

RECORD OF PROCEEDINGS

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 944-224-3338 FORM NO. 10148

Held

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SPECIAL MEETING

OCOTBER 11, 2023

The Special Meeting was called to order by Administrator Benjamin W. Gunderson @ 6:30 PM.

Guests: Mr. Marvin Jackson

Mayor Tarbet instructed all attending to behave this evening.

This is the Village of Minerva Strategic Planning Meeting called by the village administrator.

Mayor Tarbet asked council if they were familiar with Mr. Jackson and what business his wife and himself were opening.

Mayor Tarbet asked everyone to speak up, ask your questions, share your ideas. We are not here tonight to talk about what we are doing next month, maybe some, but this discussion is for the road to see a plan. We have asked the administrator to create a long-term plan for the village.

Mr. Gunderson wanted to meet with council as we address the budget. I think we all have goals, but I don't know if I have heard everyone's goals, I know that I have goals and what my priorities are. I really want to feed that off of council so we are on the same page. Without council on the same page, we will be working in different directions and that is not what we need. On a surface level I want to focus on the play word. So as a smaller community I want this to be a place people want to live, who want to play, whether it's in the parks, DORA in the downtown and work. We want this to be an area in which people want to locate their businesses here. Those are the three categories I focused on for strategic planning. There are five areas I want to focus on within the next three years. Starting with Downtown Area, Economic Development. I feel we have opportunities for economic development beyond the downtown whether it be industrial or even residential that are considered employees working, shopping or eating at the local restaurants. Neighborhoods is my third one. Parks is fourth. Public Relations is my fifth. Downtown Area, Economic Development, Neighborhoods, Parks & Public Relations. I am going to start with Public Relations. How is we can provide updates, provide information that is critical to the village operations or just updates, news anything related to the village. So, I identified some areas I would like to improve upon as a village. I would like to do a quarterly News Letter. That would provide updates related to projects, upcoming news as Us 30 Bridge closing. I would really work close with Denise on this. I think there are certain things we can communicate jointly. I think this is really a good opportunity to push positive information and updates to the village. I see this being putting your email address on line and send it quarterly to those that have registered. I did this at the last job I was and people seemed to be very receptive to this. They like to know what is going on in the village, but from my point of view we have to make sure the correct information is out there. People may not always agree, but I want them to disagree on the correct information. So, if there is anything complicated or could be controversial or if there are any questions, I would certainly accept feedback. I feel that is an easy way to send information out. I would also like to step up the FB posting. Right now, we only post for changes and unfortunately changes attract negative comments whether it is deserved or not. I would like to improve the FB to post updates or even positive information Imperial Aluminum you received 100% grant funding to demolish a building and replace it with an expansion. That is something we need to advertise. Not everyone will agree, but there are some people that care about that stuff. I would also like to do an annual report. This is a great way to show the progress the village has made over the past year. It's great to think ahead and have goals, but it is also important to highlight the progress we have made and the goals we have accomplished. We have so many events, and without those events the village would not be where we are today. Posting pictures of the bridge, car show highlights these events are extremely important to the village. State of the Village this would be an opportunity to invite the public, business owners, and anyone that is interested in this event to discuss what we have accomplished in the year, if its new businesses, projects we have completed and to give a forecast for the future. Se we would have the annual report which would discusses what we have done the State of the City follows to say what we want to see next year in the future. Mayor Tarbet stated we are doing that now right? Denise stated we do a State of the Village luncheon in January. This is only open to Chamber members. Public relations area. I have spoken about this with a couple people internally and also discussed this with two members of council.

