FINANCE COMMITTEE
AND COMMITTEE OF THE WHOLE MEETING
JUNE 15, 2022
5:32 p.m.

MAYOR JOHN LICASTRO
KEITH BENJAMIN
JOYCE BURKE-JONES
TRACY HOEFLING
GINA HUFFMAN
ROBERT YONCHAK
DAVID J. MATTY, ESQ.
NANCY L. MOLNAR, RPR, CLR

MAYOR LICASTRO: Okay. It's 5:32. I'm going to ask to call the Committee of the Whole meeting to order. Before we do that, I need a motion to approve Ms. Takacs to take the place of Diana for this meeting.

Is there such a motion.

MR. BENJAMIN: So move.

MS. BURKE-JONES: Second.

MAYOR LICASTRO: Discussion? All in favor of the motion?

Ayes: 4.

MAYOR LICASTRO: Thank you. Ms. Takacs is our Deputy Clerk of Courts. Diana is in training this week, so Angela offered to come help. Thank you.

MS. TAKACS: You're welcome.

MAYOR LICASTRO: Would you call the roll, please.

MS. TAKACS: Mr. Benjamin?


MS. TAKACS: Ms. Burke-Jones?

MS. BURKE-JONES: Here.

MS. TAKACS: Ms. Hoefling?

MS. HOEFLING: Here.

MS. TAKACS: Ms. Huffman? Mr. Yonchak?

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MR. YONCHAK: Here.

MAYOR LICASTRO: I'm assuming Ms. Huffman is en route. So since she is not a member of the Finance Committee, let's flip the script and do Finance first, because Jeffrey Meyers is running late from DS Architect.

So let's do the finance things first if we may, please. So pretty much everything on the agenda pertains to Finance. And we have a couple things to add when we get to the Council meeting. So the first is Resolution 1261, which is adopting an alternative tax budget. Ms. Cooks sent an e-mail describing this boilerplate piece of legislation.

Are there any questions on that?

MR. BENJAMIN: No. This is housekeeping we do annually.

MAYOR LICASTRO: Exactly.

MR. BENJAMIN: It just estimates the revenue, amount of revenue that we're going to take in next year.

MAYOR LICASTRO: That's correct. We do it every year. So if there's no questions, I'll ask for a motion to approve -- to recommend to Council to approve.

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MR. BENJAMIN: So move.

MS. HOEFLING: Second.

MAYOR LICASTRO: Discussion? All in favor of the motion?

Ayes: 4.

MAYOR LICASTRO: Anyone opposed? Thank you. Resolution 1262 is a motion, a resolution authorizing and approving a settlement agreement with Ms. Susan Capello.

David, do you want to comment on this?

MR. MATTY: The comment I'll make is it's a settlement agreement drafted to meet certain laws that are in place. And it was negotiated with Susan Capello and she has signed it and agreed to the terms. And this will be a document which will be the evidence of a final separation between the Village and Susan Capello. That's my comment. Thank you.

MAYOR LICASTRO: Any questions from Council for Mr. Matty or myself? There being none, I'll ask a motion to recommend to Council for approval.

MR. BENJAMIN: So move.

MS. HOEFLING: Second.

MAYOR LICASTRO: Discussion? All in favor of the motion?
Chief, do you want to comment on this?

Chief LoBello: You summed it up. The fact we’re so short-staffed, the two most recent hires are still in training and soon to be on their own. And hopefully the third new hire coming we’re stabilizing. We should see a decrease in overtime.

MAYOR LICASTRO: Thank you, Chief. And I must say that both Chief and Lt. Soric have done a great job managing staff, making sure we’re covered and the Village is safe as always.

So thank you for those efforts, Chief.

Any other questions?

MR. BENJAMIN: Mayor, just a quick question. So this is a -- do you believe this is a worst-case scenario? That if everything goes as planned, we won't spend all of the 25,000 on overtime?

What did I say?

CHIEF LOBELLO: That's my belief.

MR. BENJAMIN: Thank you.

MAYOR LICASTRO: Keith, to be more accurate, we hope we don't spend any more. We asked them to come up with a number they thought definitive. Hopefully less, but stay tune.

Again, the fact we have new hires coming on is going to help.

MR. BENJAMIN: The new hires, are they lateral transfers?

CHIEF LOBELLO: The two most recent ones are. Hopefully the third one is as well.

MR. BENJAMIN: Great. So the plan works.

CHIEF LOBELLO: So far.

MAYOR LICASTRO: Keith, let me comment on that. When we swore in the two lateral transfers, they’re both from Cleveland and their families are here, which is typical. It was really gratifying to see how the wives of the officers were thrilled that their husbands can now work in Bratenahl. They said in Cleveland they don't feel respected or really cared for or wanted. They know the feeling is very different here in the Village of Bratenahl. So the wives in particular were thrilled that their husbands can work in a much more reasonable and gentle environment. I wanted to share it with Council.

