

This Special Work Session Meeting of Council was called to order on Thursday, June 9, 2022 at 6:00 p.m. by Mike Lampa, Council Vice President. Mayor Broska led the Pledge of Allegiance.

PRESENT: Justin Ring, Mike Lampa, Anthony Lombardo, Jennifer Wagner

ABSENT: Jon Hannan, Julie Field, Steve Michniak

ALSO PRESENT: Glenn Broska, Mayor  
Matt Miller, Finance Director  
Justin Czekaj, Municipal Engineer  
Greg Mytinger, Parks and Recreation Director  
Melissa Procop, Mayor's Executive Assistant  
Christopher Trotta, levelHEADS CEO  
Chris Trotta, levelHEADS  
Caroline Kremer, Clerk of Council

**MOTION: TO EXCUSE MRS. FIELD, MR. MICHNIAK AND MR. HANNAN.**

Moved by Mr. Lampa, seconded by Mr. Ring. Upon voice vote, **motion carried.**

The Clerk mentioned that Council Rules require all Council meetings to start at 7:00 p.m. unless there is a vote of Council to do otherwise.

**MOTION: TO SUSPEND THE COUNCIL RULE OF MEETINGS NOT STARTING BEFORE 7:00 P.M.**

Moved by Mr. Ring, seconded by Mr. Lombardo. Upon voice vote, **motion carried.**

**Special Business**

**Discuss Parks and Senior Community Center Complex**

Mayor Broska thanked the four Council Members for coming out tonight. He said the administration wanted to seek some direction from Council and appreciated having at least four Council Members here. He had provided information previously and it was understood that the cost of building a City Hall or any facility had skyrocketed, but the City was under the gun to get Parks and Recreation and the Senior Center out of the rented space at the McMichael Building in the next 14 months. Mayor Broska said he and Mr. Mytinger, Mr. Czekaj, Mrs. Procop, and Matt Miller had been working on a Senior Center/Community Center at City Park.

Mr. Mytinger and Mr. Czekaj had put together a Request for Qualifications to help the City to look at this and to design it. The administration had selected a group, levelHEADS (a father and son team) from the submitted Qualifications who wanted to do the work for us. The City had not awarded any contract or anything to anyone, but levelHEADS was willing to do some work gratis. The administration had met with Christopher and Chris a couple of times and they were very forthcoming and very reactive to the conversations. The initial drawing they had produced was a building of about 6,500 sq. ft., which was well beyond the City's needs or capabilities. They redesigned and trimmed it down to around 5,300 sq. ft. for the Parks and Recreation Department offices and also the Senior Center space with two event rooms that would hold approximately 100 people total and be available to rent to the public. Mayor Broska said the administration was bringing this information forward tonight to get a nod of approval from City Council to move forward with this project.

Mayor Broska mentioned that at Monday night's Council Meeting there would be legislation regarding the paving program and prices had increased. AMATS had even mentioned to Mr. Czekaj today that the jobs they were bidding were coming in about 15% over the Engineer's

bid estimate amount that was just prepared a couple months ago. The Twin Hills/Pleasant Valley Waterline project was also going out to bid, but Council needed to be aware that the bid prices were coming in high. He said the administration would design the Community Center project with a little more contingency than usual, maybe 15%-20% instead of the normal 8%-10% contingency because no one knew how the prices were going to go. Mayor Broska thought this project would be like a capstone for the City Park with the Parks and Recreation offices and activity spaces. There had been a baseball tournament recently in City Park with 45 teams, and everyone had been complimentary; and some of those teams ate at the Streetsboro restaurants and stayed at the Streetsboro hotels. This Community Center project was needed because the City needed to find a permanent home for a Senior Center for the senior citizens of the community. The Senior Center had an energetic Coordinator and the census was way up. This was not a huge project but it was a significant project for the City.

Mr. Mytinger said the levelHEADS representatives would highlight the concepts, needs, wants and limitations discussed regarding the Parks and Recreation offices, Senior Center, and Community Center. The administration was seeking input from Council regarding the budget figures for a project like this and where the City would get the most value from this project/facility.

Christopher Trotta, levelHEADS CEO, said the company was founded in 2013 after he had 20 years of experience as an architect. They had done a lot of health care projects in Pennsylvania and Ohio. He said they were really good at managing complicated projects with tight budgets and short schedules. He said as a small group they were nimble and could adapt quickly to get solutions as economically as possible. He said they look for relationships with a company/community and not just projects, and they had enjoyed their brief time with Streetsboro so far. levelHEADS had corporate offices in Valley View, where his residence was, but there had a design studio in Brecksville.