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Starting next year, I want to create a customer service station in the bottom floor of village hall where the income tax and water clerk is located. What I hope to accomplish there is to have a centralized spot for the community to rent the Community Building, rent a pavilion, if they need permits, if they need to pay their water bill. I want one centralized spot. That will be staffed by Lori, which is currently the water clerk and I will be moving Brenda downstairs. So, between those two they will be handling the customer service station! So, I see this being an asset because currently people are running all over village hall to pay depending when lunch breaks are being taken and they have the elevator they have two floors. They never know where to go. I want one centralized spot where they can just help with the necessities of people coming in to rent, permits, cemetery will be down there anything customer service related. So that concludes my public relations category. Does council have any thoughts on that category. Councilman Boldizar stated I love it! The one thing that I would go into this part is you know, if you get told for the last seven years the Minerva Station, I think we can do so much more with that we need to have someone highlight businesses put things up there show that on a continual run. I keep getting the same answer that our video equipment can't handle that. I can't imagine in 2023 we can't figure that out. Mr. Gunderson stated I sort of started this, but didn't follow through with this last school year. There were two or three students that were pulled from the video classes and once that class went away, they weren't taking anymore. Councilman Boldizar stated that was for YouTube, right? Mr. Gunderson stated sort of, they conducted interviews regarding the businesses. They asked a few questions. I want to take it a step further I want to highlight say a panoramic view of the individual store not just an interview. I want it more than a simple interview. They were not capable of doing that. I want to reach out to a company and see what that would cost. I don't think its super hard, but maybe I just need to improve my skills, that's what I am ultimately trying to get on the Minerva Chanel. Councilman Boldizar stated I think that is a real important thing for our downtown, so often we have people that don't know what is going on. Councilman Meadows stated if the storefronts are empty, they can be highlighted. Mayor Tarbet stated we know we are behind in technology and everything else, but. Mayor Tarbet stated one of the things I can see this being is how do we get a live feed? How do we have somebody with a camera when the car show is going on and this person is live. Councilman Boldizar stated Mayor the problem I have with that is I don't want it to be live because I want people downtown. Mayor Tarbet stated but it is a building factor. You may not have heard about it ...right... so all of sudden you see this pop up on Channel whatever you may look at it and downtown you go. I know you are saying you are concerned that they won't come, I am not talking about that running constant it's going to have break-ins. Here and here bleep bleep and get the people down there. There is so much of that technology to use, but again we spent 20 grand and where we are at now with the system upstairs and it still doesn't work. Councilwoman Jordan suggested FB live. Mayor Tarbet said but again with this strategic plan we made that first 20 thousand now we are saying it still isn't working. So, we spent 20 and we are not getting anything out of it. If we need to update all of our equipment with Spectrum Connections whatever that is. That is where we are going to get that communication factor. Mayor Tarbet asked if we are live on YouTube now. Mr. Gunderson replied we are we do the live stream and then Jt uploads it the next day. Mayor Tarbet wants to know if on council nights are we on the local channel and YouTube live? Mr. Gunderson stated I don't know about local, but YouTube yes. Mayor Taret stated that was the goal if you remember.

Parks this is shortest of the topics. I think we need to do a better job of promoting the community building & pool. Fortunately, people know you can rent the pool for x amount or rent the community building for x the whole day. I think there a lot of missed opportunities missed in the parks from people from other communities that you can rent the pool or community building. These are two of our biggest subsidies two areas we are losing a lot of money in. We have to do a better job of promoting that. The park department has cleaned up the community building so much. We need to evaluate the demand is for the community building. We have an alright demand for it now, but if we take on any renovation or new building that is a huge debt service payment we will have to make. We need to ensure we are promoting it and make sure the demand is there. I want to make more of an event organizer for the park department during the summer. Say from 2-4 in Brock Park we are going to play baseball or soccer in Bicentennial Park. I am really focused on driving traffic to the parks. I would like to partner with the school district & the YMCA on this from an equipment standpoint, also ultimately, we will have to have oversight on this whether it be an employee or volunteers. I want people to use our facilities. This is a way for us to drive traffic there, but when kids are spending more time there, they approach the park as something they care about and I think that may eliminate some

