

On Tuesday, September 24th, 2024, the Council for the Village of Monroeville held a work session at 6:00 PM, in Council Chambers, to discuss a downtown mural and any other business that came before them.

Present were Mayor Joseph Galea; Council Members: Chris Raftery, Sue Rogers, Mark Miller, Tammy Schlachter & Bob Whitacre; Village Administrator Tom Gray; Fiscal Officer Bonnie Beck; Administrative Assistant Ann Beck; Solicitor Jim Barney; Doug Brown; Brad Lapp; Mike Schaffer; John Kerr; Jason Ott, from Janotta & Herner; Tyler & Jessica Wasserman; Thomas Rinner; and Andrew Betschman.

Absent: Council member Sam Wiley

The Mayor opened the meeting to discuss a mural being placed on the side of the building located at 3 S Main Street, currently occupied by the Monroeville Model Railroad Group (MMRG). The Mayor said he would like to talk about what the project would entail. The Mayor said that he, Tom Gray and Jim Barney came up with what an agreement should look like between the Village, the Village Flea group and the MMRG. The Mayor explained that tonight's meeting is informational and he encouraged discussion from everyone in attendance.

Tyler Wasserman said that three years ago, Jessica rallied the area businesses and partnered with the Village to put on the Village Flea. The proceeds from the Flea were set aside for a special project to beautify the Village. Jessica came up with the idea of a mural, similar to what the city of Mansfield and other areas have. Tyler, Jessica and Jason Ott met with the MMRG, to go back and forth with ideas and figure out a way to best accomplish the project. Tyler explained the mural would be placed on the north side of the building, up top, above the brick wainscoting. The mural is about 30ft long and 14ft tall. The bottom would probably start 10ft to 15 ft off the ground and go upwards. The mural will be shipped here from Oregon, in 14 panels of 8x4 sheets. Janotta & Herner (J&H) will build and donate a metal bracket to house the mural and will affix it to the side of the building. J&H will also conduct yearly inspections to ensure nothing is failing. Mark inquired about the total weight of the mural. Tyler said approximately 500lbs Mark asked if the building can hold the weight and Jason confirmed. Jason said he remembers when they put the siding on that building years ago. He knows there is a structure behind the siding. A wall was built with furring strips and batten strips. Once J&H opens the wall up to see what is behind the siding, they can design and build a system that is capable of holding the weight, along with a safety factor. If the mural is determined to weigh 500lbs, they will create a design that can hold 1500lbs. The Mayor touched on a meeting that was held between J&H and the MMRG, in which the Mayor was present. An idea was brought forth to donate the mural to the Village, with J&H doing yearly inspections. Tyler said the mural cost \$15,000 to procure. At one point, the thought was to paint the mural directly on the building but the effect wouldn't have been the same. Tyler said if something happens with the mural, the artist creating the mural stands behind her workmanship. She puts a sealer on the mural in order to prevent fading. The Mayor asked if J&H covers the cost of installation and Tyler verified. Jason said the installation will be done by volunteers from J&H, including himself.

The Mayor asked Tom if he thinks it would be a good idea for the Village to accept the donation of the mural. Tom said he appreciated the overview tonight in regards to the technical side of things. J&H will address the attachments as well as a behind the scenes surface analysis to make certain that any attachment on the side of the building is integral to the building and doesn't create long-term maintenance issues. When talking about annual maintenance done by J&H, Tom assumes it will be all encompassing, from looking at the attachment points to wiggling the design in order to ensure no repair is needed. Beyond that, Tom said it's more or less logistics and handling the legalese and agreement between the Village, MMRG, the Village Flea and J&H, as well as accepting the donation itself and how all

of that will meld together. Accountability needs to be determined. It's an excellent start, but insurability and liability will need to be determined with the Village's insurance carrier. Tom has no objections to the process moving forward in order to determine the proper course of action.

Chris asked if the mural would need to come before the Planning Commission for approval and if it's not approved, would it need to go before the Board of Zoning Appeals. Jim confirmed and said that would be part of the procedure going forward. Jim said discussion would have to be had, as the property owner would have to be the one to come forward and apply. Tom said it will need to be determined who holds the permit in their name. Tom also reminded everyone that it's a commercial building and therefore will require a set of plans and specifications that will be certified by an engineer under J&H's monitor. Those plans will need to go to Huron County commercial inspections under SafeBuilt. There's a cost to that and Tom is not certain how that cost will be born. This will all have to be addressed beyond the permits that the Village requires.

