

THE CITY OF STREETSBORO, OHIO

**FINANCE COMMITTEE MINUTES**

Monday, August 22, 2022

This Finance Committee Meeting was called to order on Monday, August 22, 2022 at 7:00 p.m. by Justin Ring, Chairman. Mrs. Field gave an invocation and Mayor Broska led the Pledge of Allegiance.

**PRESENT:** Justin Ring, Jon Hannan, Anthony Lombardo, Jennifer Wagner, Julie Field, Steve Michniak

**ABSENT:** Mike Lampa

**ALSO PRESENT:** Glenn Broska, Mayor  
Frank Beni, Law Director  
Troy Beaver, Police Lieutenant  
Robert Reinholz, Fire Chief  
Matt Miller, Finance Director  
Bill Miller, Service Director  
Justin Czekaj, Municipal Engineer  
John Cieszkowski, Planning Director  
Greg Mytinger, Parks and Recreation Director  
Patrick O'Malia, Economic Development Director  
Shawna Lockhart-Reese, HR Manager  
Melissa Procop, Mayor's Executive Assistant  
Caroline Kremer, Clerk of Council

**MOTION: TO EXCUSE MR. LAMPA.**

Moved by Mrs. Field, seconded by Mr. Michniak. Upon voice vote, **motion carried.**

**Disposition of Minutes**

None.

**Monthly Financial Report**

Matt Miller said the July 2022 financial report had been distributed. He liked to report when revenue was up. The General Fund revenue was at about 68% with the target at 58%. General Fund expenses were up a little bit, but not as significant as the revenue. Overall the revenue was up for all funds at about 68%. He said the Finance Department had been doing more analysis regarding the income taxes to understand them better; the income tax revenue was already at 75% for the year and there was still four months to go. The income tax was the largest revenue source for the City and it was great to see it high, but he wanted to stay reactive.

## **Old Business**

### **Discuss City Hall and Parks and Senior Community Center Complex**

This topic was forwarded to this meeting from the June 9, 2022 Work Session. Mayor Broska said the administration had been working hard on this issue over the last 2-3 months. He felt the directors and himself had come up with a plan that was going to be amenable to City Council and would move the City forward. He said they termed it “Building the Gateway” and it was a long-range (5 year) plan for the City. The Mayor said at the Sesquicentennial (50 years ago) it was mentioned that Streetsboro should have its own City Hall, and it still doesn't. Mayor Broska and the department heads presented a plan. [See attached PowerPoint slides with notes.]

Mayor Broska summarized the presentation by saying the administration wanted City Council to consider approving funding the “Building the Gateway Plan.” He said they could come back to Council in a few weeks with the necessary ordinances for moving forward with a design proposal for the Community Center. He said they wanted Council's buy-in with what they had thought through and planned. He noted they wouldn't take \$5.3 million right away, but just move the money over to a Capital Improvement Fund as it was needed over time. He noted the administration's interest in cutting costs by getting grants, using volunteer workers, and using OPM (Other People's Money) for certain aspects of the various phases over the next 3-5 years. He hoped tonight to get Council's tacit approval to move forward on a design for the Community Center and the proposal for the City Center development.

Mr. Ring said he appreciated this presentation and thought the vision was fantastic for the City. It was certainly what people had talked about for a long time about putting something at the City Center. He noted that he didn't see any numbers in this presentation, except for one (\$5,337,316). He wondered what the whole project would cost over the multiple phases over multiple years. He expected there would be some debt for the whole thing because the City wouldn't be able to pay cash for the whole thing.

Matt Miller responded that the money was available now for the Community Center as the first project, and as the money was available over time it would get moved into a Capital Fund. This was long-term planning and until the money was saved the City wouldn't start the next project until it was clear it had the money to do it. Mr. Ring thought this would become a 30 year plan if the City had to save up the money over time to do a big project like the City Hall building. He did prefer to pay cash, but thought it would be unrealistic to expect it to be done quickly. He also said (in the budget review) the 25% minimum carryover was not designated for deficit issues with the budget, the 25% minimum carryover was designated for a catastrophic economic event where that money was needed to run the City. He said the financial numbers shown tonight didn't feel right to him.

Matt Miller responded that the City had to submit a 2023 tax budget to the County in July based on the information it had at that time. When the City did its 2023 annual budget to be passed before the end of December 2022, it will have to stick to the numbers it gave to the County. That was a reason you would see budget deficits year after year on the original budgets. Through the year he could true it up and see that the City wasn't actually in a deficit. He added the unencumbered fund balance would not have doubled in six years, as was shown in the slide presented earlier tonight, if

the City was really in a deficit every year. Mr. Ring realized Streetsboro had not actually had a deficit in years, but when it was budgeted that way, the City had to plan that it would happen.

Mayor Broska commented that the previous Finance Director would never allow the budget to project the revenue that the administration thought would happen; the budget was always done very conservatively. It may have looked like a deficit budget, but it was a fallacy; in the last 10 years the City had never ended the year with a deficit. He added that the previously projected cost of \$10 million to build a City Hall was when the City Hall and Parks and Recreation offices and Senior Center were all combined into one building. The last projection for just a City Hall was about \$5 million, and that was conservative. He said in the interim the City would do the infrastructure prior to doing the building, like the roadway, then sidewalks and gazebo later. The first things would be the road, a playground for the kids, and something for the citizens at the City center.

Mr. Ring asked for the costs for the first three phases of the City Center complex. Mr. Czekaj said Phase 1 (roadway, circle lawn) and Phase 2 (playground, restrooms, splashpad (\$750,000 to \$1 million), sports fields) were estimated conservatively at \$2.5 million. The money for the fire station driveway was still unused in the budget. Phase 3 was parking. Phase 4 was the City Hall. Phase 5 was trails and a water feature that was to be done into the future (maybe more than 5 years) and Mr. Czekaj wanted to get as much grant funding as possible for it. Mayor Broska expected that the Phase 5 area behind the properties on SR 14 would be mowed and kept groomed until then. Mayor Broska said in the next couple of years the administration wanted to spend about \$4.5 million on the Community Center complex in City Park and the downtown complex, and there would still be carryover that could be moved into a Capital Improvement fund. After about 4 or 5 years of saving \$500,000 or \$600,000 each year, maybe instead of having to finance \$6 million the City would only have to finance \$3.5 million or \$4 million or less. If the City offices stayed at 555 Frost Road and continued to pay rent, and not buy 525 Frost Road with its associated mortgage, and saved money over time, this could work. Mayor Broska said the administration wanted to get this plan in front of City Council because it was something Council and the City could work with, but they had not gotten to the specific dollar numbers yet.