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of the vandalism and garbage. They will have more passion for the park! I would like to offer that next year. Along with that I would like to offer pool passes and group it into a recreational pass. If we can package into one and attract it to the pool. These are some of the ideas the Park. The Park dept. is lean, thankful we have levies. I want to continually to make improvements to the parks, equipment. I want the walking path to be edged so grass doesn't grow on it. We are a small village and the parks are an asset. That is an asset we have to protect. Mayor Tarbet, I have traveled around with the grandkids playing in AAU and BB, summer leagues, I see a lot of parks bringing in people while holding events, so you know we have four ballfields. What a great venue to have weekend tournaments. But there needs to be someone to schedule and coordinate these events. They are not free. That is great revenue. Mr. Gunderson stated if these events are offered that drives people to the downtown to eat. It feeds off of each other and we need someone to do that. There is more to that than utilizing our ballfields. Councilman Boldizar stated we have the high school full of kids, how about offering pool passes to kids in exchange for community service. Councilwoman Jordan asked if there was a location for a dog park? Mr. Gunderson stated that topic came up in the Community Vision Session. Um.... I have discussed that internally, but I think that would be a great idea. Councilwoman Jordan stated the closest one is Alliance. Councilman Kishman stated parking needs addressed at Brock Park. Lighting at the stage needs addressed stated Councilman Meadows. Councilman Boldizar stated maybe working with local businesses in trying to work with the pool. If you purchase a day at the pool, you get a percentage off of an ice cream cone! I think if you give me 50% off of a cone I will buy more! Mr. Gunderson stated it has been discussed internally regarding bringing food to the pool. I would like to have an offering of more than candy and bottles of water. We can't have a full kitchen, but people set there all day long. Mayor Tarbet stated we looked at that when the pool was built if you remember. A full kitchen? The cost was through the roof. Health department made it almost impossible stated Mayor Tarbet. We had quite the battle over food. Councilman Boldizar stated we were always told that where you make your money is the food. Mayor Tarbet stated food trucks were also discussed. Mr. Gunderson stated the Latte Coffee came in this year. Mayor Tarbet stated we got nothing for that, spot rental, not cut not anything. Mayor Tarbet stated if we want to go extreme, I know we discussed this before. We should look at a splash park, they are everywhere! Carrollton & Louisville have them! Councilman Boldizar said we need to look at it down the road. Councilman Meadows stated Phil was not thrilled with that. Mayor Tarbet stated if it brings more kids. I was for it being inside the fence! Councilman Meadows stated lights were discussed. Mayor Tarbet stated we could charge for night swims and get 3 hours use of the pool. Mr. Gunderson stated a 4th of July celebration. Councilman Meadows stated discussion took place regarding lights around the track in Brock Park.

Neighborhoods, water line replacement needs a large emphasizes. We are starting to run into the issue that when we seek out CDBG Funds that only falls near the industrial park and Carroll County. Which is great, but that is not helping our residential areas. We want to stay one year ahead of schedule, so if we are engineering this year. Bridge St. is \$600,000 replacement. We will be looking to engineer McDaniel Allotment. We will apply for Bridge Dt this year. Phil had applied last year, but the engineering was not done so the application lost a lot of points. We will resubmit this year and hopefully get CDBG Funds for that. A huge huge area of opportunity for us is property maintenance um not only residential neighborhoods but our main corridors when we enter into town. That's what people see, we need to ensure that those area are cleaned up and that what people remember. Having properties in disrepair or there is stuff laying all over the place, but also affects property values. We need to ensure we are pressing forward on the property maintenance we have 166 cases open right now. I think we closed 10 last month. We need to follow through with the entire process in the event they are not complying with just a simple notice. As of January, I will be taking over the zoning & nuisance. It will no longer be overseeing that. I met Rob and instructed him focus areas are neighborhoods and main corridors. So that is something we are going to take seriously. The building that has oil and ant-freeze running into the storm sewer and road that should never happen. That whole place is just a huge violation. We need to be on top of that. Verizon, we know they don't mow their grass. We shouldn't have to wait until the grass is 8 inches to give them a notice. Let's get ahead of this we know it is coming at 5 inches give them a notice and see if they mow it. So, I think that is a huge area to step up. Lastly this is a goal for 2025- I would like to create a small grant for residential property improvements. This is fixed to the property, but for example if you need to repaint your house and you needed \$20000, we will give X amount to complete that project. So, this is a small step to entice that resident. This is an effort to help those in need of money, but also those houses that need

