

The Village of Walton Hills

Committee of the Whole Meeting

Date: March 14, 2017

Time: 6:00 p.m.

Location of Meeting: Council Chambers

Mayor Hurst called the meeting to order. Katie Iaconis is not present tonight and Brad Trice is sitting in tonight and is keeping all of the documents and running the recorder. The roll call was taken by Brad. Present: Councilpersons Mary Brenner-Miller, Paul Rich, Gloria Terlosky, Don Kolograf, Brian Spitznagel, and Denny Linville. Mayor Hurst also wants the record to reflect that our law solicitor William Mason and our Brad Trice is sitting in for Fiscal Officer Katie Iaconis.

Item C – Persons having business before Council – None at this time.

Item D – Review of all options for repairs of our existing community and administration buildings. Mr. Stucky is here to answer questions. They had a meeting at 4 p.m. and at that meeting, they went over all of the details. These details were passed out to the councilmembers as a color copy. Mayor Hurst now turns the microphone over to Mr. Stucky to answer their questions and to go over the details. Mr. Stucky states that at the last meeting with Gardiner, when Mr. Havens was here, was given a spreadsheet on what they were talking about and what they were talking about with the heating, roof, and those things. We asked them at that time to put it in a more logical format and make it a little easier to read. He has done that and has broken out some of the specifics on what he had talked about when he was here. He took some pictures of some of the equipment they were talking about, and then we do get a better idea of what we are dealing with on some of the heating equipment. The actual quote he has given for it has not changed from the addition of all of those items on the spreadsheet. The total for replacing the boiler system and associated parts with that is still at the \$839,000 number. He has not come up with any additional findings or options. He thinks this is left more to what the Village would want to do in that respect. It is still talking about rooftop units rather than the boiler and removing the boiler hot water heat system and replacing this with more of a forced air/combined heat and air conditioning system, which would allow us to regulate each and every room a little better economically wise. This will bring things up to a state of the art setup with the heat system. Again, we have the original boiler and all the associated equipment with it. At some point in the near future, I am sure we are going to have to do something with that. Hopefully not on an emergency basis, but a planned program. So, again, he wants us to take a look at this and digest and see what he has there, and then the council is still going to have to sit down and discuss the Gardiner program. He has done the work and put it all together for us, and it is still going to be with the communities program where it is the state pricing. So, we do not have to do the bid and all that if we want to proceed. Mayor Hurst opens up the mic for the council to make comments and ask questions. Councilman Rich thanks Mr. Stucky for this. He asks how old the existing unit is and Mr. Stucky says 1971. Councilman Rich asks what manufacturer the replacement would be, and also asks about the size and BTU. Mr. Stucky replies with it is a Trane, and it is going to be similar to what we have, but it will allow us to section off if we want to change the configuration of the community room, this will allow us to reconfigure that. Mr. Stucky says that as of right now, it is not a very efficient system because all we have is air conditioning battling the heating system to regulate the temperature we are looking for. As we sectioned off the different areas of the Village Hall in the last several years, there is just no consistency. One person is hot and the other one is cool. There is no real good way to regulate it because we have taken one zone and split it up. This would allow us to do the forced air system, which would allow us to do different things in different rooms, and that type of thing. Councilman Rich asks if it is natural gas and if it is a 24/7 service contract for so many years. Mr. Stucky says that it is natural gas and states it is not really a service contract; it is a "get the contractors together, do the install..." He thinks we would have to come up with some sort of a contract if we wanted them to manage the system because what they are proposing putting in is a state of the art where

we can regulate this room from another computer or cell phone. If there are any issues we have with the system, they can diagnose it in their office. He does not know if any of this actually involves an actual contract for that part of it. We would have to have this discussion with them. Councilman Rich says he has no further questions. Councilwoman Brenner-Miller comments that she has seen their offices where they sit in a room and watching and monitoring everything, and just need to be able to fix anything that needs fixed or changed at a moment's notice because it is like sitting in an air traffic control room. Mr. Stucky says that their facilities are not sized to the point where it would be a massive setup. Councilwoman Terlosky asks about putting this type of setup on the roof, and whether we would need to have a flattop roof for that. Mr. Stucky says no, this would be designed if we do a pitched roof in the future. This equipment would still stay there and would still all work. Mayor Hurst clarifies it would all be protected from the weather. Mayor Hurst states that at the last COW, we talked about simply trying to patch the roof and get a little further down the road. He is not asking for anyone to make a decision tonight. This information just came to us at 4:00. He is simply asking for them to look at it, and then he would like to invite Gardiner Trane back in the month of April and ask the same questions we are now. He just wanted Dan to stick around the last hour of his day and put him on the agenda first to answer their questions. If we want to bring back Gardiner Trane and go into more details, he thinks that is probably the better way to deal with it. Councilman Rich states he knows the budget is not there to do this, but he would be willing to sit on a committee and find a grant, if there is one, from any known source out there and try and come up with the money because money is tight. Mr. Stucky states that yes, due diligence is necessary to be sure we look and try and find money wherever there is money.