Mr. Trotta said the process was to give a rough design for the interview to learn more about the criteria. They included three meeting rooms that could be opened to one large room, multiple offices for the Parks and Recreation Department, a receptionist, a work room, and support spaces (storage, bathrooms, mechanical, IT). They tried to create a master plan for the site with a welcoming entrance in a great location in City Park with parking in the foreground and had considered all the connections and adjacencies which resulted in a building of about 6,500 sq. ft. They reduced the parking from 100 spaces to 50 spaces and reduced the scale of the building somewhat to about 5,300 sq. ft. for about 100 occupants, but left room for the parking and building to expand in the future. He thought they could take out more square footage to reduce the cost some more. Mr. Trotta described the floor plan concept [see attached].

Mr. Lampa asked when these multi-use spaces with access to a kitchenette would be used. Mr. Mytinger expected the rooms to be used during the day for fitness classes or other programs. He didn't expect to rent out both rooms side by side for two different things if each held about 40 people; he thought they would rent out one room for about 40 people, or rent out both rooms. He expected the kitchenette to have an oven for keeping food warm, not cooking. The after-school programs would still be at the schools so there would be no transportation involved and these multi-purpose rooms could be used for evening fitness classes or other programming because it would be within walking distance of the schools.

Mr. Mytinger noted the senior citizens were mostly at the Senior Center Monday through Friday about 9 a.m. to 3:30 p.m., but the Community Center could have longer hours of 6 a.m. to 8 p.m. with part-time staff for various programs. He hoped this building could be a keystone of the parks system and would be a great opportunity for the parks and the schools.

Mr. Trotta said the type of construction (brick, block, pole barn, pre-engineered) for this building had not been determined; that would be the next step to stay within the budget. The

design was very rectangular, not custom, to keep the pre-engineered option available. The designers were cognizant of the limited budget, but were analyzing and learning the City's requests and priorities.

Mr. Ring asked for an estimate of the cost for the concept presented tonight. Mr. Trotta said these type buildings could be anywhere from \$300 - \$400 per square foot. Mr. Ring calculated it to be \$1.5 million to \$2 million just for the building, not to furnish it. Mr. Trotta said they need to pause and determine what money was available for this project and make sure they design to this budget. He said some of the other projects levelHEADS were working on had almost doubled in cost recently and there had been no change to the size, it was just the uncontrolled cost of construction materials, so it was important to have contingencies in place and just build what was needed for now and allow room to expand the building in the future.

Mr. Trotta clarified it would be much more expensive to add a basement for storage or a second floor with an ADA elevator.

Mr. Ring said he had asked about costs because Council needed to determine if they even wanted to move forward. He thought if it might total \$2 million or \$3 million, he was not for it because he didn't think the City could afford it and it was not an absolute priority. He thought the City could do something else to satisfy the City's needs in the short-term like maybe buy the building behind the current City Hall on Frost Road that was big enough to put everything in it and later could be sold to recoup funds if it was decided in the future to build in the City Center space. He felt with the current prices, and inflation still going to be 8% or more through the summer if not longer, with the recession coming and the housing market already dropping he thought it was a terrible time for the City to spend \$2 million or \$3 million in cash (and it was definitely a bad time to borrow money) for one portion of what the City needed because there were other things needed. Mr. Ring liked the idea of putting the Parks and Recreation offices and Senior Center in the park, and it should be something to plan for, but he didn't know if it was the right time to do it financially.

Matt Miller agreed in having assets and building equity, but the City also needed to consider value and the long-term vision in addition to just the numbers. He said parks was a great way to bridge that gap right to the citizens; a great way to bring value back to the City, along with paving and all the other things the City did. He believed in long-term planning (5+ years and into the next generation, not just the next couple of years) and the administration needed to work with Council to determine that planning while dealing with the short-term issue of leases expiring, etc. and bringing value to the citizens. Mr. Ring agreed with that and still envisioned the City Hall at the City Center at some point. He loved the idea of this Community Center and wanted to add it to the list of future Master Plan wants, but he was struggling with whether this was the right time to do this; he didn't think it was.

