



we had approached them, gave them a site plan and photo rendering of a concept to do that and then later told that wasn't an option. Apparently the City has other plans for that. The only thing left of course was the water tower that was an existing structure. T-Mobile has, as you are aware, already has a tenant on top of the tank and they use exterior cabinets on a metal crane and from the building plan the site plan they are located in the back of the owner of that compound. If anybody needs further explanation on that I can go into detail. What supports the tank is owned by the city of Cleveland and yet the ground space is owned by Strongsville, so what we have is a lease that we have worked out with the city of Cleveland that is also being currently reviewed by the city of Strongsville and there is revenue sharing in there. The location that we had to come up with as far as the equipment building, and the difference we have with T-Mobile is we put our equipment in a building and we don't just use those exterior cabinets out on a rack. The city of Cleveland has certain requirement with their water tanks and it's probably not real visible here but on this one there is a line that we call off of this side that says 10 foot water tank set back line. There is a light circle outside of that. What that is the city of Cleveland whenever they have to go in and re-do anything with that water tank, paint it, sand blast it, or take the paint off, they have to bag in now a days. This is there area they don't want to have anything in between. We can't set a building fence, nothing in there. That was our limit as far as this area here and of course the fenced area in front. In the back we already knew the corner being cut off we have no room back there and T-Mobile basically took the only space back in the corner there for it. We were originally looking at this corner down in here but then we were informed by the City they have a back up generator they are now going to put in a propane tank and electrical meter pedestal. Do to distance requirements from the propane tank we would almost be right dead in the corner. They squeeze something in. I suggested this location, for one it's further away from your traffic patterns here around the corner. In my opinion I think it's a less visible location. Actually it works better where you can set it back off the corner so we presented that to the city of Cleveland and they said it worked out for them. I believe there is an existing pump house here that's got a brick finish to it. We can actually have our building have that same brick finish to it, we usually match it up pretty well. We would fence it off and put a separate gate in, that's at the request of the city of Cleveland, ever since the 911 security issues they like to have that separate from their compound so that we don't have to access that. The landscaping is something we will have to talk about. We are limited obviously with the adjacent house over here. That's asphalt parking drive that goes along there. There is really maybe a foot of that property line and the fence currently there. There's really no room for a buffer of at least a landscaping nature there. Inside, again, and maybe it's something we need to talk about, the only place we have some room for it is really in front that we could throw in something and we have three shown currently, but we have the existing nape of the complex there. As far as the antenna we're going to do the same thing T-Mobile did. As a mater of fact they have a hand rail at the top of the tank. They mounted their antennas on it. It turns out it works really well with T-Mobile because the way there antenna system is set up our system is a mirror image. It works out real well that we could mount right to that hand rail and not be any different antennas are basically the same size as what T-Mobile has up there currently. The routing for the coaxial cable, there is a line that connects the antenna to the radio equipment in the building. T-Mobile did this, in the city of Cleveland requires it. There are conduits that are mounted to the leg of the tower. All the coax actually goes up inside those conduits. Those conduits are painted the same as the tank. In our case we actually have the ladder that climbs up the top of the tank that's really going to be in the vicinity of that leg. So the cable that go up over to the ring on top really run right along side of that ladder and will of course be covered and

painted too to match the paint. And I think that's pretty much the gist of it. Do you have any other questions?

Mr. Huffman - Yea, at this point I'd like to go around the table and Jane you can start.

Mrs. Taliak - The size of your equipment shelter is that relatively the same as the size of the one that's there already? Yours looked a little bit bigger.

Mr. Block - Probably just a little bit bigger. Ours is a little longer. Can see what we have shaded in there compared to the existing pump house. There are going be...

Mrs. Taliak - Your at 11 something now. 11'5" x 20.

Mr. Block - Correct.

Mrs. Taliak - Do you know how high this is though?

Mr. Block - It sits on a concrete slab. It's about 11 foot.

Mrs. Taliak - And the fence is how tall?

Mr. Block - Well the fence we were going to match the existing one. Your code indicates 8 foot and we thought rather than have a fence taller than what's there, we would match the existing one which I believe is at least 6 foot.

Mrs. Taliak - The trees you are going to plant will help disguise the rest of the shelter that will stick up above the fence?

Mr. Block - We can put 6 foot trees in currently. Pretty much whatever you request. Arborvitae a lot of times are suggested. Their height, they don't tend to grow quite as tall but if that's all your hiding is the shelter itself usually those will be pretty decent.

Mrs. Taliak - And you said you were going to make this shelter blend in? The exterior appearance?

Mr. Block - I have taken pictures of the pump house building, the brick on that which is red with the model color.

Mrs. Taliak - That shelter I think is a back yard barn which I think that people put their lawn mowers in. And I don't want this to end up sticking above the fence looking like that.