For example, in Bratenahl, you wave at the officers, they wave back. I don't know what happens in Cleveland. Thank you, Chief.

Is there a motion to recommend this to Council for approval?

MR. BENJAMIN: So move.

MS. HOEFLING: Second.

MAYOR LICASTRO: Discussion? All in favor of the motion?

MS. HOEFLING: Aye.

MR. BENJAMIN: Aye.

MAYOR LICASTRO: Anyone opposed? Thank you. Ordinance 4541 is to amend the compensation for our the Village Fiscal Officer. See the attached document. If passed, it would mean effective today her salary goes to $73,000 a year. We talked about this last month.

MR. BENJAMIN: Mayor, is the Ordinance that I have here for the Committee meeting says 4145.

MAYOR LICASTRO: Isn't that what I said?
MR. BENJAMIN: Four something else.

MAYOR LICASTRO: I've been in bed for five days, so be gentle with me. It's amazing I'm here. Mr. Benjamin, it is indeed 4145.

MR. BENJAMIN: And then Section 1 says 4139, so I think --

MAYOR LICASTRO: I think that's what's being amended.

MR. BENJAMIN: Oh, that's being amended. Okay.

MAYOR LICASTRO: So 4145 I hope is accurate. It amends 4139, so we have all those numbers.

MS. HOEFLING: Yes.

MAYOR LICASTRO: The most significant of which is 73,000. Discussion? Questions? There being none, is there a motion to recommend to Council for approval?

MR. BENJAMIN: So move.

MS. HOEFLING: Second.

MAYOR LICASTRO: Discussion? All in favor of the recommendation?

MR. BENJAMIN: Aye.

MS. HOEFLING: Aye.

MAYOR LICASTRO: Anyone opposed? Thank you. And then last, but not least, for Finance we have appropriations. You received a copy of it. If anyone has any questions, I can do my best. Are there questions on specifics for pay claims?

MR. YONCHAK: I do. I just have a question regarding any professional services, if we've gotten detailed billing on them or are the invoices general? I'm talking accountants, architects, lawyers, any professional services, are they invoicing details?

MAYOR LICASTRO: Absolutely, correct.

MAYOR LICASTRO: The cover sheet for the attorney is a matter of public record. The rest is privileged to Council, but we have invoices for all of it.

MR. YONCHAK: Are the invoices detailed?

MAYOR LICASTRO: Yes.

MR. YONCHAK: They give specifics for all that's done?

MAYOR LICASTRO: Yes.

MR. YONCHAK: That's my question.

MAYOR LICASTRO: Typically the process is they come to me for approval, they're approved, a PO is issued, Ms. Cooks attests to the facts the funds are available and signs the PO as well and it goes to Council for approval.

MR. YONCHAK: You review all the line items?

MAYOR LICASTRO: Absolutely. And wholesome.

MAYOR LICASTRO: Mayor, under administration, I'm pretty sure I know what this is, but the reimbursement for June 22nd to you, that's for cellphone, correct? Normally it says cellphone.

MAYOR LICASTRO: It's for my cellphone, yes.

MR. BENJAMIN: Okay. Just making sure.

MAYOR LICASTRO: And I've asked the Chief to do a review.

(Whereupon, Ms. Huffman entered the meeting.)

MAYOR LICASTRO: Let the record reflect Ms. Huffman is here. Welcome, Gina.

MS. HUFFMAN: Thank you.

MAYOR LICASTRO: We're looking very closely at our consumption of gasoline and our cost. We buy in bulk, so we get a greater discount, but what's a discount these day, 4.59? I'm not sure what the going rate is. I've asked the Chief and Mr. Zalar from service to look closely at that to make sure we have enough appropriated. We can always reappropriate. Chief, you haven't had a chance to do yet, have you?

CHIEF LOBELLO: Have not.

MAYOR LICASTRO: I would think if prices continue to stay at these high levels, we might indeed have to reappropriate for that, but not at this particular time. Yes, Ms. Burke-Jones.

MS. BURKE-JONES: Question in recreation. Have we gone past administration and Public Safety?

MAYOR LICASTRO: I'm sorry, what was the question?

MS. BURKE-JONES: I have a question in recreation, but I didn't want to pass up Public Safety or administration.

MAYOR LICASTRO: We can always come back.