Mayor Broska had asked Matt Miller to do a spreadsheet that laid out a couple different scenarios and this particular project was definitely within the City's capability and did not completely diminish all the City's financial reserves [see attached]. Matt Miller explained that the City could spend \$3.6 million based on the 2022 budget appropriations and still meet the minimum General Fund 25% carryover required by Ord. No. 2016-125. Mayor Broska added that the income tax receipts for the first half of 2022 were up over \$900,000; the City was generating more than what was estimated in the 2022 budget. Mr. Ring noted the expenses were more than budgeted also, but he expected it to break even by the end of the year. He emphasized that the Country was in a severe economic downturn and it was coming. With the inflation continuing he said the City would be spending more on everyday things, such as utilities, gasoline, etc. the budget was based on a much different world than it would be a year from now. He said it looked great now, but feared gravely that it would not look so great in the near future. He was very hesitant to drain a majority of the City's funds almost down to the minimum required because that minimum was meant for catastrophic coverage so if something

drastic happened the City could still function for a few months without cutting services or staff. Getting close to that minimum was foolish. He was concerned if the City lost its lease for the City Hall for some reason, then the City wouldn't have any money to resolve that problem.

Mayor Broska didn't want to disagree with Mr. Ring's outlook, but he had sat through 8 years of the previous Finance Director (Jenny Esarey) telling him the same thing, and nothing of what she said ever came true. The City had always persevered and always ended the year with well more than the minimum. Mayor Broska understood the gloom and doom outlook (he could see the gas prices and food prices going up), but if he had not listened to Ms. Esarey the City would not be in its current position right now because it would have been in the market where the interest rates were favorable, where the City could have used what was in the carryover to do something. He said the City had kicked the can down the road, but now there were reserves that had been saved to enable the City to pay cash for this and have it become an asset for the City, and have it accomplished. The 25% minimum requirement was far above what the State required. He didn't think that reducing the carryover to pay cash for something that the City could readily afford was a problem. He felt that if the City didn't do something now, when it could, the City would never make a move and would be renting a building forever, and looking for a new place for the Senior Center every 2-5 years, and not have a permanent home for the Parks and Recreation Department.

Mr. Ring said, that was his point, instead of just focusing on the seniors and Parks and Recreation Department, the City should find a permanent home for all of the City offices now while the City could afford it. The City could take \$1.5 million out of the carryover somewhat comfortably and use it as a downpayment for a used building that could house everyone. He said it was understood that the City was not building something new that could house everyone; that was 9-10 years out, and the City would have to make-do with what the times allow us to make-do for. If the City did take the downpayment and find a place for everyone, that was much more beneficial than just finding a house for a portion of the departments. The City Hall was growing and needed more space because more people had been hired. Mr. Ring wanted to find a permanent home for everyone if the City was going to be using the available money. He felt even it was just for a few years, if the City bought a building, it would be an asset with equity that the City would own that could be sold later when the City was able to building something new. He didn't want to use the money to just do something for a couple departments but to do something for all the departments; he thought that would be a more responsible use of the money. He said inflation had never been this bad in our lifetimes; and once prices go up, they don't come back down.

Mayor Broska said if the City used some carryover money to build the Community Center Complex, it would still leave some money after the 25% minimum required carryover plus whatever may accumulate at the end of the year that could be used for a downpayment on something else. But Mr. Ring thought that would drain off everything except the 25% minimum requirement and if any deficit happened the City would have to go into that reserve. Mr. Ring said the City had a deficit budget, so he had to believe there would be a deficit, but Mayor Broska said that was a false deficit because the City knew what would be coming in. Mr. Ring said the finances and interest rates changed so frequently now-a-days that it was so hard to predict and he wanted to take the conservative approach and not the liberal approach to finances. Mayor Broska mentioned that Congress members would change in November and prices could come down.

Mr. Lampa commented from his viewpoint for the last two years as a new Council Member he'd heard the conservative approach from the previous Finance Director that COVID-19 was going to kill the City, but the City ended the year with 56% carryover. Mr. Ring said nobody knew how COVID-19 would affect the finances. Mr. Lampa wanted to spend some of that money to give back to the residents; he wanted to own whatever building was acquired. Mr. Ring agreed the City should spend some of the carryover (not all of it), but he wanted to house

everyone, not just a couple departments. Mr. Lampa agreed with owning a City Hall property (not renting) and he wondered why the City wasn't pursuing purchasing 525 Frost Road, which could house everyone, even if it was only for a few years and then maybe sell it for a profit.