Mr. Block - Ok, I brought some pictures of what is a standard shelter which is this one here. This is just a dark color stone on it. This is probably a light colored stone. And I know a lot of times people don't like the appearance of that. We have done something similar with the brick finish, ok. So we do have those. And like I said we can pretty much match the existing brick without too much trouble. Sometimes you may not get the exact manufacturer but what we are

doing there. This is the current building that's there which is obviously not considered the most attractive either I suppose. That's the pump house not the T-mobile.

Mr. Huffman - Do you know the height of the existing fence?

Mr. Block - It's gotta be taller than 8 I think

Mr. Haseley - don't think so.

Mr. Block - Maybe it's 8?

Mr. Haseley - No, I measured it but don't have the information with me.

Mrs. Wahl - And can we look at the different shades of brick?

Mr. Block - Like that one there you can see they have the light and dark ones mixed. What we do, I have a close up of that, to the brick manufactures and we can probably try to pick up a sample and bring it back before the ARB.

Mrs. Taliak - So that's all you had on the ground then is just your shelter?

Mr. Block - Right, and secured fence.

Mr. Huffman - Just some comments on Jane's. I know where you propose landscaping, it says asphalt. So that means someone would have to rip out that asphalt. Currently that is asphalt.

Mr. Block - You are correct as far as what you are saying. Is asphalt currently up there so we would have to open that up. On this side there actually is a mulch bed. There are no plantings in there now but there happens to be an open area there. And I know there are planting along this side which has mulch under the sidewalk. Opening up the asphalt to put the planting in.

Mr. Huffman - Point I want to make regarding that landscaping. The building is as interesting as the house and it would be exposed in realty but . . .

Mr. Haseley -The only thing I have is the conduit you are show going to the building. From close to these trees, are they buried? Or is that exposed?

Mr. Block - It will all be underground. That is what T-Mobile has currently.

Mrs. Wahl - I'm noticing the cities have an area of where it can not have anything. Is there a reason that your building wasn't pushed all the back to that in the corner? To go back to the circumference of that circle?

Mr. Block - We could slide it back farther, we could do that sure.

Mr. Haseley - We've got to do that to plant the trees in front of it. Inside the fence.

Mrs. Wahl - Well I think I would go in between the fence and the building. That's narrow but you could still plant a row of shrubs there. Something will have to soften that its just stark.

Mr. Block – On the side where it says 6' 1"?

Mrs. Wahl – No.

Mr. Block – The west side?

Mrs. Wahl - Now this is the existing pump house is that correct? That's the grounds and you are going to use the same brick.

Mr. Block – Correct.

Mrs. Wahl – Is this the generator where it is staked out? There is something staked out there.

Mr. Block – Yes, on the plans they show . . .

Mrs. Wahl – That is going to be the generator, is that going to be on another brick structure?

Mr. Block - Actually the generator is an exterior cabinet type. I did not see it but that is what they typically use for generators.

Mr. Huffman – It doesn't look big enough. These rectangles are the structure.

Mr. Haseley - As far as the brick and the color of the brick I'm sure it will match whatever they can. I'm assuming that will still have to go the Architectural Review Board?

Mr. Huffman - Ben any questions from you?

Mr. Stankewicz - When you talk revenue sharing what type of numbers are you talking about?

Mr. Block – I think the rent is \$2,500.00 a month and it's split half way.

Mr. Haseley - There's an existing formula that covers that thing.

Mr. Stankewicz - This is a question for more like Tony in Building and that but with that building inside there I guess it's our property but Cleveland's water tower who is responsible for maintaining the appearance of the building and the landscaping or shrubs? Is that us?

Mr. Block - This Cingular contract is to also include maintenance of the ground.

Mr. Haseley - Through what time period?

Mr. Block – The life of the contract.

Mr. Huffman – Within your fenced area.

Mr. Block – The landscaping, obviously the fence of our enclosure, the building, conduit lines anything up on top on the tank.

Mr. Stankewicz - That's all I have, thank you.

Mrs. Taliak - I have one more. I see two additional concrete pads?

Mr. Block - Those are at this point where the we go underground with the antenna lines, those are basically the sleeves to help hold the conduit in place as they come up from underground.

Mrs. Taliak – How big are those?

Mr. Block – Those are going to be either 2x3 or 3x3. They are almost flush to the ground.

Mrs. Taliak – Ok.

Mr. Huffman - Some of my comments are: I'm a little concerned about whether or not we really want them to rip out the asphalt to put those trees in. I assume the fence will match the existing color?

Mr. Block - I believe it is black.

Mr. Huffman - And the height of the fence does it match ours? It's not any taller than ours? Your new fence?

Heather Brown - It will be the same thing.

Mr. Huffman – I would suggest it matches the same height so it doesn't look out place. Everything on the tower itself is painted white to match the white tower? The conduit up the poles the ladders just so that none of it stands out.

Mr. Block - Correct.

Mr. Huffman - Now the other question I had was does any of that cross over the graphics that's on the tower?

Mr. Block - No, as a matter of fact the one picture I have here I believe...we are coming up this leg here so we will actually be coming up right along side of that climbing ladder so it will help blend in. In fact we there is already an existing struts there too.

Mrs. Taliak - And you paint it.