Councilman Linville asks if this is only the heating and the lights. Mr. Stucky states yes, it is just the heating and lights, and it would be all new drop-down ceilings in this building. This all has to be removed to put in the duct work and everything. So, when they take it down, they will put up new. He confirms this would cover all of that. Councilman Linville also states he is available to make phone calls for grants and things as well. Councilwoman Terlosky is glad that they took pictures. She thinks that due to the poor quality of the current equipment, if anyone questions why we spent the money to fix this, she thinks we should just let them have the pictures. They are very self-explanatory. Mr. Stucky says we can see how it is going. He says there are a lot more repairs and there are a lot more items to tweak around than in years past. So, we are getting to that point of reaching the end of this equipment and this does not mean that tomorrow the whole thing is going to blow up on us, but we are getting to that point after all of these years that we just don't know. He thinks some plan of looking ahead and trying to get ahead of the game is good. Councilman Rich states he knows this is a very reputable company, but he is wondering if there are any HVAC companies that we can contact who does this sort of thing for large buildings. He does not think we would lose anything by getting another estimate or two. Mayor Hurst states that we made an agreement to have them do all of the engineering and evaluation, and he thinks if we paid someone else, unless we paid the \$18,000 for the evaluation, we would have to sign another contract for engineering fees and everything else. He does not think they would share their engineering fees for someone else to bid on the job. Mayor Hurst states he knows Smith and Oby was the one who bid on this process because they are local and they are in our town. Mr. Stucky says that basically they have done this already. They have gone into the communities of council there. They have taken what those prices are, and most of these contracts that you find are going to be in the union contract price range and equipment wise, and those things. They have done this already when they put this together. So if we were to go out individually between different contractors, we would probably get a very similar price to this. Councilman Spitznagel asks if there is still asbestos down there. Mr. Stucky says this would be outside the scope of this. If there is asbestos, it would be an abatement. Mayor Hurst says it was built in 1971, just like the floor tiles, there is only so much we could do. Mr. Stucky says that he understands the idea of \$839,000, but at some point, we are still going to need to address the roof, the heating system, the flooring, and all of these things. If we do not maintain it, it will simply cost us more. Mayor Hurst suggests that we wait until April, and everyone review this information and then we have Gardiner Trane come back, we ask what we want to ask, and then we make decisions from there. All councilmembers are comfortable with this. Mayor Hurst opens it up to the audience for any questions or comments regarding the options for repairs to the existing buildings in the

Village of Walton Hills. Mr. Stucky just asks Mayor Hurst to let him know when and where, and he will give Mark a call and let him know where we are at this. Mayor Hurst states it will probably be the first COW meeting in April. Dan is thanked by the council. This is going to be moved to the month of April.

Item E - Discussion of appointment and approval by councilmembers for two residents to the CIC committee. This is Barb Bykiewicz and Dan Pocek were the recommendations. Mayor Hurst states he did go over this with the CIC board and they supported this. He has given out the information about it. There is a package of legislation that is in the packet of things there for each councilmember with resolutions and ordinances and things. One is for the occupancy permit, one is for a resolution for the amendment to the CIC, and the other is for job creation. Mayor Hurst opens the floor if there is any discussion. If not, he would like to have it on next week's council meeting for approval by council. All councilmembers are okay with this. Mayor Hurst opens it up to the audience for comments or questions. None are seen. This will be on next week's council meeting for approval, hopefully.