MS. BURKE-JONES: Good. I just wanted
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<td>1 to verify obviously we did not have Memorial Day</td>
<td>1 MS. MEADE: Under Ordinance 4145, could you explain what the cause of the increase was</td>
<td>1 okay. Thank you. So we flipped the script.</td>
<td>1 have</td>
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<td>2 and that we'll be getting these dollars back</td>
<td>2 for the Village Fiscal Officer?</td>
<td>2 Our father</td>
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<td>3 somehow.</td>
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<td>4 MAYOR LICASTRO: So those are monies for the ribbons and literature was mailed to every household in the Village.</td>
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<td>5 MS. BURKE-JONES: Wonderful.</td>
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<td>6 MAYOR LICASTRO: Ribbons, bios, the cover letter. That's what that's for.</td>
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<td>7 MS. BURKE-JONES: Thank you.</td>
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<td>8 MAYOR LICASTRO: Anything else in pay claims that's a matter of question or concern?</td>
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<td>9 There being no questions, a motion to Council to recommend for approval.</td>
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<td>10 MR. YONCHAK: So move.</td>
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<td>11 MS. HOEFLING: Second.</td>
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<td>12 MAYOR LICASTRO: Discussion? All in favor of the motion?</td>
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<td>13 Ayes: 5. Nays: 0.</td>
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<td>15 I'm going to add two Board of Zoning Appeals items to the Council agenda. I will do so at that time, Resolution 1263 and 1264. If I forget, someone please remind me. Thank you. We don't have a Fiscal Officer's report.</td>
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<td>1 Any questions on the financials you were given?</td>
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<td>2 Okay. Thank you. So we flipped the script.</td>
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<td>3 We're going to move back to DS Architecture.</td>
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<td>4 Yes, Pat.</td>
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<td>5 MS. MEADE: I have financial questions, can I ask those now? Under Resolution 1261 --</td>
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<td>6 I'm sorry, 1262, what was the total amount for Ms. Capello? There was no number.</td>
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<td>7 MAYOR LICASTRO: You gave me two different numbers. What was it?</td>
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<td>8 MS. MEADE: 1262, what was the total amount of settlement? It was not detailed in the document.</td>
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<td>9 MAYOR LICASTRO: David, do you recall?</td>
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<td>10 MR. MATTY: No. Diana would have to provide that, Mayor. There's some calculations that she had to.</td>
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<td>11 MAYOR LICASTRO: We'll have to get back to you on that. I'm not sure.</td>
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<td>12 MR. BENJAMIN: Isn't it in Section 2 of the settlement?</td>
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<td>13 MS. MEADE: It doesn't talk about the 13 pay days, what that totaled. And there's no overall total of what it ended up being.</td>
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<td>14 MR. BENJAMIN: I see what you're saying.</td>
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<td>2 MAYOR LICASTRO: What the cause of it was?</td>
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<td>3 MS. MEADE: The reason. The rationale.</td>
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<td>4 MAYOR LICASTRO: Yes. Ms. Cooks approached this body and gave evidence and testimony as to why she thought the position should be paid more and Council agreed.</td>
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<td>5 MS. MEADE: So there weren't any new responsibilities or anything added to her job, because I think last year she got a $6,000 raise, now this one, so it's 15 to 20,000 in two years.</td>
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<td>6 MAYOR LICASTRO: It reflects the amount of work, the amount on her plate and the effort she gives.</td>
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<td>7 MS. MEADE: As an aside, I know they were talking about swearing in of new officers.</td>
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<td>8 That used to be done during Council meetings and it no longer is. Is there a reason for that?</td>
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<td>9 MAYOR LICASTRO: It's not convenient for the families often. So we do it to make sure the families of the officers are accommodated.</td>
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<td>10 MS. MEADE: And then lastly, there</td>
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The most strongest feedback we got from the operating more effectively. That was probably a new police station would help immeasurably as and attract officers, we feel, as do others, that usefulness. It's got to go. In order to retain Village Hall is 1916. It's outlived its discussion is a need for a police station. recommendation as modified.

It is as follows: After much debate, I Molnar Reporting Services, LLC (440) 340-6161

Part and parcel to that, I'm going to be forming a Mayor's ad hoc committee including Molnar Reporting Services, LLC (440) 340-6161

Secondly, what's most paramount in this discussion is a need for a police station. Village Hall is 1916. It's outlived its usefulness. It's got to go. In order to retain and attract officers, we feel, as do others, that a new police station would help immeasurably as well as making the department more efficient and operating more effectively. That was probably the most strongest feedback we got from the

It is a 12,000 square foot building with some rooms for support staff. It's plenty of room for what the police need and gives us a new building that will last for generations to come. It was brought up at the last meeting that there was concern about funding the rec program. The rec levy has indeed expired. It collects through this year. And Ms. Cooks, our Fiscal Officer, has stated that there's enough money left in that restricted fund to carry this program through 2023.

I think, again, there was a lot of passion for saving that building. I went to building? We need an updated report on that. At what cost? What's the true condition of the building? We need an updated report on that. I think, again, there was a lot of passion for saving that building. I went to grade school here. Others feel strongly about it as well. So in order to phase this forward, you heard that a lot, phase it forward, that that effort should be undertaken and it will.

Now, how long that takes is yet to be determined. What the conclusions are, I couldn't begin to guess, but because of concern for rec funding, it's my recommendation that if, indeed, the Bratenahl Center, the old high school, can be sold for somewhere between a half million and three-quarters of a million dollars, that number is flexible, if we need additional monies to fund the rec program beyond '23, a portion of those funds can be used to continue to fund rec.