Mr. Block - Yes.

Mr. Huffman - Just out of curiosity do you know how tall the antenna is?

Mr. Block - The actual antenna is 56 inches tall.

Mr. Huffman - Everything I'm sure is within.. I like the idea of the house as opposed to exposed equipment and since there is already an existing pump house and something that matches that in color in brick. The brick look as opposed to the stone look. I would prefer. Not sure about the landscaping, whether it goes inside or out, whether it is even necessary.

Mr. Stankewicz - Recent part of that was asphalt that gravel. That use to be pretty much gravel and what they did they is, maybe had some left over asphalt from the library project. Said go ahead and just make it easier for folks walking to carnival during home days they just kinda through it down and filled it in. So if you wanted to cut it back 3 or 4 feet and put bushes outside in a mulched area. That's the reason they got asphalt is just for people walking. They still would have a distance there to walk if you wanted to put something on the outside of the fence inside. Whatever seems appropriate.

Mr. Block - I looked at the location over there currently does have gravel. Didn't know if part of the plan, I didn't get this from the City of Cleveland, but when they put the generator and propane tank on this side whether they might be adding some landscape too. That would at least keep it in line. We can move it inside if that is an issue. Seems like the outside we could fit an maybe an extra truck in there compared to inside.

Mr. Huffman - I think, and this is my opinion, I personally don't even think you need to put any trees in only because what is already existing there, the existing pump house, some of the other pads. This building itself is going to be enclosed so the equipments not exposed. Personally I don't think it's worth the effort it to rip out the existing asphalt and putting in plants. I'd like to listen to everyone else's opinion on that.

Mrs. Wahl - Well I don't know if I would rip out the existing asphalt but I do think the shrubs would soften that look. I think that would look much better to put some shrubs there.

Mr. Block - Put that on the inside?

Mrs. Wahl - Yes.

Mr. Huffman - There should be underground conduit. How deep is that conduit? Probably not too deep is it?

Mr. Block - I think code required 3 foot. They are in conduit so roots and stuff really won't have an effect on it. The only thing I would probably point out is the one line here on the corner. This line here that has an ease in the middle of it. That's an existing overhead line that goes over the pump house hole. So whatever shrubs we put in here we can certainly not let them grow much taller than 10 foot or so.

Mr. Huffman - In that case I would suggest that there are two plants planking your gate on the inside. And I know there's some arborvitae around T-Mobile. It will soften it some. Now does that mean that your slab, your pad, will be pulled back ...oh no you need your pad...

Mr. Block - No, the location of the pad is fine we've got enough between there.

Mr. Huffman - Would you have concrete between your gate and the ...as far as finish . . .

Mr. Block – Its currently gravel. We normally have gravel there is a little sidewalk slab we show in front but that's 5 x 5 unless you wanted it paved in there.

Mr. Huffman – That is entirely gravel inside. Ok, alright. So if you have your gravel path that leads to your building.

Mr. Block - Yea, I guess part of this is really mowed inside there but we would tend to make it all gravel within our fenced area. Just to reduce maintenance on it.

Mr. Huffman - Ok I think what we would like ask is just a couple plants. You could have them coordinate with arborvitae's would be obvious thing. Maybe we should have him coordinate with Jennifer. Our City Forester.

Mr. Huffman - Oh yea, you'll be at ARB so we can talk about it there. Species and things. She will be at that meeting. Ok that's all I had. Personally I think it complies with our code. Your using an existing tower rather than building a new tower, which is good thing.

Mrs. Wahl - I move we grant a Certificate of Appropriateness. TC 2006-1.

Mr. Stankewicz - I second it.

Mr. Huffman – Secretary please call the roll.

Roll Called: All Ayes Approved

Mr. Huffman - Well thank you and we'll get together at ARB next. I'll see you then.

Mrs. Oprea - Make sure you have your landscape plans together before our ARB meeting and we can submit it to Jennifer so she can check it out before we get to the meeting.

Mr. Block - What's her last name?

Mrs. Taliak – M i l b r a n d t.

Mrs. Oprea - That way if she has any questions she needs to clarify before the meeting she can.

Mr. Block – Ok, Thank you.

Mr. Huffman - You're welcome to stay or leave, this is a public hearing. So we also ask any other business to come before this commission. I believe we have our Fire Department here to present. Ok, Greg, you guys are on.

Mr. Brown - Well thank you.

Mr. Haseley – These are very old photos that we copied that you barely can see the Old Town Hall in this but they are interesting. Ben did you get one.

Mr. Stankewicz – No sir.

Mr. Brown – They were dated in 1951.

Randy French – Thank you sir.