The Mayor asked Tom to pass a handout to everyone, which outlined a long-term agreement between the MMRG, the Village of Monroeville and Tyler & Jessica Wasserman (on behalf of the Village Flea). The Mayor asked if the MMRG is still on board with what was discussed at a meeting in July 2024. (Jessica Wasserman arrived at 6:15 PM.) Brad Lapp spoke on behalf of the MMRG. He said the MMRG is still in agreement and thinks this will be great for the community. Brad said he wants to make sure their liability is covered. The one question that Brad had is in regards to the long-term agreement and asked what that looks like. The Mayor said that depends on the lifespan of the mural. Jessica said the artist has done about 20 murals since 2020 and they are all holding up fantastic. The mural is made of a marine grade material with UV paint and varnish on top. The artist creates these murals for a living and has put a lot of time and research into her projects to make sure they can withstand the elements. It would be a very long time before the mural would need any work. The artist doesn't have any concerns and neither do any of the communities in which she has created projects for. Tyler asked if everyone would be comfortable with a 50-year agreement, citing the 100-year agreement the Village has with the school for the football field. Chris said it could be set for that period of time and then the agreement could have language added to include renewing the agreement after it expires. Tyler agreed. Brad said he is comfortable with a 50-year agreement as well. Bonnie suggested that the term be shorter than 50 years and explained that the agreement with the school is actually 25-years. It would be easier for the agreement to be in smaller terms and then it can be renewed.

Andy asked what happens in 20-years when the marine plywood is dried out. Tyler said the goal is to come to an agreement on the terms for affixing the mural to the building, and whether it would need to be redone, removed or repaired. The goal is to have a contractual obligation that the Village is allowed to have a sign on the structure. The Mayor said this would also allow the Village to remove the mural once it has reached its useful life. The Mayor agreed with Bonnie on a shorter agreement term that can be renewed when it expires. Doug Brown said using the term "useful life" is good, as it gives flexibility regarding the life of the mural.

Jessica provided a hand-out that showed a depiction of the mural. The mural is being shipped from the state of Oregon. The mural depicts the things you see in and around this community. There are two layers of seven panels which are put together. Jessica reached out to the artist about a year ago and she did some research on the Village. Normally, the artist charges over \$20,000 for a mural. Jessica had told the artist the amount the Village Flea had to put towards the mural, which was \$12,500, along with securing a donation at the end to help pay for it. The artist is very well known for her work. Chris asked for the date of delivery. Jessica advised the mural is in the process of being packaged and it will be shipped to J&H

shortly. The Mayor asked how much of a “weather window” we have in order to get the mural hung once everything is approved and the agreement is done. Tyler said ideally, they would like to see the mural hung by fall of this year, rather than trying to affix it during the winter months.

Brad said that in one of the early meetings between Tyler and the MMRG, it was mentioned that the mural would include the depiction of a train, since the town has a railroading history. Brad said the depiction Jessica handed out tonight doesn’t show a train. Jessica said that when coming up with ideas for the mural, she took the Village seal into consideration and she also included the habitat and foliage that is seen when driving through town and down country roads. If she took the MMRG’s request for a train into consideration, she would’ve had to do the same with anyone else’s suggestions. Jessica said she wanted to be fair and neutral. Jessica said she set aside \$500 for the MMRG to create their own sign on the front of their building that could depict a train or a railroad. Brad said he can’t say what the MMRG will or won’t want to do.

Brad said one of the ideas that the MMRG had going into this agreement was in regards to the MMRG group’s water & sewer bill. A few years ago, the MMRG came to Council about this issue. Brad said he has proof that the MMRG is paying for 24,000 gallons of water usage a year and they are using less than 1000 gallons of water. Brad said it would be beneficial for the MMRG to work out some kind of agreement to lower the MMRG’s base rate or at least have further discussion on the topic. The bill is a hardship for the MMRG and it takes almost all of the member’s monthly dues to pay the bill. The MMRG said they never heard anything from Council after coming to a meeting previously and they would like to see something along those lines within the agreement for the mural. The Mayor said he remembered when the MMRG came to Council before in regards to this issue and it’s certainly something that can be discussed at a Utility Committee meeting.

The Mayor asked Council if they have any questions or concerns about accepting the donation of the mural. Chris asked Brad if the MMRG is a 503(c)(3). Brad said they aren’t. Jim said that is more of an accounting question, not a corporation question.