Item F – Discussion on retire and re-hire of legislation for the Village of Walton Hills. Mayor Hurst states he realizes there have been a lot of emails going back and forth, and basically it is just discussion at this time. He does not expect us to have it on legislation for next week. He thinks Mr. Mason has some comments he wanted to make on this and he opens the floor to him at this time. Mr. Mason states he has been digging in this pretty deep and he has looked around the State of Ohio to see what other communities have done, and no one has acted on a policy or ordinance regulating the rehire of employees. He only brings this to their attention because he was rather surprised to see that. He has been looking at it and he took Councilman Spitznagel's thoughts that maybe this could be a policy or he would put them in the all-purpose section; however, he is about ready to put this together. He has taken everyone's comments so they will probably see it like a garbage can first and then they will pull out what they do not want. Councilman Kolograf comments that this is where it should be as more of a policy instead of an ordinance. He thinks that he thought the only reason we were talking about it being an ordinance was for employees that are in a contractual agreement. That is why he thought it had to be more of an ordinance. But as far as the scope is to cover all of the employees that are in that position, he would agree it would be more in a policy form. Mr. Mason says he thinks this is a good argument and agrees that it probably fits better than putting it in as an ordinance. He states that no matter what, if you have a policy or an ordinance, the council is going to approve them anyway. Councilwoman Terlosky says it is like an employment policy where you get an employment handbook. She agrees this is a good observation as well. Councilman Rich asks if we are going to put anything in there that as long as the individual has had excellent reviews prior to retirement, he or she is eligible, or if they didn't, they would not be eligible? Mayor Hurst says it is open to interpretation. He thinks it only came up because of budget constraints. He just wants to make sure it is beneficial to the Village. Mayor Hurst opens this to the audience and tells the council we will move this to the month of April for more discussion. No comments or questions from the audience.

Item G – Discussion on Occupancy Permit. Mayor Hurst states that this is just on here for record purposes. He states that this was put this in the package that was handed out to them before the meeting. Mr. Mason changed one sentence in there and he states he changed two of them. He states they put in there that for renewal, when they go back to get the occupancy permit, there would be no fee; and also the portion that required that we provide certain information, he added a sentence there for them to notify the Village how many employees there are so we can use that here for our database. Councilwoman Terlosky states she is not seeing an occupancy permit and she is asking if there is a place on there for a Federal ID number? They don't think so but councilwoman Terlosky thinks we should know that if it is a sole proprietorship for tax purposes. Mayor Hurst states we will put a copy in her box and if it is not there, we will add the language to say that if it is not inappropriate. Mayor Hurst asks if we can put this on next week's agenda for het council meeting. He states it did not change the substance, it just tightened up the language. Councilman Rich clarifies that we are going to have the building inspector and a fire inspector annually, or if it is going to be a fire inspector annually, or both. It is clarified by Mayor Hurst that the fire inspection annually is regular as in state law. The only time our building department goes there is when there is a

violation or we are notified. However, when they fill out the occupancy permit, then our building department goes in. So, if they fill out their occupancy and they are existing, and there is no violation, there is no reason for the building department to go in, but if they are new employee or they rented out their building, then our building department would have to go in. Councilman Rich states it does make sense now and that he looked at the 1442.01 Certificates of Occupancy, D1, and that is where it says Occupancy Certificate, but he was trying to browse through it to see on the renewal side of it. Mayor Hurst is putting it on next week's council meeting to be approved. Mayor Hurst opens it up to the audience for questions or comments. None are noted.

Item H – Discussion on revising the current Chapter 1292 and proposing adding language for striping and ADA compliance of parking lots. Mayor Hurst states that Mr. Mason is not prepared to have this on next week's agenda so he opens up the floor for questions, but they are still doing more research to be sure that when we do pass this, we have enough information to validate our charges. So he would rather discuss this in the month of April. Mr. Mason says that he could probably have something for the next COW meeting but he has a couple of issues he is still researching. Mayor Hurst opens this up to any comments or questions from the audience. None noted.

Item I – Discussion on changing the language of charging of violations. Mayor Hurst states that right now, we charge everyone when they are in violation a first-degree misdemeanor, which is \$1,000 or 60 days in jail. We want to back that off and we want to make it a minor misdemeanor. We don't want to charge people and we think we would get a more effective force instead of dragging it out. We want to take it down to a minor misdemeanor, which is only \$150 plus court costs. A first-degree misdemeanor is up to \$1,000 plus 180 days in jail, and then you have two other second-degree misdemeanor and a third-degree misdemeanor and then a fourth-degree misdemeanor. We want to go to the minor degree. Mayor Hurst states that he thinks that if you hit them in the pocketbook instead of dragging it out... He says that the goal is not to have a business owner in jail 180 days or in litigation. No one wins on that. Councilman Linville brings up that the first-degree was a fine of up to \$1,000, but here we are bringing it to \$150. He is asking if we should run it up to \$500 in case we get a difficult situation that we want to deal with? Mayor Hurst states we don't have a choice and it is state law. All councilmembers are okay with this, and Mayor Hurst is asking that we put this on next week's agenda for next week's council meeting. Mayor Hurst opens this up to the audience for comments and questions. None are seen.