This time I think putting a rec levy on the ballot is premature. Let's see where we're
going to the building, programs, et cetera. So that really is a summary of what's modified and what we're recommending Council consider as we look to ballot initiative hopefully this fall.

Again, I want to thank Jeffrey. He's been very flexible, he and his team, it's just been a great experience working with them on some very difficult topics. I know there's a lot of emotion with all this. There should be. There should be emotion. We're talking about a radical change that will affect the Village for generations.

The building right now is over 100 years. We did well with that, but it's time to bite the bullet, move into the 21st Century, whatever century we're in now, and do what this community needs. Police station first; sell the community center to generate revenue. I know that Joyce and Gina are very adamant about that.

We realize that's the proper way to go. And take our time and talk about the future of this building, what it should be. And what the way, shape or fashion is yet to be determined. And, of course, at the same time, we think we have addressed the funding concern not just through

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going to run through this very quickly because they're now dated. One was at the Bratenahl Center. This is at the Bratenahl Center doing an addition for the police, which is in the gray here (indicating) also here. We were keeping some of the community rec functions and keeping support offices for the admin here. That was the very first one that we showed. It was shown to be four to five mills.

This is another option. This showed a large addition for the community rec. This was not within the five mill goal that we had set. This is more six to eight mills, but we did want to show it since it did breakout pretty high through the discussions.

And then this was a third option that we had shown, which had a stand-alone building for rec and community and the building for police and admin over here (indicating.) And from there we heard a lot of comments at the town hall meeting. We were to asked to study a couple of different options. We heard some comments that maybe the community rec component didn't need to be part of this facility, that it should remain here or be studied further. So we responded with a couple

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things.

One, we kind of revised the program at Bratenahl Center. This is what we showed at the town hall meeting last week or the week before, I can't remember now. It still was the same four to five mills that we had originally seen. It just has programmatic changes. We had studied having the building here again with no community rec components of shared space, police officers.

We showed the new parking. We like the way that police had a separate entrance/exit to the building. Although, there was some concern about the way the public would interact if there were people visiting here, any children in the park, you'd be exiting right through there. Ultimately we heard those concerns. This is also beyond the five mill goal. It was approaching six mills.

I've got to go to the other slide. This is hot off the presses. So we heard a lot of the comments. This is where we currently are. I want to be very clear, this is not a final solution. I can only guarantee one thing, it will not look like this when we are done with the project, when the Village is done with the project.

I've got to go to the other side. This is hot off the presses. So we heard a lot of the comments. This is where we currently are. I want to be very clear, this is not a final solution. I can only guarantee one thing, it will not look like this when we are done with the project, when the Village is done with the project.

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The purpose of this is to show that the building will be approximately 12,000 square feet, 9,000 for police and 3,000 for support. That 12,000 square feet does fit within the five mill goal, so if we had to sling the building a little bit, I feel confident that the growth from the current size of the police station and configuration to this size will be more than adequate for the immediate future. The building can also be set up for future growth. There’s still 3,000 for support offices for the administration. One of the things we really like about this is that it has a separate police entrance and exit for the cruisers. It solves that problem I was discussing earlier. It allowed for parking to be taken away and not as close to the green space. There’s potential to save the playground and the tennis courts. So this is our current configuration. The exact program of the police department, we did some preliminary analysis. We know what spaces they would like. Chief would agree we challenged him to think about things a little differently from 20 years of experience designing and potentially even pencil in what -- if we're going to consider moving rec eventually there, we have space there. I mean, are we looking to develop a plan or are we just putting up a building?

So with that, I'll open it up for questions. As I said, try not to get into the weeds too much. We’re at the 30,000 high level. Ultimately, what we’re looking for is to put something on the ballot that says five mills, located at this site, 12,000 square foot building. That's about the extent of the detail that we need to know right now to make sure the building can be functional moving forward. Yes.

MR. YONCHAK: Yeah, this proposal seems to -- it kind of hides the current Village Hall. Is that going to be torn down? And the support function, is that kind of -- you’re saying all of Village Hall functions will be moved into that support facility?

MR. MEYERS: Yes.

MR. YONCHAK: Where is Village Hall on

MR. MEYERS: I think you're diving a little beyond, a little too deep. We know that a 12,000 square foot building --

MR. YONCHAK: You're just talking about the building?

Right now all we have are Porta Potties.

MR. MEYERS: Village Hall is not part of the scope of our project. Ultimately, it will be unoccupied for the immediate future. It is beyond its useful life. It should be demolished at some point, but it's not part of the funding that's in place as part of this five mills. We will, or whoever is selected to do the building, we'll put a demo package together.

If the five mills will support bringing that down, that's something that we would consider.

MR. YONCHAK: I mean, we're looking for -- we're planning for the future, I think that's great, but I think we need to be clear about what's going to be here on this property and potentially even pencil in what -- if we're going to consider moving rec eventually there, we have space there. I mean, are we looking to develop a plan or are we just putting up a building?
Mr. Yonchak: Have we considered keeping Village Hall and keeping admin there? Does that reduce the cost?