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a face lift. I feel if we do this for multiple years, we will see progress. I do not want to allocate a ton of money towards this. This ties back to the property maintenance and values. Councilwoman Jordan asked if the TNR Programs would be related to the neighborhoods. I have seen 100% difference in the cats attitudes since they have been fixed and their health is so much better. They are behaving better. So, it's working. Mr. Gunderson stated I will leave that to council to decide if they want to allocate more money. I think it's an effective program I know we don't have the funds Massillon has. Mayor Tarbet to get back to the property maintenance one of the goals has to be is we have to figure a way when the grass gets high, we got to send them this and then you have to wait and then. We have to figure out that done work like that. We got a property with junk cars and other stuff piled up, that can't take 60-90 days it just cant. By the time you get to it is worse than when it started. We need to figure out how we legally tell somebody that this has to be gone in 30 days. Mr. Gunderson stated I hear. Mayor Tarbet said or you are going to be cited to court. That to me is plain and simple. Mr. Gunderson stated that comes down to procedure. When I did nuisance properties, I gave 3 notices and that case was wrapped up in the 30 days unless it went to court. There are ways to expedite that depending upon what it is. A junk vehicle might take longer than grass. Or house in disrepair will take longer than grass. We have way too long of time lines. For a building disrepair we give 60-90 days that is basically the entire summer. They can get stuff done. I think we need to shorten that time line. Mayor Tarbet stated there is one on W. Plain that has been going on for five years. Five years! Two unlicensed vehicles on the property, terrible condition. Councilman Boldizar stated the one on Lincoln Way has been going on since I started council. Yep! I have been fighting that lady but she gets in there and works on it and then we let her go and she never finishes it! No follow up! If you remember we bought the IWORQS Software for that very purpose that it does reminders for the addresses that need further investigation. Mr. Gunderson stated I met with Chief Stoller today to discuss the permitting from here out, we are going to create an account within IWORQS. So, when we get a new building or new house, we will be able to throw it into IWORQ and Aaron will be able to access the account from the fire department and make sure it meets his standards. It will improve efficiency we just have to utilize that software, right now we are using, but I feel perhaps we can build off of it.

Councilman Boldizar asked if we want to discuss our vision of where J&G was? With the sign and landscaping. We had that set and ready to go and then took it off the table. Mr. Gunderson asked are talking about the village sign? Yes. Mayor Tarbet stated that was a done deal! The money was allocated! We took two months! We left the guy hanging out there! Councilman Boldizar stated when entering the village what does that look like and. Councilwoman Jordan stated with the Chase Building and everything else with the money and everything else going on. The complaints with the water and how everybody complained about the Chase Building I think.... Mayor Tarbet stated that was part of the reason was over some of that! Councilwoman Jordan stated but right now I don't think it is something we should move forward on at this time. Maybe Later. Councilman Boldizar stated I am not worried about people! I am just talking about myself. I don't worry about what people say on Facebook. Um... what I worry about is our village and what I think is things like that draw people to our village. I am not worried about someone piping off on FB or social media. That stuff always takes care of itself. I just think if we are planning on having a vision then we need people to come to our downtown and spend money. We want people to move into Minerva. We want people to live, play & work. Those are the type of things we need to finish! Councilman Meadows stated...it may not be a quick turnaround on that profit, but in the long haul it does. Councilman Boldizar stated it is worth revisiting and talking about. Councilman Kishman asked if we owned that whole patch? Councilman Kishman asked if that could be turned into a little park. Could that be tied into the levy associated with the community building, if we wanted to make it a park or something. It would be bigger than the Mayors Park? Yes, it is. Councilman Meadows stated my concern is that is on a slant. Mayor Tarbet stated the state owns the corner. Councilman Boldizar stated Marvin you are a good person to talk about this too. This is the curve on 30 by J&G. We had discussed getting a fabricated Minerva sign it's probably 6 ft high with landscaping. We took premium holidays from the insurance due to having money built up, it wasn't tax payer money per say that was coming out. It was money that we had that we were able to take and do a project like that um.... but just one of those things that we were excited about. We thought we had it all done and thought oh.... we better wait, but now I think it was the right thing to wait. Mayor Tarbet stated this was back in the COVID time. Mayor Tarbet stated it was a great look!