Bonnie advised that our insurance company will need the specs for the mural and they will also need to know what the framing is made of. Tyler said once J&H receives the mural, they are going to custom fabricate the framing out of steel or aluminum. Jason said the frame will be shaped out of aluminum. They don’t want to put anything above the building that will cause rust, streaking or staining. The perimeter of the sign will primarily have fasteners that go through the wood itself. It will be strong and it won’t rust. Bonnie asked Jason to please provide something in writing in order for her to submit it to the insurance company and Tyler agreed. Tyler said they can get Bonnie the drawings as well. Bonnie said that same information will be required when a permit goes to the county for approval. Tom verified a permit will need to go to the county with a full set of plans. The Mayor said this information should give members of the MMRG assurance that everything with the mural is going to be done correctly. The Mayor said there are two balls in play here; one with the MMRG and one with Council. The Mayor asked everyone where they are right now. Brad said the MMRG will need to have a meeting with their building owners before they make a definitive decision, but the general consensus is they are willing to negotiate further. Bob and Mark said they think it’s a great idea. The Mayor said the Wasserman’s and the Village Flea are granting the Village a great favor but a great favor is also being asked of the MMRG. Sue asked if the agreement can be pulled together within the next two weeks, prior to the 10/8/24 regular Council meeting. Jim said he thinks for the most part it can, but Council will need to make a decision about the MMRG’s request regarding their water rate, and if they agree, it may need to be part of the agreement. The Mayor said he thinks Council can come to a resolution to negotiate something as part of the final

agreement. The Mayor said he doubts all the zoning red tape would be completed before the next Council meeting.

Tyler asked if anyone has any objections with him and Jessica reaching out to the manufacturer in Oregon to see if the mural can be shipped. The Mayor said that shouldn't be a problem, because if the plan being discussed tonight doesn't work, the manufacturer isn't going to sell it to another municipality. Tyler said J&H would like to start looking at the mural from the structure side of things and get the ball rolling. Tammy asked if they are sure the building can hold the weight since it's an older structure. Tyler said they are confident. Jason said J&H will look at everything before building the structure that will house the mural. They wouldn't want to introduce any force to the brick that's going to damage it. The Mayor asked when the MMRG can have a conversation about the mural. Brad said they can communicate during the next two weeks and discuss it with the building owners. Brad said there are five building owners. One of those owners passed away a couple of years ago and they are actually in the midst of having the deceased owner's portion deeded out to other members. The Mayor asked Jim to put together some agreements that everyone can look at as a starting volley, based on the framework that was discussed tonight. The Mayor said one last thing is the permit application and asked Tom if he thinks the donor should be the one to complete the application. Tom deferred that question to Jim. Jim said it wouldn't make sense for the Village to apply for the permit, as the permit will have to go to the Village for approval. Jim suggested before the mural is donated, the donor could complete the permit application and appear before the Board of Zoning Appeals (BZA) to get the approval. Once that is done, the donation of the sign could be addressed. Jessica asked if she could have some guidance as to what permits are required. Tyler said J&H will handle that as they've gone through the process before. Jessica asked if certain Village permits are required. Jim explained that Jessica will need to apply for a sign permit with the Village. Jim doesn't think the mural fits comfortably in what is usually required for signage, as our zoning inspector can't approve something that isn't specifically allowed. It would then need to go in front of the Village BZA. If the BZA approves the permit, Jessica will then need to apply for a commercial building permit with the county (SafeBuilt). Tom verified and said once the local permit is approved by the BZA, then it has to go to SafeBuilt for the next step. Bonnie said that Council can make a decision to waive the local Village zoning permit application fees, but they cannot waive SafeBuilt's fees. Brad asked if their building will need to be brought up to any specific zoning code requirements or specifications. Jason said generally not, unless substantial modifications or changes are being done to the interior of the building. The Mayor said he agrees with Jason and if that's not the case, then further discussion can take place.

Chris reminded everyone of the EHOVE meeting scheduled for tomorrow evening to discuss the levy, which will be held here in Council Chambers, from 5pm-6pm.

The Mayor said Chief Earl is making progress for a School Resource Officer (SRO). Chief has had direct contact with the school recently. Active shooter training is scheduled for 10/7/24.

There being no other business to come before them, the meeting adjourned at 7:05 PM.

Respectfully submitted,

Transcribed by:

Bonnie Beck

Heather Alicea