Item J – Discussion on growing and selling of marijuana in the Village of Walton Hills. Mayor Hurst states that we have a moratorium and it expires on May. He opens this up for discussion and comments from everyone on whether we want to open up the opportunity to grow, put regulations on it, and sell it in Walton Hills; or if the answer is absolutely no. Mayor Hurst states he firmly says no, but he wants to see if someone has a different perspective on revenue or opportunities that he is unaware of. Councilman Rich states he does not want any part of marijuana selling in our Village. He says we have a heroine epidemic. Councilman Kolograf clarifies this is for medicinal marijuana that has been passed by the people of the State of Ohio. He also agrees with Councilman Rich's statement. He says the only reason it is coming forward is because the state has made it that the permitting of it is \$200,000 a year for the growers. So that community would get \$200,000 automatically for a permit fee for revenue. Then, depending on what employees they have, they would collect payroll tax. That is why communities are discussing it. He just does not want us to ignore it completely because there is some money there and it is not that we are doing something illegal or something like that. We just have to be fiscally responsible for the Village also. He is also against it, though, at this time. Mr. Mason states that the state created this law because the groups are putting it on the ballot and they feared it would pass and it would be regulated by the people who got behind it to pass it. They are against it, but they tried to find a way that makes it work and to control it, so they created their own laws that went into effect last June. This law required them to put this in place by May 6. So, in May, people are going to be requesting permits from the state of Ohio. So all of the Villages and cities in the state, if they want to entertain this, then they would entertain it and zone it, or they ban it. If you don't want it, then you ban it. Then you don't have to worry about people coming in here and

playing with the zoning laws and challenging you in court. He states he would just ban it if that is where they want to be. Councilman Kolograf states that he has no problem banning it, but if we ban it and somebody approaches the Village and says they would like to put it in this area, and there is a lot of money that is enticing to the Village, that does not mean we cannot still open it up for discussion. All agree that is the case. Mayor Hurst states that we can amend it at any given time. Councilman Rich states he just does not want to see it get into the wrong hands after Mom or Dad Smith got the weed and then it got into the grandkid's hands, and something happen in our Village. He just does not want to see that happen. Councilwoman Terlosky asks that if this passes, it is still an illegal substance and if someone is driving through the Village high on weed, it is still illegal. None of that has changed. Councilman Spitznagel plays devil's advocate. He states he understands the arguments and he wishes we had the pulse of the community since we are the representatives. He knows how he personally feels about it, but he is a representative of the Village and should vote accordingly, not just according to his personal preference. He states that looking at it from the other perspective, he read the law from the state. To say it is highly regulated would be an understatement. There is a direct chain of command from inception to final use of the prescribed person. It has to be inside in a facility that is guarded, etc. He would venture to say that if somebody moved here or somebody lived here and was not paying attention, which, let's face it, a lot of our residents don't pay attention to what is going on in the Village as far as every-day things that are passed and such, and if a facility were put back there on Creek Road or somewhere, he doubts anyone would even know it. It is not like we are going to have various people come in and out at all times of day and night, and purchasing it off the street. It may be a little different if there were a dispensary here as opposed to a grower. He is looking at it from that perspective, and the money. He understands everyone's concern about the stigma of it, but as he said, he doubts anyone would even know it were here to begin with, other than the money we were getting from it. He wishes he knew what the people he represents want such as the Village residents, and he does not see a good way of doing this, other than maybe putting something in the journal, which probably would only give us 2% to 5% of the people to do it. Mayor Hurst states that Cuyahoga Heights did pass and regulate it, and they are a smaller community than us. Councilman Linville states he does not think we are going to be one of 60 dispensaries frankly. Councilman Rich states that Councilman Linville is probably right in that if someone was looking here, we probably would have already heard. Mayor Hurst agrees. Councilman Linville states that it is very valuable medicinally to some people. He does not want people to be so quick to downplay or denigrate it because it is a drug, just like every other drug. Mayor Hurst hands this open to the residents for comments and questions. Mr. Chuck Viktor states that Councilman Spitznagel has the right idea to open it up to the full public and get some opinions from the full public because Colorado is bringing in a fantastic tax revenue from it so maybe we shouldn't close the doors on that. A debate ensues regarding the morality of the issue, etc. Mayor Hurst allows Chuck to make his statements regarding his feelings on the subject. Councilman Linville states that this only states discussion on growing and/or selling of marijuana, and that it does not say anything about using or carrying it or anything like this. Mayor Hurst moves this to the month of April for discussion.