My name is Greg Brown, I'm with the Strongsville fire department. I'm Assistant Chief and Fire Marshal. And Randy French is Assistant Fire Marshal. We are here to make an informal presentation about the Old Town Hall. One of the jobs of fire prevention is to sit in with Planning Commission and it's been very good for the community, very good for the Fire Department, keeps the lines of communication open. In 1995 I started to sit on the Planning Commission meetings and the chief then reassigned me probably around 2002 and since then Randy has been sitting on the Planning Commission meetings. So projects that come along and different things that hopefully might happen or are being considered, we often have the opportunity to also look at. With the CVS project and fire projects, we were of course included in the meetings for input regarding safety. When CVS was had finally been approved there was talk about the Old Town Hall and how it was becoming more and more of an island. You might remember the Sun Times there was an article and it had a picture of moving the Town Hall just a little bit west on Royalton to right at the intersection and setting it back a little bit. That sketch was done by Randy, we're fortunate to have Randy on the fire department. Randy has a Bachelors in Fine Arts from the Columbus College of Art Design, in commercial design. And we often, I often too, tap into his talents to do sketches. In fact the packets you have in front of you, that some of you are looking through is basically all Randy's work using digital cameras and sketches. Randy has a house on South Rocky River he bought, completely re-did the house in a Victorian fashion and has a real love for this type of thing. We have been through this building. We had some concerns about the safety issues with the building and certainly we wanted to see the building be considered for a new location. We think that the building needs to be saved and in order to do it properly it needs to be moved. So we are here just to make an informal presentation to I guess you would say, To see what the Town Center Commission would have to say about the possibility of moving ahead with the project like this. We're not the guys who are going to do it, we work for the fire department. We would hope that by giving people a nice visual picture of what can be with landscaping, and lighting, and the potential some group might say, we ought to move ahead on this. I guess not be a good idea is try going down that road without first meeting with the Town Center Commission and also the ARB to get input from them. So that's what we're here to do. Share some ideas and thoughts on it. The packet contains a little bit of history on the Old Town Hall. Some of the pros of moving a building, some of the cons of where

it's at now. As you look through it if you have any questions or some input some ideas for us we'd be happy to hear.

Mr. Huffman - The land that you are proposing, well I see you are proposing to move it from the South of Royaltan Road to the North side of the square. That land is all city owned?

Mr. Brown -I don't believe it is, that I'm not certain of. There might be a small piece of land where the old Napa Auto Parts which was originally the Post Office. I'm not certain if its owned by the city or not.

Mr. Haseley - I think the parcel where there is that semi truck there. There is a piece there I think we do own. How big it is I don't have a clue but I know I think there is a piece we do own there.

Mr. Huffman - I have a feeling it would be very difficult, if someone does have a piece of property, it will be very difficult for them to do anything with it. And I don't see a car wash in over there.

Mr. Haseley- I hope not.

Mrs. Taliak - Could we take it by eminent domain if we wanted to, part of that land?

Mr. Haseley - Possible.

Mr. Huffman - Yes, it is a civic coding that it can be taken by eminent domain, for this particular cause. Now the controversy right now is when you are taking property by eminent domain and turn it over to private enterprise for revenue. There's a big concern.

Mrs. Wahl - That might be the case. I believe the fire department actually had a run on that property long ago. It did burn one of the buildings on that property.

Mr. Huffman - It would have been the old post office most likely.

Mr. Haseley - I had conversation with Greg on the phone about some of this. I know back Mr. French had proposed moving on the corner before CVS. Some of those were pretty interesting ideas. When we were looking at CVS. Some of thoughts that I had were exactly where you're putting it on the North side of the Square. The fact that it's on the South side by itself on a real wide street it doesn't have that small feel any more.

Mr. French - You can't even use biometrics. You have to block it off. You take one step off of the...if the step was there, take one step off and you're in the street.

Mr. Brown - This picture that is in front of you that Councilman Daymut brought in, he brought it this morning, you can make out a little bit of the Old Town Hall. Randy is going to try to find the original on it. It's on this curb, and this is the Old Town Hall, the front of it right here. This is the old fire station. I have some pictures of the old fire station. Here's the Town Hall. You can see

actually on the curve where it had a very nice side yard. I hope we can find the original for this because there is a lot of landscaping along here. It use to have a nice front yard, certainly a very nice side yard to it and some very nice landscaping. As you see now it has 7 lanes of concrete in front of it and it probably from the missing front steps, from the front door to the concrete you probably have 12 feet. Not enough room to do any kind of landscaping or to make that building have the look it deserves to have.

Mr. Haseley - The sad part too is if you come through the front door you got those double stair cases that go up the stairs. For weddings, showers, different things for photo ops if you had some frontage that is just beautiful but you can't use it. The plans looking at everything where its at, where everything is going through a side entrance there is some bricking gonna be done in the front, more for esthetic reasons than real usage although there is a narrow step way to go up there. With the traffic you couldn't really use it. It was just to make that front look real nice.

Mr. Brown - I did sit in on a meeting where a presentation was made regarding the renovation of that building. The drawings they have the pictures they have are very nice. That renovation needs to take place. The building is falling in disrepair again, it's been 20 years. I've been through the building, into the craw space, looking at the siding, looking at the utilities. It's going to need to be repaired, it has active leaks. Things are falling in on it. It's going to need to be renovated again. That renovation can take place where it's at or it can take place in a new site. Either way you're gonna put the same amount of money into it. The real difference in cost is the cost of moving it.