Mr. Meyers: The amount of money to bring that building up to current ADA codes, building codes, that is a very expensive investment to a building that's over 100 years old. That would not be my recommendation. My recommendation is that that building has served its useful life for what it's meant to be.

Buildings are usually built and designed for 50 years. We're over a century, I believe, on that building. So have we considered it? I don't think it's worth diving too deeply and spending money on a study. We'd be happy to, of course, but at this point in time, you come in a little bit later in the process, but we were tasked with figuring out where the police would go, where the city hall, the administrative functions would go and what would happen to the community rec center. I think we have an answer to all three of those questions.

Mayor Licastro: From Council, please.

Ms. Huffman.

MAYOR LICASTRO: Yes. So the projection by bond counsel is five mills will produce about $9.6 million given present valuation and interest rates. As you can see, the estimate on this is about eight. It might be a little less, we hope. The difference would go to pay down a significant portion of the note, which we're obligated to do in '23.

Ms. Huffman: So in that way I acquiesce so moving away from this. This is my personal opinion. Moving away from perhaps adding onto the Village Hall or having, you know, some things done with the Village Hall. In my opinion, I think we could essentially after the building is built, lock the doors to Village Hall and perhaps...

Ms. Huffman: Space planning. I have some of the same kind of questions, Mr. Yonchak. And it's hard not to get to, as Jeff explained to me, to this level (indicating), to talk about the things that we're interested in that will be in the building and what necessitates the size.

That's hard. But in our conversation, he got me back up here (indicating.) And basically, I think one of the things that was most important to me was we keep saying five mills, five mills, five mills, but my question was what's included in that? And the whole five mills is not going to that building in particular.

Mayor Licastro: That's correct. May I?

So we met last week with our bond counsel and talked about the $2.4 million note that's coming due in '23. The plan, Ms. Huffman, if successful, goes forward would be to raise the monies to build this, about eight million, and the balance would be used to pay down a large portion, perhaps all of the $2.4 million note, which gets us out from under that debt. And so that is correct, the millage is to do two things.

MAYOR LICASTRO: From Council, please.

Ms. Huffman.

MAYOR LICASTRO: Ms. Huffman, unfortunately for someone that's been at the Village Hall five out of seven days the last 21 years, it's got to go. It's just not safe. It's not up to code. For anyone to use it for a public purpose is asking for trouble. If that is correct, the millage is to do two things, which gets us out from under that debt. And so that building in particular.

Ms. Huffman: From Council, please.

Mayor Licastro: From Council, please.

MAYOR LICASTRO: Yes. So the projection by bond counsel is five mills will produce about $9.6 million given present valuation and interest rates. As you can see, the estimate on this is about eight. It might be a little less, we hope. The difference would go to pay down a significant portion of the note, which we're obligated to do in '23.

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we're going to have to hire another professional to take us into the weeds to come up with the actual design, number of bathrooms, the actual layout of the building. That's not what Mr. Meyers and his firm was charged with. We, again, have to start somewhere, that's where we're starting. The devil is in the details and we have time.

MS. HUFFMAN: One last comment, Mayor. To that end, I understand, I understand the sentiment about tearing down Village Hall. I personally don't think that that should be part of the grand scheme of this, because that costs money and if we did that, that would cost money now. And so one of my recommendations or suggestions is that we just lock the door on it right now if that's the case. If it is done with it, I'd rather lock the door and wait until later where we're not spending money on it and concentrate our efforts like the constituents.

MAYOR LICASTRO: Mr. Benjamin, I don't asking for any money to be allocated to tear down, remodel or restore Village Hall. If we do it down the road, how do we pay for it? Well, the great thing that having a site that generates revenue might give us an option we wouldn't otherwise have. This recommendation is to build a new station for the police.

Mr. Benjamin, did you have your hand up?  
MR. BENJAMIN: No.  
MAYOR LICASTRO: Ms. Burke-Jones.  
MS. BURKE-JONES: On that note, I'm concerned about not dealing with the Village Hall or at least not identifying dollars for something to do like demolish it. If we don't include those in the overall picture of what this Village should be, we're not really taking care of the park and the public facilities. And I think that we should include dollars enough to demolish it if necessary.

MAYOR LICASTRO: May I?

MS. BURKE-JONES: Yes.
MAYOR LICASTRO: So if indeed that's Council intention, if the sale of the Bratenahl Center brings in the revenue we've been led to believe, again I have a couple people interested, that's monies that can be earmarked for whatever purpose, including tearing down Village Hall and other options as well.

Again, we're trying to keep the focus on the police and what they need to the voters. And Council at any time can earmark funds for whatever purpose necessary. Yes, we can't let it sit there forever, but it's not part of the immediate plan.

MS. BURKE-JONES: I guess the issue being that we don't know if we necessarily need that total budget for the police and administration aspect of the building. Maybe the building can be done for less than what that millage is, because again, we have not reviewed the programs specifically and really know what it represents at this point in time.