Matt Miller commented that the administration had wanted to have these meetings to find out what direction City Council wanted to go. He could do all kinds of analysis, but when he dealt with a building like 525 Frost Road, there were a lot of factors to consider: the building was older, maybe in need of a roof or HVAC, the space was great, but he had to consider the cost of utilities for such a large space as he prepared the 2023 budget. Matt Miller said his general approach was to consider the current costs of \$140,000/year in lease payments (McMichael Bldg. and 555 Frost Road) and to try to get the future mortgage payments down from that for whatever building the City might buy, but the City would have to put enough down-payment down and he was trying to determine from Council what percentage they were comfortable going down to so that "it was a wash." Mr. Ring felt the City should purchase 525 Frost Road for \$3.2 or whatever the cost was and finance it because the payment would be about the same as the City was paying in leases but the City would own the property. Mayor Broska's concern was the cost of upcoming maintenance for 525 Frost Road, a 20 year old building (new roof, new HVAC), which could be another \$1.5 million that the City would have to be ready for right away if the City were to acquire 525 Frost Road.

Mayor Broska said he would love to have a new City Hall. The administration was looking for the direction from Council on which way they wanted to go. Mr. Ring said the building at City Park absolutely needed to be in the City's plans, and he thought the City absolutely needed to keep the plans for City Hall and the City Center Complex because that was a great future for the City, but he did not think the future was today. Mayor Broska commented that if all the staff was to move into 525 Frost Road and inhabit that space, the City would never put City Hall on the property it owned at the center of town or put a community center in City Park because it would only get more expensive over time. The City Hall at the center of town was already estimated at \$7 million+ and if the Community Center was estimated now at \$2 million+ it would be \$3 million or \$4 million with inflation and never get done. Mr. Lampa asked why City Hall had to be at the center of town; why couldn't it just have the other amenities that had been discussed (splashpad, playground, etc.) and the offices and other government features be in other locations throughout town; there was even a new park that had recently been donated to the City off Aurora-Hudson Road. Mayor Broska said this was the type of conversation he wanted to have with Council because he was tired of "kicking the can down the road" and it was ultimately City Council that made the decision of where the City would go.

Mayor Broska said he absolutely wanted the project at City Park, and the City could absolutely afford it in its current situation. He said the City could also afford to put the City Hall in at the center of town, but it would be a big stretch financially. So, a decision needed to be made to solve the whole problem. Mr. Ring said "compromise." Mr. Lampa said he didn't want to put the City into debt. Mr. Ring said the City couldn't pay cash for 525 Frost Road but could pay it down substantially and would have payments similar to what the City was paying now and would own it. Everyone wished the City Hall project could have been done two years ago, but it didn't work out, so now we were here today. Mr. Ring thought the City should work to solve all of the needs, not just some.

Mr. Lombardo thanked everyone for doing this proposal; he agreed the City needed to think about something like this. He had a lot going through his mind and one was that he would really like to have all of City Council here to hear this and be involved because this was a big decision. He agreed 525 Frost Road was nice when they toured it, but it was about 20 years old. He felt City Council could not decide right now, they needed to keep talking about this to get more information and more options to figure out what's best. As was mentioned, there was the concern about what if the landlord did not want to renew the lease on 555 Frost Road next

year for the current City Hall space, and then the City would have to find a building or build a building. He didn't know what to do right now, he wanted to see what all the other Council Members had to say.

Mayor Broska confirmed that the City would do due diligence by hiring an outside inspector to examine/analyze 525 Frost Road before doing anything. He commented that the City had already pushed the issue two years down the road, so far down the road, that costs had about doubled. He said City Council needed to state what the next steps should be; if Council wanted to pursue 525 Frost Road, they should give the next steps (talk to Geis, have an inspector analyze the building, have an architect price out any renovations that might be needed to make it function as a City Hall, etc.) He said all the steps seem to take a few months, then more discussions, and more months of no action, and he didn't want to wait that long. Mr. Lombardo agreed, but there had been an invitation to tour 525 Frost Road, which they did, then nothing until this meeting. Mr. Ring noted during the last couple of years the amphitheater came in at a high cost, so it was scrapped and now the City was trying to decide what to do with the money. Mr. Lombardo wanted to get more information about 525 Frost Road; Mr. Ring agreed. Mayor Broska was looking for direction from the majority of Council; when he didn't have direction, he said he was always looking at options. If it was Council's instructions to look at 525 Frost Road and get cost estimates, the administration could do that for Council to make a decision on which direction to go. Mr. Ring said Council had never had an opportunity to give that instruction because 525 Frost Road was never brought up on the Council floor and there had never been a Council discussion about it, so Council would need the ideas on the floor where the whole body of Council could discuss it and give direction. Mr. Ring said if the administration wanted to put the topic on a Council agenda, then Council could discuss it and determine what everyone on Council wanted to do.