Mrs. Taliak - Will it move safely the way it is?

Mr. Brown - Well, fortunately, Randy and I were there yesterday. Do you have the card? There was a gentleman there and I'm not certain who hired him, we didn't ask him why he was there.

Mr. Haseley - The gentleman from Medina?

Mr. Brown - Yes.

Mr. Stankewicz - He was hired by the city. Tony Biondillo knew him. What the mayor agreed to do with the folks that wanted to remodel it where it's at was...He does historical restorations, so he's gonna do a two part study either today or tomorrow. We're supposed to have it this week for sure for Jennifer. To make sure that the foundation makes the building secure that way as far as the foundation. The structure there's gonna be a study. So you will a solid cost to do that. Then once that's established the next part was he was gonna do a study for the renovation project. What it would be on top of that to do that. But that has, Jennifer has until the 31<sup>st</sup> of January to get in the paperwork for the 100,000 grant possibly from the State. So he has to have that thing to her this week so she has time to get the paperwork in to go for the grant they want.

Mrs. Taliak - That would be to keep it where it is right?

Mr. Stankewicz - I think it can be used possibly even if you move it. They didn't know for sure they were trying to determine that. The other thing there is a little confusion with this lady,

Karen, that's running that committee. The historical registry says something about if you keep the outside walls. You can put in another door, you can put in another window, but the integrity of the four outside walls, if they are maintained then it can still be registered as a historical building.

Mrs. Taliak - Even if they put siding up?

Mr. Brown - There is a vinyl siding that is approved now, so...the potential seems, we have to get clarification, as long as the four main wall, you kept the integrity. I think it can then get the historical registry. So it could possibly be moved.

Mrs. Wahl - Now I was told that it won't qualify for the historical registry because when they restored it last time they added the kitchen and it changed the building. Now, the question comes up. Is the city going to do this and who will maintain it afterward. Because it really has not been maintained.

Mr. Brown - Yes, it is a city building. And the city is responsible for keeping it up. However I think they will need outside money to go ahead and restore it. Then when a leak occurs or something city people will go over and deal with it. Or look for an outside contractor. If I could back up to the first question of, can it be moved. This gentleman, and we were very fortunate to run into him, says yes it can be moved. He also spoke of the historical aspect of it. It certainly needs to be looked at as far as putting it back into the era. With proper lighting, maybe going back and doing the tin ceiling, doing something to make it look as if it were from the era. But he did say, it can still qualify as historical, even if it has that addition on it. And in fact the historical groups want it to be an obvious difference because Randy was saying that they could have done something to make it blend in more. But in fact they want to see the line of demarcation between the old and the new. I think it could be a little softer look of demarcation if they move it. He was talking about the value of moving the new addition. He would say don't move that, just take the historical part. Move that and then redo whatever you want on the back end. Re-do that portion of it. As far as funding for the moving, I think there are people that would look into cover the cost of the funding of it.

Mr. Haseley - That's my understanding of it.

Mr. Brown - That's an agreement that would have to be ironed out later on. But there are people that would look into the cost to move it, create a foundation for it, and tying utilities into, which are major expenses but you are still going to have the expense of renovating again.

Mrs. Taliak - It would look much better over there than where it is.

Mrs. Wahl - Oh, yes. It would look very nice

Mrs. Taliak - Originally I thought they were talking about putting it in the historical village. We're taking away everything and hiding it back where no one is going to see it. Ruin the down town but this will keep...

Mr. Stankewicz - One of the things that folks talked was when we possibly considered moving this thing was, hey the property where the current building exists would only be park land and grass and trees. They would put something in writing that says - -inaudible.

Mrs. Taliak - Not another drug store or gas station.

Mr. Stankewicz - The other thing is the potential what they are looking of doing, if and when the possibility of the police and municipal building would take place, and ward 4 becomes the main fire station and you would get a municipal building. The potential is for both of them buildings on the square to be gone. So if the rest of that, whoever would deem, and say ok lets continue our commons and make that an extended green area. With this facility there and the gazebo and whatever is down the road the city fathers would want to do on this ...

Mr. Haseley - The city actually owns the property that the Old Town Hall and the Chamber building sit on. Talking to the Mayor I believe the only thing he would allow that to be is a grass area.

Mr. Stankewicz - Yea, more there and take the old police and fire station, let's say that became an extended common ground with landscaping or whatever someone designed to do there. Coming down this street to me it would just be beautiful, you would have so much green space to our down town. I think it has some tremendous, this location, I kind of like a historical village because somewhere down the road someone says, hey let's put a lot these old buildings together and make an area. You have festivals, home days, you have all these neat things over there that people go through the buildings. I went through the, first time, downstairs where that train thing is at in the one building, phenomenal It was. Putting this with there with the strong house is just seems to be where we have all of our historical area. And that could probably be looped in with events that are going on at the historical village I think.