Mr. Ring said he liked the plan. He wondered when the administration started thinking about a park building at City Park. He thought it may have been right after the amphitheater was nixed because it was expected to cost \$2.5 million. Mr. Mytinger said the Master Plan from years ago had considered an office/community building at City Park, but the specific location was maybe more recent. Mayor Broska said the issue was that the City wanted to find a permanent home for the senior citizens and have an area in the parks (where they belong) for the Parks and Recreation Department. The administration felt now was the time to get a good facility for the senior citizens and then they would never have to move again. Mr. Mytinger said the conversation about the amphitheater and the Community Center was two different things because one was a want and the other was a need. Mr. Ring thought there might be other things that could be done to house the Parks and Recreation Department and Senior Center besides building a \$2.5 million building in City Park. He thought it was funny that the City couldn't afford the amphitheater, which would be enjoyed by much more of the community, but could afford the same amount for this building. The senior citizens in the audience disagreed and felt the amphitheater would only be used in the summer months but a Senior Center would be used all year long.

Mayor Broska noted that the City had only paused the amphitheater and the City could still start to groom that site and maybe get a less expensive “shell,” a concrete path, and run electric to get what Mr. Ring wanted for summer concerts in the City. Mr. Ring said he’d like to see that occur and be included in with these phases that had been proposed tonight. Mayor Broska thought maybe an amphitheater type thing could almost be done in-house and be less expensive. He didn’t really want to do an amphitheater for \$2.5 million because there were things that were needed; he really believed the City needed something for the kids like the splash pad and all-inclusive playground because people often complain “there’s nothing for people to do here.” Mr. Ring loved the plan, but he just had some questions because the City had nixed something because it wasn’t affordable, but then something else at the same cost is presented as affordable.

Mr. Michniak asked to get some ballpark figures for operating the City Park building vs. the current expenses (gas, electric, phone, etc.). Matt Miller said he would look into it; you could get estimates of costs per square foot of a new building. Mayor Broska said it was good to remember that a new building would be bought and paid for; now the City was paying about \$2,600/month in rent. The phone system and computer system would be same as we have now, but a new building should be more efficient in utilities. The splash pad may increase costs for water, electric, insurance and Mr. Michniak wanted those costs considered in this proposal.

Matt Miller mentioned that the high ceilings at 525 Frost Road would be costly to heat. Mr. Michniak said it had been mentioned earlier tonight to reduce the height of the ceilings at the proposed Community Center to reduce costs; he wondered what the cost differences might be and if was really worthwhile for a building that the City wanted to use for years to come. Mr. Mytinger said ceiling height would be part of the design process. Mr. Michniak asked if this project would be able to be integrated into the old-growth trees in that area of the park. Mr. Mytinger said they would probably have to remove some trees, some were already old and dying, some were twisted, hollow and falling, but some trees in that area could be saved in the design. A turf field for the ballfields was considered, but was costly and would be further into the future. Mr. Mytinger said this plan/process for “Building the Gateway” didn’t stop any other capital improvement projects throughout the City, everything else would still be budgeted, i.e. more paved paths in City Park, etc.

Mr. Michniak mentioned the construction of Phase 5 paths and ponds (no structures) would probably be done after the Phase 1 roadway and he didn’t want the construction vehicles breaking up the new road. Mayor Broska said the construction access for most of the City Center complex could be the north drive (which was the old City Hall driveway), not the south drive (which was the Fire Department access). Mr. Czekaj clarified that there had been no consideration to connect the City Center complex to SR 14, although emergency access to SR 14 was available. He would make sure there was no damage to the roadways as all this work was done.

Mr. Lombardo said it was mentioned that the project would cost about \$5.3 million. He wondered if the money for the Fire Department driveway was to be part of the \$5.3 million. Matt Miller said the money for the Fire Department driveway came out of three funds (Capital Improvement, Road Fund, and another State funded Road Fund) and was not part of the \$5.3 million, it was already in the 2022 budget at about \$406,000.

Mrs. Field said this had been an excellent presentation. She it was clear everyone was on the same page and was working together for a goal. She thanked the administration for putting it together. She had a few questions and felt she needed to see some additional figures. It sounded like the Service Department would be taking on a significant workload with this whole proposal and was concerned they may need more manpower to also do their usual duties. Mr. Czekaj said he did not mean to infer that; he just meant it was an option to save costs with some in-house work.

Mrs. Field said it was projected that the City would have \$5.3 million to spend at the end of 2022 beyond the minimum 25% carryover. Mrs. Field wondered why the income tax collection was going up over the last few years and if it would continue to increase for the next several years. Matt Miller said there were a myriad of reasons for the increased collections. He noted 20% of the City's businesses provided 80% of the revenues and there were some large manufacturing businesses in town. Even during the pandemic people worked at the manufacturing business (you can't do that from home), but a large insurance company had a lot of their employees working from home in our residential neighborhoods, so Streetsboro received those income taxes. Mrs. Field liked that everyone was working together so well on this. She found it appealing to have a plan in place, save up the money, and then spend it, and not go into debt, but she said she could not vote yes on the plan yet because there were still some financial information Council wanted.

