

VERMILION PARKS & RECREATION BOARD

Minutes of December 19, 2017 - 7:00pm | Municipal Complex Courtroom (687 Decatur)

Roll Call: E. Wakefield, B. Scholtz, W. Warden, D. Brudney, J. Logue, T. Parker, J. Keck.

Also Present: T. Valerius, SERVICE DIRECTOR

Chairperson, E. Wakefield called the December 19, 2017, Vermilion Parks and Recreation Board meeting to order.

T. Valerius read into the record comments that were submitted by D. Corogin that she unintentionally misstated at the November 21 meeting. Although the minutes of November 21, 2017, will not be amended to correct the true and accurate statements made at that time, these minutes will reflect the intended statements as such:

1. Page 4 second paragraph, third sentence. "They would like to install a **new roof** on the gazebo...."
2. Page 4 second paragraph, 5th sentence. "Also, in Exchange Park they would like to **re-do the Veteran's bricks because of trip hazards in the veteran's flag and monument area.**"
3. Page 4 second paragraph, 7th sentence. "She also suggested grading the **Devon Drive** ice skating rink at the west...."

J. Keck MOVED; J. Logue seconded to approve the minutes of November 21, 2017. Vote 7 YEAS. **MOTION CARRIED.**

CORRESPONDENCE/AUDIENCE/COMMUNITY GROUP USE PERMIT:

Community Event Group Use Permit:

Friends of Harbortown 1837:

- Easter Egg Hunt – March 24, 2018 (Victory Park) (Needs to submit Group Use Permit and indicate time)
- Honoring Heroes & Fraternal Order of Masons – July 7 & 21, 2018 (Exchange) – 8am – 6pm
- Antiques, Collectibles, & Jewelry – August 11 & 18, 2018 – (Exchange) – 8am – 6pm
- Pirate Fest – September 15, 2018 (Exchange) – 8am – 6pm
- Scarecrow Fest – October 4-7, 2018 (Exchange) – 8am – 6pm
- Bee Awareness Day – Honey Fest - November 18 (Exchange) – Times Open
- Trolley – November 24, 2018 (Victory) – Open times

D. Brudney MOVED; J. Keck seconded to approve all Community Event Group Use Permits submitted by the Friends of Harbortown 1837. Vote 7 YEAS. **MOTION CARRIED.**

Aramys Baseball – April – July 31, 2018 (Sherod Park Baseball Field) 6pm – dark

D. Brudney MOVED; B. Scholtz seconded to approve the Community Event Group Use Permit as submitted by Dwayne Jarrell. Vote 7 YEAS. **MOTION CARRIED.**

Blind Dog Highland Games & Festival – August 11, 2018 (Sherod Park) – 8am – 5pm

D. Parker MOVED; B. Warden seconded to approve the Community Event Group Use Permit as submitted by Mark Valenti. Vote 7 YEAS. **MOTION CARRIED.**

Recommendation from Port Authority to request Parks to maintain green space at Clarion – The board didn't understand this request as they already thought the Parks Department maintained Clarion. The clerk was directed to get clarification from the Port Authority.

Wakefield House Property

J. Logue gave a presentation to the Parks Board on the former Inland Seas property on Main Street that consists of the Wakefield home that was built in 1909 with a museum addition in the 1960s. The property was acquired by the city in July of 2014 when the Great Lakes Historical Society decided they were moving to Toledo. The property was put up for sale and funds were raised through the city along with private donations, and state and federal funds were used. The purchase price was \$1,650,000. However, the museum continued to lease the property back from the city for 2015 and 2016. The lease was not renewed after 2016 and the city took control of the property. The Parks & Recreation Board created a committee at that point.

Back in 2013, when the city was thinking of purchasing the property and working to acquire the funds, there was a public survey done and what stood out was the need for public restrooms, additional parking, potential event space that may generate revenue, and the idea of maintaining the sightlines. The whole idea in purchasing the property is to have more public accessible property and making the lake more accessible to residents and visitors.