MAYOR LICASTRO: Mr. Benjamin.  
MR. BENJAMIN: So I'll just add I promised myself I wasn't going to get into the weeds, but I'll go there. You know, obviously we need to take a deeper dive into this plan and the site plan and totally understanding that this is a concept plan that needs to have enough detail that we can go to the voters and the residents can make an educated decision on how they want to move forward with this project.

That said, it would be nice to at least get some estimates so we know what the approximate cost is. If Village Hall is just going to be closed, if the final decision is to demolish it, we're only going to have one shot at one pot of money. So it might be feasible to look at what the approximate cost would be for that and to have a conversation about it as we move forward with deciding what we're putting on the levy.

MAYOR LICASTRO: Mr. Benjamin, I don't think getting an estimate on demo would be all that hard. We can certainly undertake that to get at least a ballpark number of what that would cost. I think tearing down Village Hall is much less problematic than if this building were to be torn down. This is 10 times larger and even older. I think if that would make Council happy,
we'd loved to do that. If you spent more money on professional services and for some reason they weren't passing the levy, I think that would be spending money that you didn't need to spend. That's ultimately why I say let's try to stay up here (indicating.) It's very hard to see because it's so small.

MS. MEADE: Is that on the website?

MS. BURKE-JONES: Yes.

MAYOR LICASTRO: Almost all these documents, except the last, is on the website.

MR. MEYERS: You can see Village administration is currently 3,000. We estimated they could use up to 8,000 for future growth. We're back down to the 3,000 now. It will be more functional than they have currently because it be a new building and it will be laid out better.

Police could have used up to 11,000. That included a larger area for shooting range. That won't be part of the project. So the 9,000 that we're projecting now should be enough for the police now and into the future. And as the Mayor hit on the recreation piece of it is no longer part of what we're suggesting moving forward.

These are all the different functions of police. I said this a couple times, but for those who haven't know me yet, I spent my whole career doing Public Safety facilities, going on 22 years, which is hard to believe. This is what we believe the police department will need to function appropriately with today's needs, this size. This is what I shared with Ms. Huffman.

MAYOR LICASTRO: If the process to review and analyze this building and its uses now and in the future determines it should be renovated or maintained, there's ways to pay for that down the road that we can discuss as we go through the process. It also gives us a platform for the recreation programs for which it's now used and a community focus for which it's now used.

So I can't predict where that will go.

There wasn't almost any appetite to build a new building where a lot of space was dedicated to rec. I think that's reflected in the fact that people care about this building and that people felt the police should be prioritized, which is what this modified plan does.

MS. MEADE: Couple of things. So we’re calling it a new police station, but it’s also housing the complete administration, correct?

MAYOR LICASTRO: Yes.

MS. MEADE: So you’re really substituting one Village Hall for another Village Hall.

MAYOR LICASTRO: No, that’s not accurate. To call Village Hall a proper police station is a misnomer.

MS. MEADE: But currently Village Hall houses police and admin and this new building is going to do the same. Police are just going to have more room in it.

MAYOR LICASTRO: A lot more room and it will be built for their purposes.

MS. MEADE: So is it going to be called Village Hall? Is it going to be called a police station? I think in your e-mail that you wrote and you said it was going to house support and other Village functions, I think residents -- I think you need to be more transparent and say it’s going to house all of admin. So instead of

MAYOR LICASTRO: Having the community center even as a temporary police station is not a viable option. It’s in the middle of a residential area that just does not work. But thank you. Mr. Galestock.

MR. GALESTOCK: Thank you. I know we’ve done a lot of assessment surveys or assessments on the Barbara Byrd site for its feasibility in many ways. Do we have a similar report for Village Hall building?

MAYOR LICASTRO: No. The problem with that, Mr. Galestock, is there are structural issues at Village Hall, code and compliance issues. We made due and we do have ADA access on the first floor. Beyond that, we’re talking about narrow staircases. Fixing it is not an option.

MR. GALESTOCK: Well, I would go into the weeds for one second and say that if the front of the building is sufficient for just meeting room space, you can put an addition on the back that’s state-of-the-art for police functions where they have to deal with the public. The front of the building can be nothing more than all the meeting and locker rooms that they need.

MAYOR LICASTRO: It’s not that simple, but continue.

MR. GALESTOCK: My point is we haven’t done an assessment of that building, other than what you’re saying is all we have to go on. I’m assuming -- it seems strange to me that we would go put out a mill levy when we’re not sure what we want exactly. We want a building. We don’t know where it is or where it’s going to be or how it’s going to shake out. I’m assuming -- it seems rushed to me because of the rollover we need to address for the service garage.

MAYOR LICASTRO: One of the factors that drives this forward, I’ll give you two, the fact we desperately need a new police station for the police and the fact that the note is coming due in ’23. Those two factors are really the driving force behind this.