Mr. Hannan agreed this was a great plan and he liked seeing everyone work so well together. He asked what City Council had to approve at this point. Mr. Mytinger clarified that Council did not need to appropriate \$2.6 million at this time. The first step would be to indicate Council was interested in pursuing this building by authorizing a contract with LevelHEADS to do the design. Mr. Mytinger said our architect would work directly with the builders in making the best use of the City's space and monies. There could be adjustments regarding the proposed floor plan (mechanical room, bathrooms, offices, etc.) depending on the specific needs of the City as the design moved forward. Mr. Mytinger clarified that there weren't rooms designated as "Senior Center" on the proposed floor plan because the large rooms would be used for program space, games, activities, luncheons or small social interactions. There was a smaller space labeled "game room" for card games, etc. The whole right side of the proposed building would be for the Senior Center aspect. The left side would be staff area, program storage, mechanical room, IT space, etc. Mr. Hannan summarized that to build the Parks and Recreation offices and Community Center it would be about \$2.6 million or less out of the carryover. Mr. Hannan wanted to be sure enough money was considered for contingencies because during the fire station construction, more was needed. Mayor Broska said only 2% was considered for contingencies for the recent fire station construction, but this proposal had about 15% for contingencies.

Mr. Hannan asked about the culvert work planned for the road to the police station from City Park. Mr. Czekaj said those improvements were not necessary for this building project to take place, but the City did need sufficient access to the park for emergency vehicles. It had been considered to make it a two lane road between the police station and City Park because combining projects into a larger road program could save money overall. Mr. Mytinger mentioned that there had been conversations with the School regarding using the park as a staging area for the parent pick up line and that additional access road might relieve some of the traffic congestion at pick up time, so

improving that gravel drive with an actual asphalt road would be a benefit. Mr. Hannan was concerned that it would be expensive because it was a rather long stretch with only a gravel base.

Mr. Hannan asked about the timeline and the next steps for the “Building the Gateway” project. It seemed from the Timeline and Next Steps slides in the presentation that approving the City Center Complex would not be done for a few years and did not need to be decided now. Mayor Broska said what the administration wanted from City Council tonight was consensus to go forward with the design and planning of the Community Center/Senior Center building. That was the only money the administration was wanting approval to spend tonight; they would continue to work on the costs for the splash park, the all-inclusive playground, and the infrastructure for the City Center project and bring that to Council when it was ready. He hoped to have the figures soon and wanted to have a Special Finance Committee Meeting at the next Council meeting night.

Mr. Mytinger said the sooner the approvals were granted the sooner the building could be completed. Even though the “Building the Gateway” Timeline slide said the City would decide to design/build the Community Center in 2022, the actual bids, construction and costs might not happen until 2023 because all those things took time, so allocations of money probably wouldn’t be needed until 2023. It still needed to be determined if the City would start to design things for the phases in the City Center complex near the fire station in 2022 or would that be in 2023. He said this was all very fluid, and it was pause-able if things weren’t comfortable in another year or two.

Mr. Hannan said since this was all just presented tonight, he needed time to think about it and consider the finances. He said when the amphitheater was first thought about, it was thought to be about \$1.2 million, but then when the proposal came in double at \$2.5 million, it was nixed. There were different options for a performance area; like the stage that was rented for the Bicentennial Birthday Bash. Mr. Ring said it was hard to reconcile that the City couldn’t afford \$2.5 million for the amphitheater but could afford \$2.6 for the Parks and Recreation and Community Center. Most of the cost for the amphitheater was the infrastructure. He thought the City could still move forward with something for concert space.

Ms. Wagner thought this was a great plan and she was supportive of a Parks and Recreation building in the parks. She had noticed by attending Streetsboro Family Days and the Bicentennial Birthday Bash in City Park this year that there was a large attendance for the musical performances and people were able to meet friends and gather together. She wondered if there was something that could be done on a cheaper scale to get some type of concert series started. She’d lived in Streetsboro 40+ years and there was really no place to gather to chat with friends and neighbors, but the festivals drew people out. She hoped the administration would include this thought into the phases that were presented tonight as costs were being considered. She noted that Twinsburg’s Rock the Park brought in money to the City coffers, and if Streetsboro started something small the money could be used to make it bigger and better over time.

Mayor Broska said there was a natural amphitheater area in City Park and the City could maybe use the regular Capital Improvement Fund money to start grooming that hill to put up a less expensive type structure, and electric, to have some programs the City could charge admission for. The amphitheater proposal was almost like a Blossom Music Center type building, and it didn’t

necessarily have to be that. The admission fees could pay for the performers and go toward an amphitheater fund to build up money over time to build it bigger and better over time. Ms. Wagner said people at Streetsboro Family Days and the Bicentennial celebration didn't really care what the stage was like, they just wanted to get together with friends and enjoy the music and do it close to home.

Ms. Wagner wanted the Senior Center spaces to be homey and comfy, maybe with a fireplace, not institutional. She supported having the amphitheater near the Community Center/Senior Center and hoped maybe one day to bring a community theater back to town, for all ages to participate and enjoy.

Mrs. Field agreed there needed to be some type of amphitheater feature in the City even if it wasn't what was originally proposed. Mayor Broska said the administration would work on it along with this "Building the Gateway" plan too. Mrs. Field said she had been talking about the need for a field house for indoor sports practice for years and didn't see that feature included at all in today's presentation. She wondered if the administration was leaving space for a field house. Mrs. Field said in the old City Hall building the gym space was used for basketball, volleyball, exercise classes, etc. and she thought, if there wasn't going to be a field house, the new proposed Community Center at City Park should have space that mimicked a gymnasium. Mr. Mytinger said the proposal for the Community Center had room for expansion that could be scaled to the size that might be needed. The multipurpose rooms would be for classes, card games, other activities, and rentals for groups up to about 100 people, with access to the kitchen. Mr. Mytinger said he had been working with the schools to use their spaces for all the Parks and Recreation sports programs; the City just did not have space for "open gym." Mr. Mytinger said the new sand volleyball courts at City Park were being used by groups of all ages. Mrs. Field felt, if the City was building a Community Center, and had offered the gym space before, it should be able to offer it again. Mr. Mytinger said it could be added to the plan for future expansion; if everything was going well it could be done maybe in 2030. The Council Members wanted to get the cost for doing that open gym space now along with the rest of the building and then could decide. The two proposed multipurpose rooms were about 730 square feet each (almost 1,500 square feet) comparable to the current Council Chambers room which was about 1,350 square feet.

