all that. I just am saying what Jim said, now I don’t know how many niches you guys already sold.

City Planner Markley said not as many as we had hoped.

Technical Service Director Snyderburn said no kidding.

City Planner Markley said they are putting them into the ground.

Several people began speaking at once again.

Councilperson Veverka asked what was your pricing?

City Planner Markley asked on the columbarium? The columbarium was \$2,000 to \$3,000, and then the plots themselves were \$650, and I think we just raised them to \$775. We limit ours to I think it's four urns per plot. We are re-evaluating all of that. We are actually going to meet tomorrow, a Cemetery Committee meeting to go through all of this.

Chairman Narduzzi said I think that could be a hard sell. If somebody could purchase one for \$450, and if you are buying two; that's \$900 to \$6,000.

Councilperson Trakas asked do we charge anything to bury several?

Technical Service Director Snyderburn said there's a fee.

Councilperson Trakas said okay, and what is that?

Tim Topolski said it's \$115 during the week, and \$150 on the weekends.

Councilperson Trakas said we got a pretty good deal.

Vice Mayor Grendel said there should be a study of the property itself as far as wetlands and all that.

City Planner Markley said I think you should, and I could work through the Engineering Department because they always have somebody on retainer who they can bring in and do a quick boundary survey of what the extents would be and then do the permitting, or look at what the cost of the permitting would be.

Vice Mayor Grendel said because that's going to be a cost too.

City Planner Markley said because if it's under a tenth of an acre, then we don't have to worry about it; if it's over a tenth, then you start looking into mitigation costs. You have West Creek to work with. I'm sure they could price something out.

Vice Mayor Grendel said we should get a little bit of information regarding that too so we know what we are working with.

City Planner Markley said right. So, that's probably the homework in the short term.

Chairman Narduzzi asked and you are going to take care of that?

City Planner Markley said yes, absolutely.

Chairman Narduzzi said and Dave you are going to take care of the fence.

Technical Service Director Snyderburn said I will look at what it would cost and see what Jim says. We will find out what happens in other cemeteries. Did you ever research any other cemeteries?

City Planner Markley said yes, a whole bunch.

Several people began speaking at once again.

Technical Service Director Snyderburn said I'm sure in the past ten years, they have gone towards cremations. You can see it happening all the time. My gosh, twenty years ago you never saw a cremation. It would be like are you kidding me? Now I think everybody is going towards it.

City Planner Markley said I think between Tim and Marie and myself we could update that cost comparison because that was done in 2010 I think. So, then you guys would have that to kind of look at the pricing. In our organizational meeting we just put an inflation rate so that our fees will now go up 5% annually at our organizational meeting in January just to cover that.

Technical Service Director Snyderburn said that's a lot.

Chairman Narduzzi said see if we aren't offering graves that we can buy now to a resident, first come, first serve, well as need be; you can't really pass anything that we are going to raise them 5% a year because if somebody wants to buy them, they can't until they die.

Mayor Togliatti said you can have that when we develop the next phase and have an abundance of plots, but not at this point.

Councilperson Trakas asked how many new plots do we figure we can get in the new phase?

City Planner Markley said that phase there, the first part of this, is 440.

Councilperson Trakas said how about the other side.

City Planner Markley said well if you don't have that wetland anymore, you could probably double that at least. You could probably have close to 1,000 plots in there.

Councilperson Trakas said but as it stands now, we might have about half of that.

City Planner Markley said yeah, but the road also. Elewski designed that thing to be super wide. I think that's 28 feet wide. I don't think it needs to be that wide.

Chairman Narduzzi said it's super wide.

Councilperson Trakas said it was to have a hearse turn around and everything.

City Planner Markley said have parking on both sides and keep a through lane.

Councilperson Trakas said which has been effective.

Chairman Narduzzi said it's one way in and out, but if you loop it you won't need it.

Councilperson Trakas said that's correct.

City Planner Markley said so the other piece of this would just be to really investigate the well. If it's not generating any revenue for the City, then you might as well look at capping it. What is the cost of capping it and removing the tank? I don't know what it produces.

Technical Service Director Snyderburn said I don't think we own it. I don't know.

City Planner Markley said well at the last meeting there seemed to be some discussion that we did own it, we had mineral rights for it. That's not based on any facts.