Item K – Discussion on small cell towers. Mayor Hurst explains that there is an email and a draft of what is happening in Strongsville. This has not been voted on yet. It is for discussion still. There are a lot of open ends on this. This is brand new legislation and it has brought a lot of confusion to communities. He knows that Warrensville Heights and Strongsville both are involved in a lot of conversations, so he wanted to bring it to council so we are ahead of it. No one has approached us for cell towers and no one has approached putting them into utilities right away, but it is a law and they are approaching Strongsville and Warrensville Heights. He is on anticipation that if it happens here, we should be ready for it. Mayor Hurst does not expect us to vote on this this week or next week, he expects us to debate it, discuss it, look and see what other communities are doing, and then take the recommendation from our law department. Councilman Rich states that we made a \$275,000 profit on a cell tower sale about six years ago, which came back to our general fund. He knows it would be a good idea to consider this because we are at a high ground here in Walton Hills. He knows we don't have a choice in the matter, but he thinks it would be a good idea to lobby for it. Mayor Hurst states we are not getting any money from this. This is just giving them the right or way to put in a pole in the utility's pole right of way. He states we get nothing from that.

Mayor Hurst thinks we need to educate ourselves and get some regulations so we don't get something like Strongsville where their big argument was that they wanted to put a three-foot diameter pole at a location right in front of the mall, and it was going to cut down the sidewalk to about 6 inches or something. It was ridiculous. Mr. Mason states that he has not had a chance to look over the information from Strongsville in detail, but he understands that they spent pretty good money to have it created. Councilman Spitznagel asks if this is a cellular phone company's tower and everyone is feeding off of it, and they are selling it to the other phone carriers, or if it is going to be another standard beyond 4G and they just needed that extra repeater power? Mr. Mason does not know that. He says he does know they are going to be intermittently closer than the cell towers that are out there now, he knows that. His idea is that they are getting ready to do it so they can control the radio waves, the contact, and the phone service. He thinks this is probably part of the plan like the cars that drive without people. Mayor Hurst says that the driverless vehicles and things that are being asked for now are going to be using these towers to bounce the signals off of. He thinks this is why they lobbied to call it a utility so they could put it in the right of way and get no one's permission, and they could just do what they want. That is his assumption of it. He has no proof of this. He just wants to look at all of the facts and see what we can do to control it in our town. Councilman Spitznagel asks if our efforts would be in vain if we got together with other municipalities and lobbied the state to have some control over it at the individual local level with our zoning. What concerns him is that it is his understanding that this is deemed a utility, and he thinks we should put restrictions on it; however, if it is deemed a utility, he doubts our restrictions would hold up in a court of law at all. It would be a matter of whether a company really wanted to work with us or not as a friendly gesture at best. He thinks that maybe it would be better if we came together as communities and lobby the state for some teeth that would help hold up. Mayor Hurst tells him that we are looking into this with the other Mayors, and the city managers and Mayor's Association that meets once a month on Thursday. He states he thinks Tim Cosgrove, legal counsel, is the one who is fostering this. Mayor Hurst shares any news he has with Mr. Mason. He says we are researching and looking at every angle. Councilwoman Terlosky states that this memo is from the Northeast Ohio Mayors and City Manager's Association to members and states that municipalities stand to lose significant control over the public right of way with regard to small cell facilities on March 21st. until the Ohio State bill 331 goes into effect. That is a week from today. She also mentions that if we wanted to join something with our population, it would be \$1500 to be part of this class action suit. Mayor Hurst thinks they are going to get a moratorium on it so they can push that date back further so all the communities can get in on this. That is why they have already filed it before that date. He does not think we need every community. He says there are 59 communities and he does not think everyone needs to give up \$1500 or \$1800. He thinks it should be just like they did with the stormwater fee. They gathered their \$36,000 and went to court. We did not get in on it, but we did go to the hearings and we did listen to everything. We lost that battle, but they went all the way to the Supreme Court, and I think they lost a little over \$100,000 in legal fees and we still lost. Mayor Hurst states he does not have a problem to throw \$1500 at that if the council gives him that permission, but he thinks he will follow his legal counsel's recommendation and wait and see before he jumps on the bandwagon. Councilman Spitznagel says that he does not mind at all coming in for a special meeting and passing something that Mr. Mason puts together based on what has already been passed. We can always go in and revise it and tweak it. That way at least we have something on the books. Councilwoman asks Mr. Mason if he could find out which utility is putting this up. Mr. Mason says he thinks it was Verizon. Mayor Hurst says we will have more discussion and if we need to get a moratorium at next week's council meeting, we will throw one together if Mr. Mason advises. He states we will discuss this again in April. Mayor Hurst opens this up to the residents for questions or comments. None are seen.