Mr. Lombardo loved the proposed building. He emphasized that the senior residents needed a nice place. He agreed with Mrs. Field that if the City was going to do this it should be done right to accommodate as many residents as possible with a reasonable budget. He wondered what would happen to the senior citizens if the space was rented out. Mr. Mytinger clarified that the rentals would not be during the day when the Senior Center was used the most, the rentals would be on the weekends when the offices did not have hours (no staffing for weekends), but of course the Parks and Recreation programming and special events would always come first before renting to citizens. Mr. Ring inquired if this new building would require more staffing. Mr. Mytinger answered that during the day, it could probably be staffed by the current number of employees. If the hours were to be expanded from 8 a.m. to 6 p.m. or 8 p.m., staff may need to adjust their work schedules to cover the later hours or part-time staffing may need to be added if evening or weekend programs or rentals were offered. He thought the staffing cost might be an additional \$15,000 per part-time person. Matt Miller noted that this type of building with activity and rental space could produce

revenue for the City to help offset the costs. There really was no rental revenue currently, but the City also did not need to staff anyone for weekend work. Mr. Ring thought any rental revenue (\$30/hour) would be pretty minor.

**MOTION: TO REQUEST THAT THE ADMINISTRATION CREATE THE NECESSARY DOCUMENTS TO MOVE FORWARD WITH THE DESIGN PLAN AND OTHER PLANNING AS NEEDED BY THE PARKS AND RECREATION DEPARTMENT AND ADMINISTRATION FOR THE COMMUNITY CENTER/SENIOR CENTER PROJECT AS OUTLINED IN TONIGHT'S MEETING SO THEY CAN MOVE FORWARD IN THE FASTEST WAY AND THAT WE PLACE THEM ON THE NEXT AVAILABLE AGENDA FOR FINANCE AND COUNCIL (IF IT'S EMERGENCY, IT'S EMERGENCY, IF IT'S SEPTEMBER, IT'S SEPTEMBER) WE'LL LET THEM DECIDE.**

Moved by Mr. Michniak, seconded by Mrs. Field. Upon voice vote, **motion carried.**

**MOTION: TO HAVE A SPECIAL FINANCE COMMITTEE MEETING ON SEPTEMBER 12, 2022 WITH THIS TOPIC ON THE AGENDA.**

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

The Chairman rearranged the agenda to allow Todd Peetz to speak to Council without having to wait any longer.

**New Business**

**Fair Housing Presentation**

Todd Peetz, Portage County Regional Planning Commission, said he didn't mind sitting through the presentation tonight. He appreciated the City was doing capital planning because the County did not have a capital budget like the one that was outlined tonight. Mr. Peetz said he was here tonight because Streetsboro got Community Development Block Grant money and one of the requirements to receive that money was to do Fair Housing Training, which he would do tonight.

Mr. Peetz explained that Fair Housing was not affordable housing; it was the ability to live where you can afford. Fair Housing was not landlord/tenant disputes; however Portage County Regional Planning did assist tenants that were having problems with their landlords and helped to rectify those issues (i.e. bedbugs, mold, heating, plumbing, or roofing issues). Fair Housing started as part of the Civil Rights Act in 1968; because of a lot of segregation in 1968 it became illegal to segregate based on race, color, religion, sex, and national origin. In 1988 it was updated to include familial status (people with children, mixed race relationships, and handicapped people). In a recent case in Portage County the landlord was fined \$135,000 because they said they wouldn't rent to people with children on the second floor, which was against the law. In 2007-8 the State of Ohio also included military status as a protected class. Mr. Peetz provided this information to educate people on what was right and what was wrong. He had pamphlets to leave for the public.

**Old Business (continued)**

**Discuss Modifying CRA Abatement Terms**

Mr. Ring said it had been discussed in a previous meeting to remove a section from the existing



CRA agreement. Mr. O'Malia said that was still under consideration. In the past he had updated City Council on how the State legislature was considering some changes to the CRA and what that would mean for the City's share vs. what the City shares with other public entities. The bill was at the State House and Streetsboro was waiting to see if there was any move on that so the City would not have to change their CRA agreement multiple times. If there was no action at the State level by October, he would probably just move forward.

There had been a terrible house fire about six months ago on Gaynelle Avenue and it was difficult to find a developer interested in building a single house in an old established neighborhood, so Mr. O'Malia was hoping something he was working on would pan out so there would not be that hole in the fabric of that neighborhood. Mr. O'Malia suggested revisiting this issue at the middle or end of October 2022.

**MOTION: TO MOVE THIS TO THE OCTOBER 2022 FINANCE COMMITTEE MEETING.**

Moved by Mr. Michniak, seconded by Mr. Hannan. Upon voice vote, **motion carried.**

**New Business (continued)**

**T-7284 Contract w/OptumHealth Care Solutions for Fitness Passport Service Agreement**

Greg Mytinger said this agreement was similar to the Silver Sneakers Program. If the City contracted with OptumHealth Care Solutions, individuals with the Medicare and Medicaid members associated with the network fitness program would be able to take 5 fitness classes per month free of charge and the City would be reimbursed from Optum \$6 per visit. This would expand the City's ability to offer fitness classes for those members. This would be the first step in the process. The next step would be after this first agreement was signed. Mr. Ring thought this was a great program.

**MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.**

Moved by Mrs. Field, seconded by Mr. Hannan. Upon voice vote, **motion carried.**

**T-7285 Amend Ord. No. 2022-108 Authorize 5-year Management Agreement w/NDS for RLFs**

Matt Miller said NDS was the City's third party administrator to handle the City's CDBG funds. Their contract to do so had expired and as NDS was working on updating their contract that was approved with Ord. No. 2022-108 they were still working for the City and some invoices came up, so this was to have Council approve paying for the services NDS provided while they weren't under a contract.

**MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.**

Moved by Mr. Hannan, seconded by Mrs. Field. Upon voice vote, **motion carried.**

**T-7282 Amend 2022 Annual Appropriations [#11]**

Matt Miller said this was to move money around in the various departments. There was nothing too spectacular on this budget adjustment. There had been an updated exhibit provided tonight to

increase #101-51-5126 Part-time Wages for laborers by \$4,000 and decrease #101-52-5134 Overtime by \$4,000 for the Service Department. Bill Miller explained that usually the Service Department could get high school students to work over the summer, but this year they used college students that started earlier and worked later in the year so more money was needed for their wages.

**MOTION: TO ADD THIS AMENDMENT PROVIDED TONIGHT TO THE APPROPRIATIONS ADJUSTMENTS #11.**

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

**MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING AS AMENDED.**

Moved by Mr. Hannan, seconded by Mrs. Field. Upon voice vote, **motion carried.**

### **Citizens' Comments**

Kathleen Cassie, 1578 Leslie Drive, said she will have lived in Streetsboro for two years in October. She was excited the City was growing and was the "Gateway to Progress." She said she really liked the people at the Senior Center. She wondered what was the time frame for the new Parks and Recreation/Senior Center/Community Center. It was mentioned earlier tonight that construction may start December 2022 and be completed by October 2023. She thought she had heard that the Senior Center was currently in a building that the City had to make decisions about. Mayor Broska said there were still a lot of things up in the air and the administration was working through some stuff; the City would do what they could with an interim plan. Ms. Cassie confirmed with Mr. Mytinger that the proposed Senior Center would be bigger than the current location.

Mary Kay Reynolds, 9174 Olga Avenue, had heard that tonight's meeting would include information about the Senior Center, which was close to her heart, so she attended. She said she was glad the administration was listening to the senior citizens; she was happy about the plan, but emphasized that the Senior Center should take priority over the City Hall or a community center because the City Hall staff had a place at 555 Frost Road and there were recreation places within the City's parks for activities and communication/gathering places. She said the senior citizens were grateful to get moved out of the old City Hall building, which was a health hazard, and appreciated the new location even though it was a lot smaller. She was concerned about where the seniors were going to go if they had to get out of their current location. She was concerned the senior citizens wouldn't have a place to gather and talk with their friends and share things. She asked Council to think about the senior citizens and not leave them homeless; the seniors wanted to be considered first because those residents were here first and the current residents would get old soon enough and want to be considered first as the elders of the community. She asked that the seniors be shown respect and that the administration find them a home before considering a community center; the seniors had waited long enough.

Eileen Stockwell, 967 E. Kensington Lane, thanked everyone for considering this proposal tonight. She said she loved the Senior Center; it was tiny, but it was a great place. She came to Streetsboro four years ago and only knew her daughter and her family, then she started visiting the Senior Center

and met new friends. She understood the amphitheater was nice, and was a great place for people to gather, but that was limited to nice summer evenings and the Senior Center was used all year long for a great variety of fun activities to keep the senior citizens active and healthy. Many of the Senior Center members also did a lot of volunteer work for the City, not just the Senior Center. She thanked everyone again.

Doris Ruediger, 10121 Lady Catherine, commented that the Senior Center had over 200 members and was growing, but the meeting room they currently had could only accommodate about 30 people, and field trips were usually limited to 26 people, and the parking was very limited so people often had to be turned away. She wanted Council and the administration to consider providing enough room at a new Senior Center for all that want to attend their activities. Mr. Ring thought the intention was that the Community Center space would be for everyone, but the senior citizen activities would get priority during the day.

George Greenlee, 8580 Ferguson Road, reminded everyone that sheltered people that sit at home with nowhere to go have bad health. He said the current Senior Center location was so small compared to the old City Hall it was like going to jail, and then COVID-19 drove even more members away. He said 25% of Streetsboro was senior citizens and they carried a lot of voting power. He said the seniors would not be denied just because this Council and administration wanted things their way. He said there would need to be a large Senior Center with facilities exceeding what they had at the old City Hall. He said he had only come to a Council meeting once in the past to address something the City didn't want to address and it took him three years to get it done. He wasn't sure he had three years left, but he felt every day he had left he needed to be able meet his friends at the Senior Center. He said a lot of senior citizens had attended tonight because they were very concerned about what would happen to them and the Senior Center. He felt Council and the administration needed to take a hard look at a new Senior Center separate from Parks and Recreation and definitely consider the size needed to accommodate 200+ members.

**Announcements**

A Regular Council Meeting will immediately follow this meeting.

There being no further business to come before this Finance Committee, and upon motion by Mr. Hannan, seconded by Mrs. Field, this meeting adjourned at 9:14 p.m.

ATTEST:




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Caroline L. Kremer, Clerk of Council

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Justin Ring, Chairman

**Building the Gateway**

**Long Term Planning  
for  
Streetsboro's Future**

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**Introduction**

The Mayor and the Administration are pleased to present this plan for the future of Streetsboro by Building the Gateway.

Please hold all your questions until the end.




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**Speakers**

- Glenn Broska - Mayor
- Greg Mytinger - Parks and Recreation Director
- Justin Czekaj - City Engineer
- John Cieszkowski - Planning and Zoning Director
- Patrick O'Mala - Economic Development Director
- Matt Miller - Finance Director

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**The Vision:**  
Building the Gateway

The mayor and his administrative team have developed the following "Long Range Plan" that:

- Makes the most effective use of the city resources
- Outlines a 5-year plan for future capital improvements
- Highlights a multi-year funding and phasing plan to realize long term goals



*Mayor Braschi*

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**The Plan**

The main focus of creating the Building the Gateway is to achieve milestones in the following in stages:

**Stage 1: Streetsboro City Park** – Build the Streetsboro Community Center for Parks & Recreation offices, senior services, and community gathering facility

**Stage 2: City Center Development** – Build the entrance drive, Fire Department roadway, parking, and park infrastructure

**Phase 2A: City Center Park** – Build an all-inclusive park, athletic fields, pavilion/restroom, and splash pad

**Stage 3: City Center Development** - Build a City Hall to accommodate the Administration and Council, with associated parking and north entrance drive