Mr. Lampa said he loved the idea of getting 525 Frost Road, especially after he walked through and saw that it had everything the City offices would need (server room, furniture, office equipment, etc.), and the City would own a piece of property (asking price \$3.5 million that could be negotiated if a roof or HVAC was needed). Mayor Broska said that idea was never off the table, and if the extra open space in 525 Frost Road wasn't used for the seniors, then it could be space to be leased out (as a venue for up to 300 people that another entity could lease from the City and manage, or maybe the City could manage as a venue site.) He said the community center presented itself and the City could pay cash for it, and still have a decent down payment for 525 Frost Road or cash to pay to build it out to function as a City Hall, and still have a manageable monthly payment. There had been discussion about a conventional loan vs. selling of a bond, but that would still need to be determined. Ideally, the Mayor had wanted to get Council's thoughts on these options because it had never come off the table, but of course, he would love to have a City Hall downtown, but the costs had increased over a few months from \$250 to \$515 per square foot.

Mr. Lampa said City Hall had been at 555 Frost Road for 4 years and people were used to it in this location, so if 525 Frost Road was available and the City could own it, that would be reasonable. And the City would still own the property at the center of town and could build the splashpad and park amenities, and have space for food trucks and other events; it did not have to be the City Hall location. Mr. Ring said the Mayor would like the City Hall in the center of town, but it did not have to be there. Mr. Ring said the City Hall could be at 525 Frost Road and the building could take care of Parks and Recreation, the seniors, and all the City offices at the least cost. He said if \$1 million was used from the carryover for the downpayment and then build the Community Center for \$3 million, the City could have everything but it would eat up all of the savings, which he did not like because it was too aggressive. He felt the City could do everything in one place and use \$1.5 million for the 525 Frost Road location and still have a couple million dollars above the minimum required carryover to do other things because other things may be needed (roads, infrastructure, etc.).

Ms. Wagner commented that she really liked the location of the Community Center with the Parks and Recreation offices at City Park. She liked that it set it away from the Frost Road area, away from the freeway and put it in a more beautiful area of the City. She said she grew up in Streetsboro her entire life and she had seen the City change and she felt like it had changed to “why buy it at the store when you can get it at a garage sale” and she said that was not OK sometimes; sometimes you have to spend a little to treat the residents like great citizens and show some appreciation. She thought it was beautiful to have a facility at City Park, and she understood it was expensive, but she felt like the City owed it to the seniors and to the kids for the safety factor of having the schools and the Police Station right near the Community Center. She still supported doing the Community Center at City Park.

Mr. Lombardo said he agreed with the Mayor, that this needed to continue to be worked on; it could not just be pushed off further into the future; Council needed to figure out what the City was going to do and get it done. He wanted to do what was best for the entire City and not just fix one portion and still have other portions that still needed to be figured out. He wanted to see a nice building for every department and he wasn't sure if a Community Center would fix all the problems for everybody because the City would still need to figure out what to do for the City Hall offices. Ms. Wagner said the City was never going to fix all the problems for everybody at one time, but needed to make solid plans and work toward them with follow through.

Mr. Lampa mentioned that there had been discussion about an amphitheater that everyone was excited about, but that was on hold now. The seniors were losing a location but the registrations and activities had increased tremendously with the new staff. Mr. Lampa felt the City needed something fast. And Ms. Wagner said safety was very important and a location in City Park was a very good spot away from main roads but close to the police station.