Mr. Brown - When you are traveling east on Royaltown Road and you getting turn north on Pearl you're right by the clock tower. When you go through the intersection now just look over toward where the 40 foot trailers are parked now. That shows you visually where the structure would be and you'll see by putting the Old Town Hall there that it actually softens Westwood Place which is seven stories. And those have a lot of nice trees in front of them but from that direction, from the clock tower to basically the center of town, when you look across the commons what you are going to see is the strong house and then you will see the old town hall. And even the Graves house which right now has aluminum siding on it could, with just a little bit of effort could be brought back in to blend a little better. That might be a home that the Chamber of Commerce might want to use. Right now I think the police is using it for extra space. The old Graves house that sits pretty much at the base of the water tower, the old credit union could be a good location possibly for the Chamber to move to, so the building is being used on a regular basis.

Mr. Haseley - I totally agree with you. According to the photos it looks so much better. Probably one of the reasons why is because you now have a front.

Mrs. Taliak - Right, Right., accessible front.

Mrs. Wahl – The whole commons would be like the front lawn. That is very nice. But my concern again is the maintenance. It has not been taken care of.

Mr. Stankewicz - I remember talking to Wally about and then talking to Mr. Haseley about, and Tom Perciak about was, if this building got restored and a beautiful upstairs, and you took the temporary stage out and you just had sliding doors for anniversary, wedding showers, baptisms, there are so many things it could be used for that would be charged. And everyone agreed that maybe the funding that would come in from these things would somehow be set aside to maintain that building. We would have a constant cash flow to take care of it.

Mr. Haseley - The secret here is to get it back in good shape. Once we accomplish that the maintenance will be minimal.

Mr. Haseley - That's a great point.

Mr. Haseley - But you can't just look at it for 30 years and expect it to stay that way. You do have to allow for maintenance.

Mrs. Taliak – If we say yes, let's move it. Like you said we don't have anybody who is organizing this yet, right?

Mr. Brown - No we're just planting seeds and I sat in for Chief Moody at Council meeting the night Ann Ehrnfelt made a presentation about not moving it. And in fact they were looking to possibly move it across from the wooden playground. I myself didn't think that the right location for it. I congratulated Ann afterward, Ann's a sweet lady. I would love to see Ann...And Ann has said that Walter says that where it's at is the proper location for it. I think now that CVS is there I think Walter, with these visuals, would say it's time to move it. I would hope that actually Ann's group would be the one's to end up moving it. That's a lot to hope for but there's no since going there unless the Towns Square Group is in favor of it. And if the ARB, if the Town Center Commission said we don't think it's a good idea and again we are just here making an informal presentation. It kind of makes it difficult to move ahead.

Mrs. Taliak - Well not only does it showcase the building itself it actually makes that part of Westwood a whole lot better.

Mr. Haseley - That empty land there...the only time it's used is if the Chamber uses it for Home Coming to put outhouses on.

Mrs. Wahl -It looks very nice there it would help frame the Commons.

Mrs. Taliak - I don't think you would have a problem with us.

Mr. Stankewicz - Now let me ask a question. They do have a committee that is looking at the restoration part. I think her name is Karen Leaman that is the chair of that group with Eve Hawk and Ann Ehrnfelt and a few other people. I know I got some e-mails periodically. They've given me the minutes of the last, they were going to try to pick a chair for communication and a chair

for some fund raising. They were going after some businesses for some events there and bring in some of the general public. Showcase we want to get it remodeled and restored. What about if I can get you that Karen Leaman's name and number and contact... I think their next meeting is February 9<sup>th</sup>. Maybe they are meeting at 12:30 at that facility but maybe you guys could come make a presentation maybe showing through Ray or a packet in all the councilman's boxes or go to a council meeting. Just say here's an idea we have. Just to see what kind of support they would have. I think maybe if these folks saw that, the look, to me it just with the CVS ...

Mrs. Wahl - I don't know how you did that photo. You did a heck of a job. Looks like it belonged there.

Mrs. Taliak - Beautiful.

Mrs. Wahl I was here when it was restored last time.

Mr. Haseley - 1985

Mrs. Wahl - Right, I think its great however people wanted, some of the people on the committee were purists and wanted wood and everything else. I still feel it's fine to do it and I'm all for it but something has to be written up on the maintenance. That roof is leaking and the whole building is getting destroyed...

Mr. Haseley – Well, Phyllis I don't think anybody disagrees with that.

Mrs. Wahl - No, but I'm saying if we're going to undertake I would think we would have to look a few steps. Not just say we're going to move it and have the structure falling apart on the Commons either.

Mr. Haseley - If we do get approval from some of the groups. That they would consider that then I think we can try to make arrangements to have somebody move it and possibly pick that up. That's not going to cost anything. I do believe we might still get CVS to pick up part of that I don't know. They kind of withdrew the offer. I think they would just as soon not see it there and I can see it from there stand point. I would just as soon not see CVS there. We then have to find a funding source to get it back in good condition. I think before anything would be done in terms of moving it I agree with you. I think that understanding would have to be in place, I agree with you. That understanding would have to be in place. That it would have to be maintained. Truly I see the big problem with getting it back in good condition not maintaining it once that happens. I think we can do that.