*can't do it all at once, do it in stages.*

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**525 Frost Road**

- We have been over the numbers, why saddle us with debt, we can remain in current City Hall until ready to build new City Hall
- Too much space
- Is not the "best" location for City Hall, the Core Concept Plan calls for the City Center to be where we want it to be

*can probably afford, but why? renew the lease at 525 Frost until ready to build new City Hall. purchase price about \$3.5 million. Comprehensive Plan wanted a sense of community and an area to gather.*

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**525 Frost Road**

- If we ever wanted to leave, we would have to sell the location and the market is in a down cycle, we may be stuck with a building that we cannot get rid of
- Loading and parking limitations due to adjacent property line will create resale challenges
- If we could not sell the building, we would never move

**Intangibles – 525 Frost Road**

- One major problem w/ 525 Frost is our ability to rework as industrial if needed.
- Right now, there is only 23' from building to parcel line. Would have to buy property from Gels to make marketable in future.
- If we bought, and then wanted to sell, we would want to make sure there was track access to loading area as this is Zoned I.



*The building assessment was presented to Council.*

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**Phase 2A: City Center Park – Build an all-inclusive park, athletic fields, pavilion/restroom, and splash pad**

**Stage 3: City Center Development - Build a City Hall to accommodate the Administration and Council, with associated parking and north entrance drive**

*Greg Myrtoga*

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**Stage 1**

**Streetsboro Community Center**

**Streetsboro Community Center**

Main goal of **Stage 1**: To build a city facility within City Park to house the Parks and Recreation, Senior Center offices, and provide rentable & programable space for the residents of Streetsboro.

- Constructing the Community Center within City Park will continue the city's efforts to build a "Recreation Corridor" for the residents of Streetsboro.




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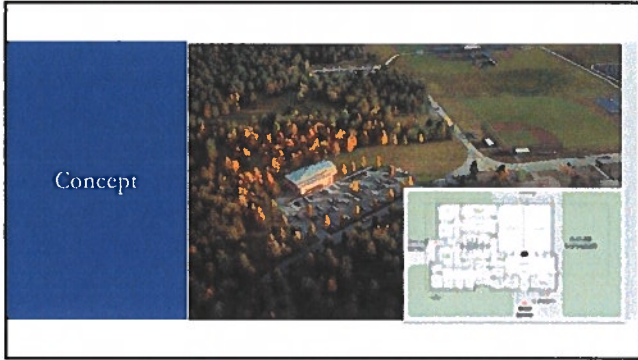
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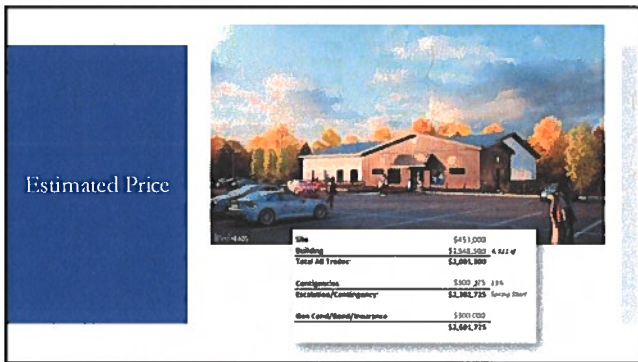
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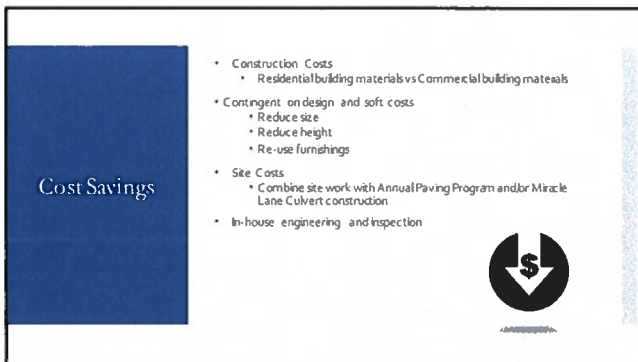
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*Justin Cochran*  
 the contingency may be a little high for a building this size; there is no conflicting infrastructure at this site.



*reduce costs by combining projects*

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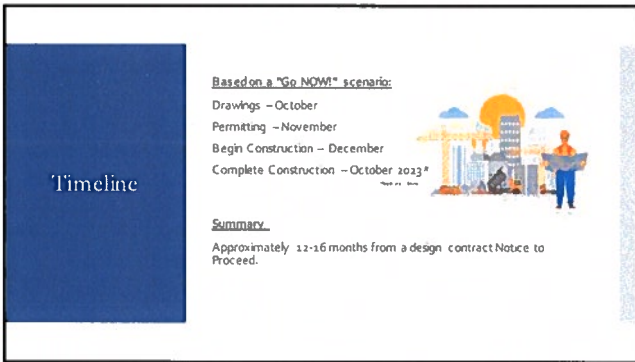
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*"best case" timeline*

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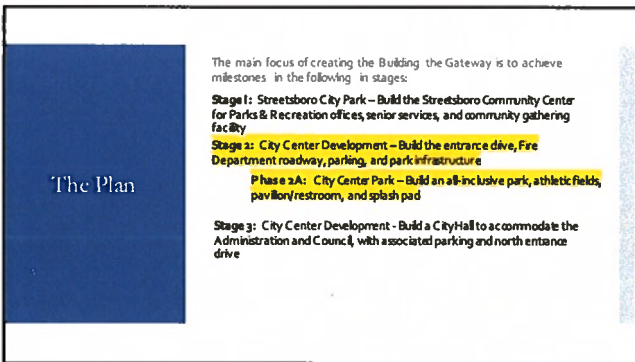
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City Center Master Plan




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City Center Master Plan  
Phasing




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Stage 2  
Phase 1 and 2  
Site Improvements

Main goal of Stage 2: Build Phase 1 and 2 of the Master Plan

- Develop the infrastructure
- Provide safe and efficient access for the Fire Department
- Construct the parking
- Build the amenities!!!