Mr. Mytinger noted that the goal of today's meeting was not to make a decision specifically about a Community Center. This was a work session, there was no legislation to pass, it was to get all the ideas out and to have open discussion about what should be the future for Streetsboro over the next 50 years. To openly talk about the goals of the City, the finances, a core concept that's been worked on for the last 15 years that he had been with the City. He said the City had been trying to do something to give back to the residents and create a core value in the City. He felt the Community Center project took care of the immediate need of finding a location for the Parks and Recreation offices and the Senior Center, and if that could be taken care of, then the City could focus on the next issue of a City Hall. He said if the best idea was to purchase 525 Frost Road and lease out some of the space to a caterer for 5-6 years with the full intention of working on still doing the Core Concept, he felt that was a direction residents could support. He said it felt like the City had taken the citizens' input and developed a master plan and a core concept, but was putting it aside.

Mr. Ring said sometimes you have to do that, sometimes times change and you have to do that. He said City Council needed to be responsible with the money. Mr. Mytinger said, then Council would need to be very up front and let all the residents know that was what was going to happen and the City would scrap everything it had been working on for the last 15 years and would go the direction of putting all the City services on the very edge of town. Mr. Ring said it would be temporary for a few years and this would still be in the plan for the future. Mr. Mytinger said there needed to be a written goal because for the last 15 years he'd been with the City the administration or the Council had never put a system in place to make achievable goals. He said he'd gone through five recreation centers. Mr. Ring said there was a Parks Master Plan and this building was not in it. He agreed it was nice and would be fantastic, but it was not the most responsible thing to do. While the City should give back to the seniors, the City owed a fiduciary responsibility to all the residents, and if that had to be something that wasn't fancy (that wasn't a diamond like the new school on SR 14) but was functional and responsible financially, then that's what the City had to do.

Mr. Lampa agreed with Mr. Ring. He wondered what the Community Center building would give him, as a resident and a taxpayer, someone not a “senior.” Mr. Mytinger answered that it would put all the youth, teen, and senior recreation/greenway corridor all in one place. Having the offices/services for the recreation amenities (trails, courts, fitness classes, etc.) far away from those amenities did not make sense to him. He said it didn’t make sense to him to buy something on the outskirts of town and have taxpayers go there to sign up and then go back into town to do the activity; it was inconvenient. Mr. Ring said it was a goal the City should work toward. Ms. Wagner wasn’t sure what a new City Hall space at the outskirts of town would offer the rest of the community either because if she wasn’t on Council, she probably wouldn’t visit City Hall. Mr. Mytinger said that was a fair point: more individuals would see and utilize the Community Center building and the parks than come to City Council meetings. Mr. Ring agreed and felt it was a goal the City should work towards. Mr. Lombardo said the City was trying to set goals and had tried to get an amphitheater but then the costs increased; the economy was hurting the plans.

Mr. Mytinger said he had a meeting scheduled tomorrow and would have the construction documents done and ready for when the City was ready to go forward with the amphitheater program, and having something like the Community Center with the Parks and Recreation offices also at City Park to help manage it would be a huge benefit as well. Ms. Wagner thought that was a good idea.

Mr. Ring asked for a cost on the Community Center and a cost on 525 Frost Road so Council could consider the information. Mr. Mytinger thought it was very fair and prudent to make sure to have all the information available. Mr. Ring said he agreed the Parks and Recreation offices should be at City Park, and this was a great goal to work towards, and it should absolutely be a future goal, but it was all going to come down to the figures; he felt it was the wrong time.

Mr. Lampa suggested looking at it all in phases and to do the Community Center first. He suggested only using \$1.5 million of the carryover and finance the rest, and still own a building, but Mr. Ring said then the City would have to pay interest on a lot of money and still have to figure out what to do for a City Hall (or continue to spend \$120,000 on lease payments every year for 555 Frost Road). Mr. Lampa wasn’t sure what to do.

Mr. Ring said the City needed to get more information on 525 Frost Road and find out what it would take to refurb it to fit the needs of a City Hall to house all the City departments. Mr. Mytinger asked exactly what deliverables needed to be provided for Council for the next meeting on this subject.

Christopher Trotta, levelHEADS CEO, said the team they had established to build something new for Streetsboro had engineers and cost estimators that could assess the existing facility at 525 Frost Road at a very economic price, and could submit a proposal if requested. Mr. Ring said if the City could do the Community Center for \$1.5 million and use \$800,000 or \$1 million for a downpayment on 525 Frost Road and get both, he would be on-board with that, but he did not think the Community Center could be done for \$1.5 million since it was already going to be almost \$400/sq. ft.