MR. GALESTOCK: I’m asking that because I’m wondering if you were able to sell Barbara Byrd the next year, can you use that to pay down the service garage and spend more time finalizing the service garage and spend more time finalizing...
this to where you can go to the Village for a
levy that is very specific? Right now it's not
going to be in time for fall.

MAYOR LICASTRO: Sir, by the time we get
to the ballot, we're going to have numerous
meetings. We'll get down into the weed and talk
about specifics we're not talking about now. To
hope the developer comes forward, again it's been
encouraging so far, and comes up with the monies
that give us some options is conjecture, but this
is more of a sure thing.

Mr. Robins.

MR. ROBINS: My name is Rich Robins.
I'm going to make some comments that you can take
however you want, throw away whatever you want.
But having built buildings and facilities in
Europe, in Asia, and in the United States, I have
some experience that may be worth sharing with
this group. The first thing is what -- and I was
Executive Vice President for the Lubrizol
Corporation, so when I would go and ask for money
for facilities, expansion, or what have you, for
a 50 million engine testing laboratory, or
laboratory as they say in England, I would get
hit with some pretty hard questions from the

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people from the Board of Directors.
One of those questions would be, how
does this fit with the master plan? And so one
question that always comes up is a facilities
plan is not a master plan. A facilities plan is
a subset of a master plan. I have yet to see the
master plan. So some of the feedback I'm hearing
from you all is around the fact that we don't
have a master plan. And there's a lot of detail
to talk about Village Hall. That was built and
designed by President Garfield's son. His son
also built Benson's home down the street where
Benson lives now and where Garfield's son lived.
So they're the same age. And they're the same
relative condition.

So there's a little overselling of the
condition of city hall. There is the ADA thing,
I accept all that, but without a plan, a master
plan overall, where does the Village Hall fit?

Is there adequate discussion about the police
station?

And I support, Chief, I support a new
crime lab, but I think it needs to be
carefully thought out and then you go for the
funding. But I got laughed right out of the

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boardroom when I talk about funding for 50
million bucks for an engine testing laboratory
that I hadn't laid out in terms of the overall
master plan. And this was by the Executive VP of
3M, so I'll never forget it, because he ripped me
a new one.

So all I would say is this all sounds
extremely premature. What's not premature is
paying for the Eddy Road project and paying for
the service garage. My druthers would be, if I
was on the Board, is that we would have a levy,
which we should have had before because we knew
this five-year limit was going to come up and we
had low interest rates. We could have had a
levy. It could have been a 20-year levy and we
could have had a lot of it paid off now, instead
of much higher interest rates, but that's water
over the damn. I don't want to criticize anybody
or anything.

But we have that obligation. We have no
choice but to pay for that. So I would encourage
Council to consider that we put on the levy a --
put on the ballot a levy for paying over a
20-year period, not 30. I'm 80, or almost 80, so
I'll be dead and gone before the 30-year period

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MR. ROBINS: It's not a master plan.

Then the next thing is complete a master
plan and look at the facilities plan within the
master plan. I agree we need a new police
station. I don't know if we need the admin there
or not. I've heard the Mayor say, well, that's
how it is. You've got to have the Mayor with the
police. Well, that's not how it is in almost
every other community around here, so you can
check on that for yourself.

So it's really dubious to me whether
we've done the homework to really analyze and
understand what we need to do going forward with
the police station and other facilities. Thank
you.

MAYOR LICASTRO: Sir, we do have a
master plan. It's on the website if you'd like
to look at it.

MR. ROBINS: It's not a master plan.

It's a wish list. It's not a master plan.

MAYOR LICASTRO: Anyone else? Mr. Orel.

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Mr. Orel: I just have one question for Jeff since you've been talking about the building not being feasible. I understand ADA. I understand code, electrical, I get all that. But as a building, not as a public building, but just as a building, is it structurally unsound?

Mr. Meyers: There are things in the basement that give me concern.

Mr. Orel: Like what?

Mr. Meyers: There's a pipe column in there that looks temporary.

Mr. Orel: I'm sorry, say again.

Mr. Meyers: There's a pipe column in the basement that looks like it was added. That's my major concern. I did not do a full assessment of that building. I will say the minute that police and admin move out of there, I haven't said this before, anything that moves in there will be a change in use in the occupancy. It will be required to be brought up to full building code.

Mr. Orel: I get that, but that's not my question. Is it structural unsound?

Mr. Meyers: I cannot answer that question. I did not do a full assessment.

Ms. Meade: You just said there were going to be lots of public meetings about this.

Mayor Licastro: But not town hall discussions. Those meetings we'll be talking about ballot initiative, building, location, and the details are not getting into tonight.

Mr. Meyers: If I may, Mayor.

Mayor Licastro: Please.

Mr. Meyers: I appreciate everything you said about the master plan. I understand where you're coming from. What we're getting into here is paralysis by analysis. You can spend a lot more money and you're going to come up with something very similar to the process that we went through. I've done this for -- has to be 25 communities or more. You don't need much more information than this.