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Cost Savings

- Combine the design into one contract (minus Phase 4)
- Fire Department Drive is partially budgeted
  - Eliminate the boulevard
- Phase the projects to fit our budget
- In-house engineering and inspection
- Geotechnical investigations, environmental assessment, and survey work is mostly complete
- Combine site work with Annual Paving Program
- Community contributions, e.g. tree memorial, buy a brick, etc.
- Volunteer activities
- Donations and Sponsorships
- Grants

*use Service Dept and volunteers to do some of the work for the all-inclusive park.  
grants for Phase 5 the park area*

The Plan

The main focus of creating the Building the Gateway is to achieve milestones in the following in stages:

**Stage 1: Streetsboro City Park – Build the Streetsboro Community Center for Parks & Recreation offices, senior services, and community gathering facility**

**Stage 2: City Center Development – Build the entrance drive, Fire Department roadway, parking, and park infrastructure**

**Phase 2A: City Center Park – Build an all-inclusive park, athletic fields, pavilion/restroom, and splash pad**

**Stage 3: City Center Development - Build a City Hall to accommodate the Administration and Council, with associated parking and north entrance drive**

Stage 3  
City Hall  
Development

Main goal of **Stage 3**: Build Phase 4 of the Master Plan - City Hall, parking, and north drive

We're not here yet, but we have the basics to move forward to design!




*already have done some site requirements & conceptual designs for a City Hall.*

**Cost Savings**

- Design early, put plans on the shelf until the budget is ready to build
- Bid City Hall as Design-Bid-Build project
- In-house engineering and inspection
- Modify the size and components to fit budget
- Reuse furnishings


don't do backward just a drive  
for the fire station.

**IT'S A SIGN!**



a rainbow appeared as they  
were preparing this presentation.

**Long Range Planning Elements**



- The **2019 Comprehensive Master Plan** contains references related to City Hall and the important role that Civic functions play in creating a **sense of identity and character** for the City.
- Redevelopment of the site with a City Hall, central greenspace/gathering area and other public amenities intended to **promote public congregation** would directly serve to **implement several goals, objectives and strategies** outlined in the City's Long Range Plan, i.e. the Comprehensive Master Plan.
- This redevelopment would serve as a **catalyst for realization of the Core Concept Plan**.

John Cieszkowski

The project implements many  
elements, goals of Master Plan

The recreation corridor at city hall  
development of a Community Center  
implements a strategy of the Master Plan.

Comprehensive Master Plan References

*Community Character & Community Viability*

**Objective 7: Consider and promote a more integrated, functional network of community facilities.** A connected system of community facilities would: Increase the likelihood of residents using them and becoming more active; Increase visibility and accessibility; Contribute to a sustainable community with the decreased need to drive.

- Strategy 7.1: Encourage locating facilities in proximity to one another and close to existing neighborhoods
- Strategy 7.2: Work to connect facilities with the greenway/path system

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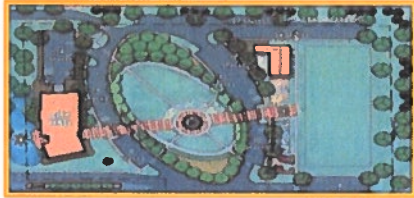
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Comprehensive Master Plan References

*2018 Family Days Survey Results*




- The majority of respondents would like to see a town center
- In general, respondents would like to see:
  - A community gathering place for entertainment and large events, like a park, library, or concert area
  - Community center which could include a senior center or recreation center
  - Small downtown shops including specialty shops and local dining options within a walkable area
  - City hall and other government services such as downtown police and fire departments

*The project at City Park and the project at the City Center implement elements of the Comprehensive Master Plan:*

*sense of community*

Catalyst for Redevelopment

Core Concept Plan



- Redevelopment of the City Hall site would almost certainly create energy and likely spur redevelopment/development of the adjacent Core Concept Area in a manner that evokes civic pride and economic viability.

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*Robert A. Adams*

Economic Development

Before committing to making a large expenditure, it was thought that City Council would like to have some idea of our future tax collections.

We will briefly cover:

- Manufacturing wages – our bread and butter
- Threat of recession – we feel it now, but how bad will it be?
- What happens if a major employer leaves?

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Economic Development

Manufacturing jobs are going to continue to decline from automation. In 1980, it took 25 workers to create \$1 million in output but today it takes about 5.

While this sounds bad, we aren't concerned from a budget perspective on the job counts, but the job wages, and these keep going up.




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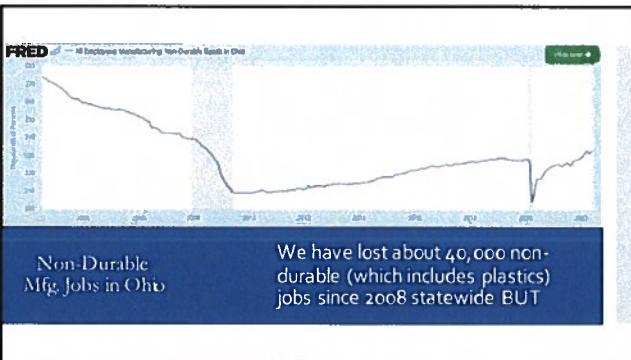
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- Recession?**
- Recession is coming but:
    - Inflation - 40 year high
    - Unemployment - 50 year low
      - June - 10.2M job openings
      - June - 59M unemployed
  - Imbalance of supply / demand for workers may cut the cycle of this recession down drastically
    - Few jobs - cut spending
    - Lots of jobs - find work faster - no need to cut spending
  - Demographics suggest that this will continue for at least next 15 - 20 years as there are simply not enough bodies to replace the exits
  - Assume Q2 and Q3 of 2023, but quick recovery "soft landing"

*We have technically met the definition of a recession.*

*There are jobs available*

*Families are poorer than in the past.*

- What if a major employer leaves?**
- Most of our buildings won't be vacant long - always demand for good, mid-sized mfg. Buildings
  - Even bigger ones (spec / Best Buy) get absorbed just take longer to digest
  - Sometimes what we get is better than what left
    - Multiple great offers for Best Buy
    - Alacrant > St. Lawrence Steel
    - Hab > MTD & Air Enterprises

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How can we make it happen?