In January of 2017, the Parks Board asked J. Logue to chair a committee to decide what they were going to do with this property. He went back to the original fundraising committee that was put together in 2013 as they were familiar and had knowledge with the project.

The first thing the committee decided to do was to engage an architect to do a full assessment of the structures (1909 Wakefield House/1960s Museum Addition). It was determined through the assessment that the home itself was not in the best shape as it had problems with the roof, but really the museum addition was really in horrific shape. Part of the assessment was an idea of what it would cost to do a full restoration on both the home and museum addition. They are talking about a 7,200 square foot house and about a 9,000 square foot addition which all needs to be fully restored. The price tag on the restoration came to about \$5 million. They are not accounting for any sort of ADA compliance or asbestos removal. Basically, all 16,000 square feet of that structure has asbestos. He received a quote of around \$150,000 just to remove the asbestos. He said the committee looked at all of this and really thought about how they would raise \$5 million and then how much it would cost to maintain it. He said ongoing maintenance and burden to the city were big considerations of the committee, so they decided to look at other options; not just for restoration, but if they were to remove the museum addition which is really the problem, or restore the home and build some freestanding restrooms as an option for partial restoration. They all investigated a 'new build'.

J. Logue explained they would have the ability to have event space in the upper level of the addition and they could certainly do some beach level restrooms, and concessions on the lower level of the museum addition. But looking at the Wakefield home there's really limited accessibility of the home. It's not built with an open concept and it's not the kind of house for a huge gathering or rentable space. The second floor certainly isn't accessible unless they do something major to make the whole place ADA compliant.

When looking at full restoration of the site, they are not increasing parking or green space. When looking at a full restoration, they may be open to some historic tax credits, but it will fund a very small portion of the \$5 million price tag. State funding and state grants are very limited in something like this, so a full restoration of the property would be very reliant on the public through private donations. He said there are a lot of generous people in Vermilion but to what extent. He didn't think in good conscience they could take on a \$5 million project that would mostly be funded by private donations. Therefore, they looked at a partial restoration and if they took down the addition and built a freestanding restroom, and restored the Wakefield home; again this project would be mostly reliant on private donations and they would be open to some historic tax credits because they would be saving a historic structure. They could have a freestanding restroom and concessions, and they

may get a slight increase in green space because they would be moving an addition, but again, there is really no increase in public parking. To do a partial restoration, they are still limited in their use of the Wakefield home as it's not an open concept, or is it readily accessible. It's tough to restore something at the price of around \$3 million, which doesn't include asbestos remediation and ADA compliance. It would be tough to sink that kind of money into something that is not usable or that would have very limited use. The next possible option would be to demolish everything that is there and build something new that creates more public accessibility that gives the city all of those things that they want such as increased parking, restrooms, and rentable space. If they build they will have full reign to design whatever they want to fit that space. It would open up state and federal grants for funding of this site, which was purchased with state and federal grant dollars. The city has the ability to go back to those funds for improvement. It's a much lower price tag and they could probably do something really nice for \$1.5 - \$2 million, which includes the cost of removing the asbestos and completely demolishing the structures. Because it will be new, it will be much more energy efficient and the annual costs will be much less than doing a full or partial restoration.

The committee consists of Jon Logue, Jim Forthofer, Judy Kernell, Terry Parker, Brad Scholtz, Frank Loucka, Mayor Eileen Bulan, and Peter Corogin. J. Logue said the committee would recommend to the Parks Board that they completely demolish what is there and build new. Another committee would get started next year on the options for a new build. Because it's a city project, demolition will need to go to bid as well as new construction.

T. Parker MOVED; J. Keck seconded to approve the demolition of the Wakefield House and museum addition and replace it with something new. Vote 7 YEAS. **MOTION CARRIED**.

B. Wakefield thanked the committee for all the work they did as it was an incredible job of due diligence for a whole year. She said it's always hard taking down a historic building because there are a lot of feelings attached to it, but she thinks the presentation made it clear that there weren't other options, and it's really best for the community that they move forward with demolition.