You're going to have a long period of time after it gets passed to talk about all the things that you're talking about now. But all you're doing is trying to bring together the four main pillars of any project, budget, schedule, location and program. We have the information on that. There's just not much more that can be done that's going to sway the ultimate decision that needs to be made. It's just not. That's my professional opinion.

Mayor Licastro: Again, the overwhelming positive nature of what we heard was we need something for the police now. We know we have to pay down a portion of the note now. So that's
what's driving this. All right. Should we go
right to Council for do you need a break.
MS. BURKE-JONES: May I ask a question?
MAYOR LICASTRO: Sure.
MS. BURKE-JONES: Next steps, because
obviously I think one of the questions --
MAYOR LICASTRO: Is your microphone on?
MS. BURKE-JONES: Obviously we were
talking about we do want to know what's going to
be in the facility. 9,000 square feet, what does
that include? And the 3,000 square feet, what
does that include? Then we're going to want to
just, again, have a little bit -- I think you've
discussed the fact that a little bit more of an
estimate to substantiate that the numbers will
actually cover this. And I know you've got the
initial reports still to be done.
MR. MEYERS: We have the initial report,
which we want to get tonight's meeting and then
we're going to put an initial report together and
then we'll hear feedback on that and we'll put a
final report together.
MS. BURKE-JONES: That's the status of
how it's going to proceed. And you will have all
the finished information that we will be able to

use going for the millage within that report?
MR. MEYERS: Yes.
MAYOR LICASTRO: We'll have it before
the July meeting.
MS. BURKE-JONES: So it will be the
approval, we're going to approve the initial
report and then approve the final report, I
guess.
MAYOR LICASTRO: I'm not sure it's
approval per se. You will receive the reports.
MS. BURKE-JONES: I think someone has to
approve it.
MAYOR LICASTRO: Well, Council, what
Council does going forward will be the
determination of approval.
MS. BURKE-JONES: Yeah, but I guess what
I'm saying -- exactly, but the content of that
report is going to be crucial because it's going
to be an information piece as well for the
Village. So the content of it has to be
approved.
MR. MEYERS: Well, the content of it is
the results of the study that we did in my
professional opinion. What you do with that, if
you use that to approve going on the ballot or

not, that's where you make your approval of the
recommendation or not.
MS. BURKE-JONES: I understand. But
still -- but still, you're going to say and the
9,000 square feet, you know, the program that we
put together is 14,000 square feet and we're only
going to use 9,000 of it. What we put together
is 8,000 square feet for administration and it's
only going to be 3,000. So obviously there's
pieces of the program that we put together that
aren't going to be in it and we don't know what's
going to be in it or what's not going to be in
it.
MAYOR LICASTRO: That's yet to be seen.
MS. BURKE-JONES: I know there's
details. It's just that when people -- people
are going to put their money down. They want to
know what they're getting in general, in general
terms that they're getting.
MR. MEYERS: Yeah.
MS. BURKE-JONES: We don't have to tell
them about how much footage we're giving them in
toilet rooms or it's just offices.
MR. MEYERS: That will be all in the
report.
MR. MEYERS: Correct.

MR. MATTY: They'll have the final report before the July meeting.

MR. MEYERS: My office is working on the initial report as we speak.

MS. BURKE-JONES: So we will get a copy of that initial report and how will we then --

MR. MATTY: Joyce, he said final report.

MR. MEYERS: We're going to do an initial report and then a final report.

MR. MATTY: By the July meeting.

MAYOR LICASTRO: Can we have a special meeting to review the initial report?

MR. MATTY: That's fine. If that's the case, Council has to have a special meeting.

MAYOR LICASTRO: Mr. Yonchak, when are you out of town in July?

MR. YONCHAK: In July. I leave the 19th and come back the 3rd. I'm in Greece.

MAYOR LICASTRO: I think the Council meeting in July is in that time frame.

MR. YONCHAK: I believe it's the 20th.

MAYOR LICASTRO: So Council, regular Council is late in July. Let's have an initial meeting or meeting prior to that to talk about the initial report prior to the meeting in July.

MS. BURKE-JONES: Like the week of the 4th of July?

MAYOR LICASTRO: I don't have my calendar in front of me. We'll find a day.

MS. BURKE-JONES: Okay.

MAYOR LICASTRO: We might also want to consider having all Council people present so we might delay -- when do you get back?

MR. YONCHAK: August 3rd.

MAYOR LICASTRO: That's too late.

MR. MATTY: What you have to do, Mayor, is have a special meeting of Council and
CERTIFICATE

I, Nancy L. Molnar, do hereby certify that as such Reporter I took down in Stenotypy all of the proceedings had in the foregoing transcript; that I have transcribed my said Stenotype notes into typewritten form as appears in the foregoing transcript; that said transcript is the complete form of the proceedings had in said cause and constitutes a true and correct transcript therein.

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