Technical Service Director Snyderburn said maybe we do.

Vice Mayor Grendel said I thought it was a point of negotiation.

Mayor Togliatti said it was because we would have to move it. So, I think we did get it.

Chairman Narduzzi asked Dave if you could get a hard number on that 433 feet.

Technical Service Director Snyderburn said I will get you a hard number. I will get you a hard number on the Sexton's house, pretty close to a hard number on what it would take to fix it up inside and what we could do and whatever it would take to put the niches in. Hey, even if you put one wall of niches in there. Maybe we just do one wall and see what happens, the back wall.

Councilperson Trakas said Dave, it would be my opinion, but I think on that building let's try to keep it in that classic 1870's with lights. Keep it as a nice building.

Technical Service Director Snyderburn said oh yeah, definitely we would do that. The ceiling we would keep the same and vault it. I wouldn't put a flat ceiling in there, I would put a nice vaulted ceiling in. The same way it is.

Councilperson Trakas said just clean up the inside.

Technical Service Director Snyderburn said correct.

Councilperson Trakas said we will see what other places do. Mostly, we could have fans, not heated or air conditioned.

Chairman Narduzzi asked what do we do with the dirt when we dig up a grave?

Tim Topolski said it's stored next to the maintenance building. So, we use it for backfill. Then any overburden is hauled out to the north forty of the Service Garage.

Chairman Narduzzi said so we don't dump dirt over that hill anymore.

Tim Topolski said no.

City Planner Markley said not to necessarily throw a stick in the spokes, and I am certainly one for consistency; but recognizing you have different column styles than you have anywhere else in the City, I know you are going to try to compliment that. One thought that I think I threw out the last time around with respect to the fence was something that rather than having a smooth bar across the top which a lot of people are going to hop up on, it can still be contemporary, but it doesn't have to be that creaky old gate kind of look with the spires. You could do something that has something protruding through the top rail. You can do it as a contemporary look because again I don't know that you are going to really, you are not trying to necessarily compliment Hemlock or up front here. You have your own style down there, and that was my biggest concern is if you have it at a height and somebody could just sit up on that rail.

Technical Service Director Snyderburn said no, we wouldn't do that.

Several people began speaking at once again.

Technical Service Director Snyderburn said we could keep it off the ground maybe six inches.

City Planner Markley said but our typical style right now is just two flat bars.

Councilperson Trakas said I would also think we should consider that we try to compliment the Sexton's building on the columns, don't make them as modern, maybe make them a little more Victorian looking.

Technical Service Director Snyderburn said we have some columns up front too that are kind of like the same. It's the stone, and we kind of did that on Hemlock. We had to be consistent with City Hall with the brick because we had to match the columns.

Councilperson Trakas said Rutherford B. Hayes' house up in Fremont has really cool effects. It's the old White House fence. We wouldn't replicate that, but take a look at some of the stone. It might be nice built around the same time.

Technical Service Director Snyderburn said sure.

Chairman Narduzzi said okay, so I think everybody has their homework to do.

Vice Mayor Grendel said a lot of financial information.

Chairman Narduzzi said so I think we hit all the agenda items. What was the auxiliary building?

Councilperson Trakas said I think that was the little building we were talking about. Do we need more storage?

Technical Service Director Snyderburn said I don't think so.

Tim Topolski said we have the old garage at the bottom of the hill. We have plenty of storage.

Chairman Narduzzi said it could be down the road, but if that storage building ever came down, you could do a mausoleum there.

Technical Service Director Snyderburn said yes.

Tim Topolski said you would have to talk to Patty Woodrick about that because her plots are all over there.

Councilperson Trakas said maybe we wouldn't do that.

Chairman Narduzzi said so we will let that stay there for now.

Chairman Narduzzi said we got everything done here we wanted to get done.

Councilperson Trakas said good job Mr. Chairman.

Moved by Trakas, seconded by Narduzzi, to adjourn the Public Lands & Buildings meeting of February 5, 2019. Voice Vote: 2 yes/0 no; motion carried.

There being no further business, the Public Lands & Buildings meeting of February 5, 2019 was adjourned at 5:25 p.m.

Debra J. Beal, Clerk of Council
Minutes Unapproved at Time of Release 02/06/19