Item L – Discussion on rental agreement for the facility located on Alexander Road. Mayor Hurst states that he tried to get all the details on the rental agreement used at the Hungarian Reform Church. He may not have them until tomorrow. He thinks this is a good footprint for us. He did see everyone's emails and questions and comments. He would like to put this on the agenda for April and be done with this in April at the council meeting with some sort of language we are all comfortable with. Councilwoman Brenner-Miller states that regarding the liquor liability, she checked with the people she works with and one of her

associates has an account that is actually like a Country Club with a million-dollar liquor liability policy and it is only about \$600. She thinks this is something that we need to invest in because what happens is we need this, not a liquor license because we do not sell it to make profit, but if someone comes in and has a wedding and they bring that, we need the million dollar coverage and should look into that. She also brings up that we need to be the people who hire the bartender, and they need to be trained. They go through proper training now and it enables them to know how to deal with the alcoholic client or person attending the wedding, and that there should be some sort of a sign that is presented at the bar that says "I reserve the right to stop serving if I see you have been overserved" or something along those lines. This would protect us. She also states that homeowner's policies, in many cases, provide a small liquor liability coverage. Not every company and she does not know all of the companies, but she thinks it may be worth our while to look into this and see if whoever comes in, if they want to look into that. Mayor Hurst states that they talked to Love Insurance and they are going to give us a complete policy write-up and improvement and add it to our regular liabilities that we have, and the council will be made aware of that. He does not think there is a very big charge at all because we are already under their coverage. They are just going to be adding it as a carrier, as an endorsement. He says we have already notified them and once we get this language in place, we will give a copy of this to the councilmembers with the agreement. He says this will be provided to everyone who rents it so they know of all the liabilities and such. He says that is why we are changing all of the doors because the doors were very thin and there was not the ability to lock the interior doors. We are making it so if someone rents the hall, they do not go into our recreational facility and play basketball or anything else, or go into the other office areas, and vice versa. He says that Intigral Windows did donate all the windows for the interior with the mini-blinds built into them. He says we will get a plaque and put their name on it saying they were donated by them. He thinks there were five windows. Councilman Rich says that as he looks over the packet he is assuming the local clubs, when they have functions, they would not need liability insurance or anything like that. Mayor Hurst says no, not our clubs, they would be under our Village. Mayor Hurst says we are going to try and do the same footprint that we have over here, such as the Women's Club, the Citizen's League, etc. They can still have the facility over here or they can use the gymnasium part. He sees no reason for them to have the banquet hall unless they are doing some kind of fundraiser. This is where we need to kick around with different ideas on how we are going to put the language for that. He just does not want to open it up to where we have everybody using our cooking facilities because of liabilities and things. Councilman Rich also states that he has been looking over the samples of the rules, etc. He wants to know the Mayor Hurst's take on a four-hour fee as opposed to an hourly fee. Mayor Hurst would like to try and do whatever Hungarian Reform Church does because he does not want to compete with them on prices or anything. They have a nice facility over there, but he just wants simple language so we have a comfort level. He says they have \$75 an hour and then they have \$25 deposit and it says a minimum of four hours. There is also \$150 to clean the facility. He says these are things he does not want to pass on to our residents. He wants to make it more competitive. He thinks we should have two different fixed prices like we do with our building over here, where our residents have first opportunity to use it, and we are able to do funerals during the day like we do over here. He says that we have using the Dunham Road Church and we do not have a written agreement other than we snow plow the parking lot. He says that has been a great relationship. He does not want to get too crazy. He wants to try and have a comfort level to where our residents are able to use the facility without it becoming a third-degree type of issue. Councilwoman Terlosky asks that a representative from Love Insurance to come after they write it so we can pick it part. Mayor Hurst states that he could invite him to the April meeting and put him first on the agenda so everyone could ask questions. Councilman Kolograf states that in reviewing the different rental agreements and the comments from council, the thing he did not see in there are how many times you can rent it a year. He states that he knows that sometimes when you allow a discount for your residents, they could take advantage of it. He states we want to give them the opportunity to benefit from their community center, but this also does not mean that they can use it for everybody they know and book it for everything they have, thus not giving the opportunity to other residents. He just thinks that is something we should talk about. He thinks that limiting the alcohol really limits the types of functions that would use the hall. Mayor Hurst wants to put something together and present it to the council in April. He is hoping to make decision before the council meeting, and we will