Mr. Stankewicz - I think the City would agree with you there. Council now in the last year or so with the great leadership they have with Tom. For instance the rec center unknown to me that we kind of years ago when it was built there wasn't any money put aside each year to maintain it, like you do with you house knowing someday my roofs gonna go, my hot water tank, furnace. Now we've got a plan where we are putting money aside for that to maintain that building, it's a huge investment for us. I think now that that being looked at even the Service building here and

the other facilities we have standing, our satellite fire station, we have to start putting money aside to maintain, we got a couple new of new ones. They're gonna need a roof, things happen. So like Ray says there is an understanding that we need to maintain things.

Mr. Haseley - Our first hurdle is to get their reaction from the people that did not want to see it move. I can certainly understand those forums.

Mrs. Wahl - A reserved bunch in general

Mr. Stankewicz - Normally, the last couple of years unfortunately with economics, the way it works...

Mr. Haseley - We were starting to catch up with what we weren't able to do for a few years.

Mr. Stankewicz - Just to keep us going.

Mr. Haseley - That's a good discussion in the future.

Mr. Huffman - But since lately people maintaining our fire station, police station, the city council, the chamber so why not maintain this building?

Mrs. Wahl - This has been leaking for a long time and this is the same group that's maintaining everything. That has been leaking for a long time.

Mr. Huffman - Some other thoughts. I'm a big proponent of conserving historical buildings and so that's why I think it's a good thing to do. I think the activity by putting it on the square where it's going to be will promote activity of the building more so than where it is now. Or if it was in that historical village where its only open for certain occasions. Or maybe it could be outside the fence and maybe it wouldn't lend itself...

Mr. Haseley - I'm sure there is a location in the village this would actually fit and look good.

Mrs. Wahl - It would be too crowded. It wouldn't look good. This is much better.

Mr. French - This being a government building and the oldest government building in town its more proper to have it right in the common area, in full view.

Mr. Stankewicz - Would you guys entertain presenting this to that group if they would allow you come in? Get some thought from their side?

Mr. Brown - Yea, I'd like to...

Mr. Haseley - If you could provide some copies for council, I have one, so you will only need six more. I will be scheduling a council as a whole meeting sometime in February because we have other things to talk about. I'd like to present it to them, so they are aware of what could happen, possibly.

Mr. Brown - If you come across pictures, such as this, we just found this one this morning. We're going to try to find the original of this and Randy will scan it in and we will be able see...

Mr. Haseley - We had a development meeting last night in council chambers, Mike told me after it was over that he had this photo, an old photo. And I said this would be opportune time because we are getting together this morning to just look and see what it looked like back then so he got up early to come over here.

Mr. Brown - Tim was bringing up excessive \_\_\_\_\_ before the Senior Center was built, this was the place where the seniors would go. They would play there cards there, and it is still being used for some meetings. I was talking to Donna, the Mayors secretary, she has had 3 calls between yesterday and today for weddings cause the Mayor officiated those things. And a lot of times in nice weather those take place in the gazebo. By moving the Old Town Hall across the accessibility, instead of having 7 lanes of concrete in front of it you would have Westwood Drive, the ability for people from Westwood Place to walk to it from the library to walk to a nice place where people can safely park. As far as the funding for keeping the building up like for weddings, the mayor basically asks for a 100.00 donation to a charity for him to perform the ceremony. There's a hundred buck right there that could go...The Old Town Hall can be put into a really nice condition so that when it can't be used because of weather, 3 weddings that want to take place right now, your not going to be using the gazebo. They will be looking for some place indoors. There's a funding source right there.

Mrs. Taliak - It's close to being self sufficient almost.

Mr. Brown - I think it will once it's restored. The quality of paints now. If you look at this building it needs to get a very good cleaning, the paint is checked on it. The paints that they have out now the 25 year paints compared to what has to be re-done every 6-8 years. Even vinyl siding, they have vinyl siding out now that can be used in place of vinyl they are similar cost but they are made out of a cement board. In fact Pearl Crossing was the first one to use it in large quantity. It's a very nice looking siding, it has a cedar look to it, a natural grain to it. But its fire resistant.

Mrs. Taliak - The only thing about that we're looking at doing that where we have our condo at the lake, but it's very heavy. So your underneath structure has to be strong enough to hold up that particular siding because it's very weighty. Although it is pretty in appearance, your underneath structure has to be supportive enough.

Mr. Brown - And where I would use the cement board would be on a new addition. Not on the existing. On the existing you would want to use the siding that's there. If they create a new addition on it and this gentleman that we spoke to yesterday sounded like he would be in favor of moving, if they move it, he felt they should just move the historical part and leave the addition behind and then recreate another addition so it fits in the lot. On that addition instead of using a vinyl siding I would advocate use of a hearty board, it would be designed for carrying that weight.