Mr. Lombardo suggested maybe tripling the size of the proposed Community Center so it could handle all the City offices; he thought it was cheaper to put everyone in one spot. Mr. Trotta said the study they could potentially do as a next step would be to look at a building system that would work for much less, such as a pre-engineered building that could be customized as needed. Mr. Ring was concerned the life span of a pre-engineered building would be much shorter than a brick and mortar building and only really be suitable for the large event space, not the office spaces. Others were concerned there wasn’t enough room at the park for



everyone in one big building and the costs would be too expensive (maybe \$9 million like was considered at the City Center). Mr. Trotta said they would have to do a study and a test fit of some sort to come up with a floor plan to figure out if the infrastructure could support it.

Mr. Ring said 525 Frost Road was already about 80% set up for what the City would need; the offices, server room, kitchens, etc. were there. The open space for the Senior Center/event space was there but may need a few walls. levelHEADS should be able to evaluate it for the City, but would need legislation at another Council meeting to authorize the work. Mr. Lampa still wanted to hear the thoughts of the absent Council Members also because he was still “on the fence on which way to go.”

Mayor Broska said it took at least four members of Council to get something adopted. Mr. Lampa was concerned that there had been plans and ideas over the years, but nothing seemed to come to fruition. Mr. Ring said this was a new plan. He noted that the City had to adapt over the years because there were big grandiose ideas of what was wanted, but the City couldn't afford them. Ms. Wagner said the future was here now and of course there were lots of issues that needed addressed, but the City needed to prioritize, maybe dial it down and focus on actually getting something done. Mr. Ring wasn't sure the Community Center was a priority. Mr. Lombardo commented that the City needed to get the most bang for the buck and if it was easier to do a different plan instead of the one presented today, then it was best to do a plan where the City could get more for its money. Mr. Ring agreed.

Mr. Mytinger summarized the information needed for the next Council meeting: an estimate for purchase of 525 Frost Road, with an estimate for any necessary rehab for a Senior Center. Mr. Ring didn't feel the City could have both a Senior Center space and a space to lease to an outside agent for event space, so he didn't want to spend money to get estimates for any rehab that might be needed for rentable event space. Mr. Mytinger asked if the City was looking for creative funding opportunities for anything, like naming rights, or mortgaging a project? Mr. Ring said he didn't want to mortgage a project, he wanted to be able to pay cash; that's why the amphitheater was put on hold (the City couldn't afford the estimated price of \$2.7 million). He wanted to be able to pay cash and not leave the City in a bad financial position, but he also wanted a cure for the City Hall location.

Mr. Mytinger said, based on what Mr. Ring just said, if the City could pay cash for a project down at City Park, there would need to be a plan for a City Hall, but what would be the timeframe for that? When would Mr. Ring want to be out of 555 Frost Road and into a new City Hall building? Mr. Ring answered that he wanted the City to stop leasing as soon as possible, maybe in a year or two at the most. Mr. Mytinger said that information helped as they worked on these projects and considered the current lease periods. Mr. Ring didn't want to start another lease, he wanted to start owning as soon as possible. He didn't think the City could build a new building that quickly (“if we could, we would”) so the City had to find a building that it could rehab. Mr. Ring understood there would have to be mortgage payments but he wanted to mortgage as little as possible. He felt 525 Frost Road was a good option because it needed very little work to function as a City Hall.

Mrs. Procop asked for clarification on what Council wanted from the administration for the next Council meeting. She and Mr. Czekaj suggested hiring a third-party inspector (through Board of Control approval) to get cost estimates/quotes on what it would cost to refurbish 525 Frost Road as a City Hall. She asked if the administration should get cost estimates for the Parks and Recreation Building.

Christopher Trotta, levelHEADS, said they had teams that could do an assessment of the lifespan of an existing building for an economical price. Mr. Czekaj said the administration would handle getting the information for Council and then let Council know what direction the administration thought the City should go and what the costs would be.

**Announcements**

There will be a Public Hearing-JEDD, a Safety Committee, a Service Committee, a Special Finance Committee, and a Regular Council Meeting on Monday, June 13, 2022 starting at 7:00 p.m. in Council Chambers.

There being no further business to come before this Special Meeting of Council, and upon motion by Mr. Ring, seconded by Mr. Lombardo, this meeting adjourned at 7:30 p.m.

ATTEST:

\_\_\_\_\_  
Caroline L. Kremer, Clerk of Council

\_\_\_\_\_  
Michael Lampa, Vice President of Council