have a solidified agreement that we are all happy with and we are all comfortable with, and then go from there. Councilman Kolograf states that this is where sponsoring a group comes in and this is where a resident would have to sponsor it. He states that he thinks this is going to be the biggest thing with this community. We would need to open it completely to the outside, or you open it up to your residents and availability to the outside through them. Councilwoman Brenner-Miller and Councilwoman Terlosky state that we are not going to make any money if we just open it up the Village and we would have to open it up to everyone. With a 38% senior population, how many weddings are they going to have? It is agreed with the majority that it would need to be opened up to everyone. Councilman Kolograf then states that it would need to then state what "kind of function" it is rather than "who" can rent it. Mr. Mason would like to research that. It is asked if we still have one or two caterers interested in renting the facility for themselves. If this is the case and they are talking about the kind of money we have suggested a month, this may throw a different dynamic into this as to who is going to be charge of it, or whatever, and how we formulate this rental agreement. Mayor Hurst states yes there are still two interested caterers and possibly a third one from Cosmos & Damian in Twinsburg. They came and looked at the facility. Their facility is larger than ours and they turn away a lot of business because they have a set price for their larger facility, but they like this facility. Mayor Hurst would like to lock it in at three possible caterers or the resident has the opportunity to cater it themselves, but we would need to put strict rules down so they do not come in and tear up equipment, leave on the gas, or something like that. Mayor Hurst states that there are a lot of clubs already wanting a date reserved so we need to get our stuff together before we can give them the right to reserve anything. Mayor Hurst would like to put this on next month's agenda to discuss, and all council is okay with that. Mayor Hurst opens this up to the audience for questions and comments. Sara Blondin from 16883 South Meadowpark comes to the microphone and states that she does know of some companies or businesses that would be potentially interested in renting it out during the week for sales meetings. She also asks about early May, or if that would be too soon, for residents to reserve? Mayor Hurst is hoping to have our last Town Hall meeting there and then have an open house so everyone can see it, and then our Senior Lunch in April. Mayor Hurst is hoping it should be open for business in May, that is what they are hoping for. No other comments or questions from the audience.

Item M – Discussion on the Job Creation Incentive Grant Program. Mayor Hurst states that this was put into place around 2008 or 2009. He gives out a copy of this legislation. He states we need to modify this. He states this is what the executive session is for the special council meeting to give the wherewithal of what exactly he is trying to propose with the business owner in the Village. He would like to have this next week on the agenda. He states we are not changing the principal of it, we are just changing the language. He states that right now, it says business owner and he states we need to say property owner and/or business owner. Mr. Mason also has a change in that it states it requires 40 new employees, and he thinks that 25 might be something to suggest that might entice somebody. Councilman Linville states that we have to have very clear language so we do not have people who think they can have a double dip. Mayor Hurst opens this up to the audience for comments and questions. None seen. Mayor Hurst tells the council that they will be going into Executive Session on a special council meeting to go into more detail on this when we get to that point.