Jim Forthofer said as difficult as it is they have to look at the \$100,000 a year in maintenance; they have \$250,000 available to spend on streets each year, so \$100,000 on an old museum would be irresponsible as city stewards. What it does is give the city the opportunity to think big thoughts in terms of what they will do down there. It frees up obligations and allows them to think of the better development of Main Street Beach, and different projects could cost far less than \$5 million. It creates a lot of latitude for the city to go forward down there. As hard as it is, it's really looking forward to the future generations.

B. Wakefield said she heard on a Cleveland broadcast that not every old vehicle and every old house has the right to maintain it's self after more than 100 years. She thinks this is one of those cases and they need to move forward with it.

SERVICE DIRECTOR'S REPORT:

T. Valerius went over some items that D. Corogin wanted addressed in regards to installing five new light poles at Showse Park. The light poles were obtained through the Neighborhood Revitalization Grant and private donors. The installation will be the responsibility of the city. He met with Dana in the park on several occasions to discuss the location of the poles and to do an overall survey of the park to look to see what would be the best thing to do to improve the aesthetics of the whole area. They also looked into removing three telephone poles that had lights on them and they spoke with Ohio Edison about getting rid of those. There were some poles around the tennis courts that had not worked for a long time. He said Dana had a vision about what they could do to get rid of some these poles and wires and he is on board with what she wants to do.

He explained that they received several quotes from Firelands Electric to have all the new light poles installed with underground wire and they would need to bore underneath the road. The quote was around \$34,000. They

wanted to improve some of the poles that were around the tennis courts and a lot of the lights didn't work, so they wanted the area cleaned up. To do all this work, they received a quote for around \$44,800. Since they were at this point, they discussed removing all the large telephone poles on the north side of Edgewater and have Ohio Edison give the city a quote to remove all of the poles and transformers, and move everything to the other side of the road, and put in an aboveground transformer that sits low. Upon meeting with an Ohio Edison representative, they were advised it could be done but it could be expensive. Therefore, Mayor Bulan spoke with Gary Mortus of Ohio Edison to express that this is a great beautification project for the park by eliminating all the poles, wires, and transformers and putting everything underground. So, Ohio Edison came back with a fantastic price of \$9,334.00 to do all this work. He said this is an opportunity that will probably never come again and this is the chance to set these five light poles and remove everything, and add new lights to the tennis courts and get rid of all overhead wires. However, they are looking at a price of \$54,134.21 for everything. He asked the board to consider this project as it would be an asset to the park.

B. Scholtz asked if the board needed to act now or was it something they could look at later. T. Valerius said due to the weather it could wait a month or so, as Firelands will not bust ground next week. He noted the poles have arrived at the service center. B. Scholtz asked what would be an ideal date to start this project. T. Valerius said it could probably start in March. B. Scholtz asked when the contractor would need to be given a go on the project. T. Valerius said if they had a month notice it should be sufficient. B. Scholtz said he would propose to wait until they get a better handle on things as they are pursuing budgets right now. He would like to have a better feel on the finances. B. Wakefield said the first budget meeting will be the first week of January, so they need to get organized. J. Logue asked if this would hinder the Ohio Edison price. T. Valerius said Ohio Edison would need at least 10-12 weeks of notice for the go ahead. J. Logue said if they approve this in January, then they probably wouldn't get started until April.