**In order to build our future, the City must fund our future.**

Fund capital improvement dedicated to the development of Streetsboro.

*Scott Miller*

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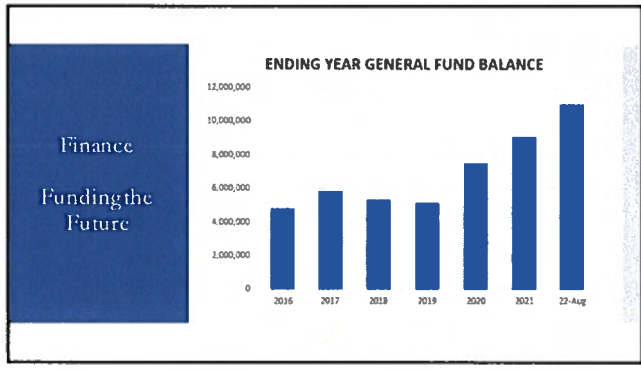
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*unallocated money in the General Fund has been growing and it's time to put this money to use for Streetsboro.*

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Finance  
Funding the Future

Ending General Fund Balance 12/31/21 Actual	\$ 9,095,711.05
2022 General Fund Proposed Appropriations	\$ 15,416,191.00
Revolvement #1	\$ 208,047.55
Revolvement #2	\$ 29,800.00
Revolvement #3	\$ 676,139.10
Revolvement #4	\$ 22,082.00
Revolvement #6	\$ 14,452.00
Revolvement #8	\$ 66,500.00
Revolvement #9	\$ 50,500.00
2022 General Fund Appropriations w/Revolvement	\$ 16,099,566.15
General Fund Carryover Balance Percentage	56.4726%
2022 Estimated Revenues	\$ 15,194,771.56
2022 Pharmaceutical Appropriations	\$ 36,097.65
2022 Estimated Fund-Balances over Revenue	\$ 1,702,894.00
Ending General Fund Balance 12/31/21 (4 months)	\$ 9,095,711.05
2022 Estimated Expenditures over Revenue	\$ 1,702,894.00
Estimated General Fund Balance 12/31/2022	\$ 8,387,827.05
<b>25% Carryover Balance Per Ordinance 42956-115</b>	
General Fund Ending Balance to Expense for 25%	\$ 4,614,420.00
2022 General Fund Appropriations w/ Amount	\$ 16,099,666.15
\$4,000,000 - \$18,097,866-	75.00%
Estimated Ending General Fund Balance 12/31/2022	\$ 8,387,827.05
General Fund Ending Balance to Expense for 25%	\$ 4,614,420.00
General Fund Balance over 25% Carryover	\$ 4,363,407.05

*this report based on the budget*

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Finance Funding the Future	August Unencumbered Fund Balance
	Remaining Expense Budget
	<u>Remaining Revenue Budget</u>
	=Budgeted 12/31/22 Ending Fund Balance
	<i>Finance Dept Analysis:</i>
	- Surplus Revenues/Expense Savings
	- Revenue Shortages/Expense Overages
	<i>Various Dept Analysis:</i>
	Closing > 2021 Purchase Orders
	Itemized Excess/Shortages
<u>Projected Ending Fund Balance</u>	
(less) Estimated 25% of 2023 Budget	
(less) 2023 Current Budget Deficit	
Net Amount Available	

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Finance Funding the Future	August Unencumbered Fund Balance	11,011,909
	Remaining Expense Budget	(6,387,560)
	<u>Remaining Revenue Budget</u>	<u>4,058,177</u>
	=Budgeted 12/31/22 Ending Fund Balance	8,682,526
	<i>Finance Dept Analysis:</i>	
	- Surplus Revenues/Expense Savings	1,361,454
	- Revenue Shortages/Expense Overages	(142,040)
	<i>Various Dept Analysis:</i>	
	Closing > 2021 Purchase Orders	229,839
	Itemized Excess/Shortages	<u>81,383</u>
<u>Projected Ending Fund Balance</u>	<u>10,215,764</u>	
(less) Estimated 25% of 2023 Budget	4,302,35	
(less) 2023 Current Budget Deficit	(4,582,131)	
Net Amount Available	????????????	

*time-up the numbers based on actual Rev and Expenses*

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Finance Funding the Future	<h1>\$5,337,316</h1>
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*or if now this amount <sup>to be</sup> available (beyond 25% required carryover) on 12-31-22.*

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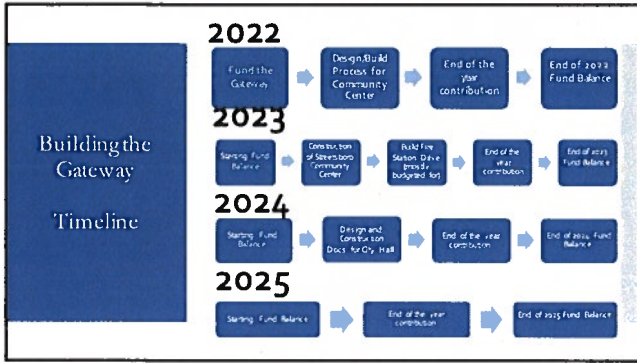
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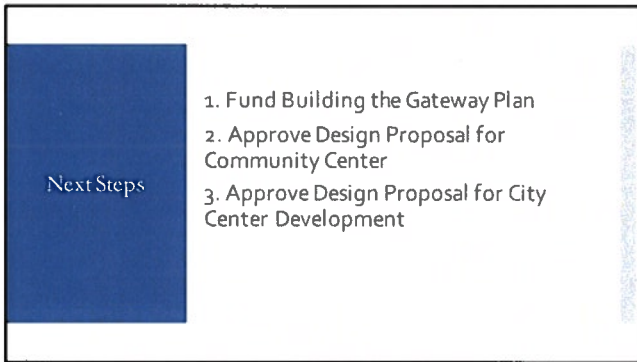
*long term capital plans*

*No one knows the future but have a plan*

*can save more money*

*to a capital fund each year instead of leaving it in the General Fund.*

*To fund the City's long term vision.*




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