Item N – Other Business. Mayor Hurst states he passed out some information with a memo that is about the solicitors. Mayor Hurst states that we have a solicitor's ordinance that was put in place in 2012 introduced by Councilman Kolograf. He thinks it was pretty good. We are pretty happy with the language. The only thing Mayor Hurst is asking of the council is for them to read the last page, which is his proposal. He went through the police department on it. It is to add Exhibit D to say the solicitors will get an ID with a lanyard and carry it around their neck. Also in this same Exhibit, he wants to propose that we make a No Solicitors list. It is quite effective in other communities. For the No Solicitors list, we would advertise in our Walton Hills journal that this is a new program for the Village of Walton Hills and all the residents would have to do is call the Village Hall and fill out an application, and they would be put on a list. When the solicitor comes in, we would give them this list and say that these people do not want to be bothered. We would keep them on that list for five years unless they move or ask us to remove us from that list. We

can advertise this every year to make sure people who are on this list still want to be on this list. It has worked in Parma and there is a copy of Parma's ordinance. Parma has called it a "Do Not Knock" list and it is a fax and questions. He does not want to put it on next week's agenda. Councilwoman Brenner-Miller brought this forward because we had an incident during garage sales last year where some people were soliciting but no one knew it. They thought they were there for the garage sale, but they were actually there pushing the religion or the issue. He knows it upset some of our residents. He is proposing that we add Exhibit D to this ordinance to give us another leverage of forcing everyone to carry an ID and each day they turn back in their ID, they get their driver's license back. There will also be dates posted as far as when it expires and when it was issued. This way they cannot come back in 30 days, and then the dates do not jive. Councilwoman Terlosky mentions that the thing with the license is something we should incorporate with renting the church, that they have to have their license and we take a copy of their license for whoever rents the facility. Councilman Spitznagel asks about the ID and asks if there would be room on there to put the non-emergency phone number on there so the resident can verify it when they answer the door. Councilman Kolograf thinks it is a great idea to have some form of identification up front. Councilman Spitznagel states that as far as the residents being in the know and things like that, he found out that there is a process that we can stream our council meetings via YouTube. This is not his idea, but he has a friend who is actually running for Mayor in a suburb of Chicago. They stream their council meetings via YouTube. He said it is a very simple process and it is free. All we need is a laptop and a camera. He states that not only will it stream the live version, then it will catalog it. Then a resident can go back and pick the date and watch the meeting. The hardest part will be that there may be a lot of residents who may not be computer savvy, but if 10, 15, or 20 people watch it, if it is free, this may get some more people interested in it.

Mayor Hurst states there was a letter sent to him on Friday. He called the business owner and resident, and he will be meeting with them tomorrow at 3:00. This letter is four pages long with a lot of information that we will debate and discuss tomorrow. He wanted the council to be aware of it. There is a lot that pertains to the Town Hall meeting and the misinformation that was provided. We want to be sure that at least everyone knows the facts on that level.

Mayor Hurst also wants the council to see a copy of a memo from Crains Magazine today. It is very generic but our neighbors to the north have 33% vacancy in their commercial properties.

There is also a memo from the recreation department with the meetings coming up.

- March 27 is the Senior Lunch.
- Bookworms is on the 27th.
- Town Hall meeting on March 28.
- Tour of Bedford Historical Society on March 29.
- March 1 through April 3 – Accepting application for our summer counselors.
- March 11 until April 3 – Baseball registration and park programs.

Mayor Hurst states we have a planning commission on March 23rd at 6 p.m., next Thursday, for lot splits/joining lots together/splitting lots. That will be a public meeting next Thursday on March 23rd.

Mayor Hurst goes over what is going to be on next week's council meeting.

- Item E – Discussion of appointment of the CIC Board.
- Item G – Discussion of Occupancy permits.
- Item I – Discussion of changing the language for violations from a first-degree misdemeanor to a minor misdemeanor.
- Item N – Job creations. After we go into Executive Session, the council will have the information and they will know what we are trying to agree upon and find some information.

- Mayor Hurst states that if we do have a moratorium that is drafted about the cell towers, that will be on there.

Mayor Hurst states there is an agreement with the Blondin family on South Meadowpark. This is language that we all agreed upon. That will be a resolution saying we agree upon that process. They are willing to sign the agreement and move forward on that. Then once council votes on it, then we will go through our engineers and apply for the grants, and they will do the drafting, engineering work, and all the details that are involved. Our plans are to complete that in the warmer months and then apply for the granting money and probably get that later in the year. Mayor Hurst states that his goal is to get everything before the year expires because we do not want to show a deficit in that area for that project.

No more questions or comments from the councilmembers.

Councilman Kolograf motioned to adjourn the Committee of the Whole meeting of March 14, 2017 at 7:40 p.m., seconded by Councilwoman Terlosky, and six ayes approved. The meeting adjourned at 7:40 p.m.

Katie Iaconis, Fiscal Officer