B. Wakefield tabled formal approval until the January 16, 2018 meeting.

Vermilion Skate Park –

Reed Hettel provided the board members with a proposal and noted that pictures will be forthcoming on the proposed improvement project of the skate ramp for the current skate park. The proposal is to review all the existing features to inspect for damage and or repositioning, recycle any damaged features, proceed to go toward a fund for the future concrete skate park, and suggest resurfacing the park near any permanently installed features (rails, bars), installation of a "mini-ramp" feature. He said they are looking at a 24 feet wide x 4 feet tall (16ft) and x 5 feet tall (8ft), 32 feet long from railing to railing which would be put in the current skate park location. In doing so, they could create a GoFundMe page, pending project approval, to begin fundraising for the future concrete skate park using imagery and programming that features the "interim" skate park. The original quote was for \$9,233.94 which includes 35 sheets resurfacing the current skate park, and also included \$455 for screws. He said the Gatorskins Outdoor Grade skateboard ramp engineered surface material was going to cost the city around \$9,000 plus, and they were able to get those costs down to \$3,518.33. He was able to get a discount since it was a community project, so they were able to get each sheet for \$109 as opposed to the \$256 they were charging before. He said there is Diamond Grind Coping they would use which is durable and reusable for skateboards, scooters, roller-skates, and BMX users. The ramp would be designed to take a beating. He said they included labor costs of \$2,000 for the project. Currently, they are well under the \$10,000 with building a new and stronger surface with better materials.

Dan Overfield of the skate park committee spoke on the current condition of the park and addressed the mini ramp proposal. He noted the parking lot is not level so they would create a structure that would last. They would use treated lumber throughout and a weatherproof surface on the exterior and it should last throughout the fundraising process, or they could move it to another location at some point, or it could be a satellite pocket park. It's not money that will be going out the door and not getting used. It's designed for all users to enjoy. He said they may want to resurface the areas where they remove the broken ramps that were mounted to the ground itself. He said that he along with Reed Hettel is willing to donate their labor in helping Smillie Carpentry build

this mini ramp. The contractor is familiar with building codes and the structure will be safe. R. Hettel said he would email the clerk the drawings of the ramp for the board to review. He said Lowes provided him with a quote on the materials and they were able to get a savings. In talking with Lowes they will be providing him with additional information for grants for the skate park project. There has been a lot of thought put into the design and safety of this mini ramp. There is an opportunity to get student volunteers from the school to help with this project as well.

G. Fisher said she has been noticing the ramps at the park are being moved around a lot and wondered if this poses a safety risk and wondered if there was anything that can be done to stop the removal. R. Hettel said the new ramp will not be able to be moved. D. Overfield said he has noticed the same thing happening and the steel structures are heavy with sharp edges, but the ramp they are proposing is immobile. B. Wakefield asked if the skate park should be closed during the winter months. G. Fisher asked if they thought it would be a problem closing the park during the winter months, as it now is becoming a dog park. D. Overfield said this represents the need for a community dog park.

R. Hettel mentioned there are ways to make the skate park quieter with certain materials. D. Overfield asked the board if they were in support of the interim project at the current park. B. Wakefield asked what their timeframe was on the mini-ramp. R. Hettel said they are thinking around March, and it would take around 3-4 days to complete.

B. Scholtz asked what would happen with the ramps in the rest of the park, would they be used. R. Hettel said the ramps that have holes in them are aluminum. D. Overfield said they can get rid of the obstacles that aren't bolted to the ground, but he would suggest resealing the asphalt. He said the city can scrap the rest of the ramps and use the money for another purpose. He thinks it isn't necessary to keep them as they move a lot and they pose a safety risk. They can scrap about 50 percent of the obstacles that are currently there. He said the parks board may want to consider resealing the area which isn't factored into the costs as presented.

B. Wakefield had concerns with keeping the skate park open until the work is done. She thought it should be closed since there are big holes in the ramps. R. Hettel said he would agree with this decision. The board said it would merely be closed temporarily for renovations until the spring.

D. Brudney MOVED; J. Keck seconded to approve a not to exceed expenditure of \$10,000 to construct a 'mini-ramp' at the current skate park. Vote 7 YEAS. **MOTION CARRIED**.

J. Keck MOVED; D. Brudney seconded to approve the temporary closure of the skate park during the winter months which will be reopened in the spring upon the completion of the renovations. Vote 7 YEAS. **MOTION CARRIED**.

FINANCIAL REPORTS:

B. Wakefield noted that financials were submitted. No questions were posed.

ADJOURNMENT:

Upon no further discussion, B. Wakefield adjourned the meeting.

NEXT MEETING:

January 16, 2018 @ 7:00 pm - Municipal Complex Courtroom (687 Decatur)