Mr. Huffman - Some other food for thought is I think on the north side we would have the opportunity to create a path at least to the historical buildings along the fence of Westwood Place behind McCarthy's in there. There would be an opportunity to put landscaping on both sides fenced on both sides. ABA access, I believe we need to get the ramps on the front, off of Westwood far enough so we can have everyone enter the front of the building the way it was meant to be experienced, rather than enter the back. If we could gradually slope up some sidewalks.

Mr. Haseley - Entering the side...

Mr. Huffman - Which is not what we want, at least not what I would want. I would rather come through the front door and experience the way it meant to be experience. I think there is enough room to make that happen with some sloped sidewalks. The basement is another issue, whether that needs to be re-created. There is actually under the old Town Hall there's just a crawl space.

Mr. Haseley - Oh it is?

Mr. Brown - There is lip under the new section, a little place for utilities, the central heat and air and hot water tank is in there, smaller than this room probably. That's just under the new addition.

Mr. Haseley - I think the discussion has been that if it's moved, wherever it's moved to will be put on a concrete slab.

Mr. Brown - You could put a basement under but your gonna have to go deep to get a basement in there. To do a temp set to try to create accessibility from the front without getting too much height to it. Right now it sits on two full sandstones. You can see by looking at the sandstone, must have been quite a bit of work at that time because the good sandstone because the good ones are where you're gonna see them and the rough ones are behind where the steps were and below grade. As soon as you go below grade you can see a definite change in quality of the sandstone. But two sandstones are showing and meant to show and in fact on the Chamber side only one sandstone is showing or maybe its on the side they ramped up. But by possibly dropping that down a little bit, just a little, and those buildings were meant to be up. But by bringing it up just a little you could soften a ramp coming into it. Still have steps and maybe from the side a ramp and some landscape to hide that. That's the ARB problem.

Mr. Huffman - The other comment about the transition between the historical building and the addition on the back. One trick a lot of times we will use will be just put a little glass transition there so the historical building you have there and you have a little glass area maybe it's a viewing area just to see out. Then that separates the new from the old. The new piece could be whatever is appropriate.

Mr. Brown - That would be nice it highlights the old building. And what they did on it right now is created a sunroom. So you have a glass transition at the roof line, the sides are vinyl. It's facing south so you get a lot of light on a sunny day. Actually comes down on the siding of the

structure of the Old Town Hall. So having glass right at that transition would not only help preserve that portion of the Old Town Hall that portion would actually be out of the weather. In fact that side would end up facing north which is a side that catches a lot of weather but it also then allows a lot of natural light to show on there which would be very nice.

Mr. Huffman - Still would be a change of material from the existing wood, you got a little piece of glass and then whatever the addition would be. And I think that land where it currently is hopefully will stay in the City's control because I would not want if CVS offers to move the building if they get that property I would not want to do that.

Mr. Haseley - If they did offer to move it they would already be informed that in everybody's interest it would just be a grass area. Make it a little park-like city.

Mr. Huffman - Those are my comments. I like the idea.

Mr. Haseley - I appreciate everybody's comments. There's a lot of work that needs to be done. I especially appreciate Randy and his talent. He keeps bringing these things in the morning planning sessions and we have Planning Commission and running it by us, he hit a homerun on this.

Mr. Brown - It sure helps to visualize

Mrs. Taliak - Without voting on it, because you didn't come before us for a vote. Do you think it would be beneficial when he presents it to mention that he has already shown this to the Town Square Commission? We gave favorable, not approved but we recognize this is a wonderful option and would be in favor of this if it came before us.

Mr. Brown - I think it helps if it shows support for it. When this was proposed to be moved across from the playground and they said it needs to stay where it's at. We need to allow them a way to make a transition to support this. If they hear this thing is getting support from Town Center and ARB I'm hoping those very people will see this is the very best thing for this building and they are the ones to move it ahead.

Mrs. Taliak - And remind them too that is going to be very acceptable to the historic area.

Mr. Haseley - Looks a lot better there.

Mrs. Taliak - Absolutely, it looks incredible

Mr. Huffman - There's parking in front along the square there. Maybe there's a little more required.

Mr. Haseley - Parking in the back isn't that far away.

Mr. French - The land behind the Strong House doesn't the city own it too, the house that they raised some years ago. That empty lot that faces Pearl Road which is right in the back yard of this to give additional parking for any activities.

Mr. Stankewicz - Landscape a little on Pearl and parking behind it. There's some great opportunities there.

Mr. Haseley - That group is real large. When you get that group together to make a presentation, that they keep an open mind.

Mrs. Taliak - Just seeing the visual is what's going to sell it, really. That's what did it I think.

Mr. Brown - Looking at the Grays House and trying to soften that up and make it fit in a bit better. I noticed the 40 foot storage trailers behind it. You would actually be seeing the side of the Old Town Hall in this photo. From the library parking lot, you have the water tower and what not, but now you're going to have that view that's going to help in so many different ways

Mrs. Taliak – We wish you luck.

Mr. Huffman - Hearing no further business. The Chairman adjourned the meeting at 10:15 a.m.

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William P. Huffman