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Downtown/Economic Development: Mr. Gunderson stated he met with Chief Stoller today to discuss yearly building inspections and vacant property registration. I think we can all pinpoint a few properties in downtown which the property is quite frankly in very bad condition. I want to encourage people to not let their property sit vacant I would like businesses in the bottom commercial space, so I would like to create a vacant registration for that. This sort of ties into the yearly building inspections through the fire department. I want to make it very hard for properties too make it to that condition. It's going to take \$100,000 of thousands of dollars to bring it back to mediocracy. The floors are falling through, the ceiling has a hole in it we need to do everything in our power to make that very hard to happen. I think this is the way to do that. The Fire Department can only do so much, but if they can't and we can't then we turn it over to another resource. We have got a few buildings downtown that are vacant that have upper floor residential living space that is not utilized and we need to build off of that umm.... I would like by 2025 to create six new apartments second floor apartments in the downtown. In my opinion that is the most key areas to build off of in a downtown because are those are people that want to be in the downtown that want the downtown for shopping and restaurants. We are putting them right where the retail and restaurants are. Right now, we have residential properties, but the problem is people are not putting money into their apartments so I think that is an area we really need to capitalize on and we need to improve. How I would like to that is it comes from the CIC um... I think the Chase Bank Building is a key component to this. If we can get that sold or get revenue generated from that. I would like to offer a small grant or loan for the upper floor residential properties. Some require more than others, but I think we can pick up some momentum if we offer a little bit of enticement money. We try to bring more of the investment into the downtown! That is my goal for 2025! Tag into the Appalachian Grants. I think we need to push more of the mixed use and expand the footprint of our downtown. I would love to pick up S. Market to the RR Tracks and make some good efforts in that area. That Appalachian Grant is about \$5million dollars that we are looking at extend the street scape and rehabilitate that building and I think that is a good step in the right direction. With the new owner of the Normandy and if we can get some grant money for the Wadsworth building that would be a huge momentum for that area. The downtown events I want to continue to support Denise & the Chamber with the downtown events those are so huge and listen to other people from other communities they are so envious for all of those events! That drives traffic to the downtown! It is a necessity to keep that! Lastly, this is my golden child.... I am determined to get that pocket park! It is a huge priority for me! Not only from an esthetic viewpoint but also a traffic standpoint. If we put a pocket park there that is going to attract people and very good for our businesses, they will profit from it. Mayor Tarbet asked Marvin if he knew what they were talking about. Mr. Gunderson stated High St between Main & Market in front of the Post Office. Closing that down and making it a pocket park. Nothing is official, but if we could have a seating area an area for music, lights, landscaping. Marvin stated that sounds interesting. Mayor Tarbet stated if you look at our 2nd Fridays that is a good example of that pocket park but think of it as a permanent seating and lighting and all the stuff that goes with it. Mr. Gunderson stated all of this will help with economic development in the downtown area if we have vacant registration and they have to pay yearly for that property to set there. We want to make it hard for them. We want businesses in there we want them to put money into the building. This is a small effort to filling the store fronts with businesses in our downtown and creating reasons for people to come into the downtown. Councilman Kishman asked for the Chase Building are we going to do anything to the inside? Mr. Gunderson stated I don't think so, I wouldn't want to put, we made the parking lot very usable for a tenant. That will be a prime location for somebody in that building. If we get the right tenant, they will be getting a good deal. Councilman Boldizar stated you know I love this part of it um... internet Parking so we talked about these six new apartments upstairs we are already struggling with the parking downtown. I think we need to start aggressively at some buildings that could be used as parking lots at some point. Um... right in the center of downtown um...(laughter). I just think that would be huge, one of the drawbacks is the internet so that is something we have too make sure it is. We are sure not going to have sixty-year-old renting those apartments upstairs. I think those will attract the twenty somethings we need the people with disposable incomes. I was speaking to Lyndsy Stryffler and her husband said we would move here in a second if I could do all my work from here, but the internet. Mr. Gunderson said so does council want to put internet into the downtown? Is that something council would entertain? Or just typical broadband. Councilman Boldizar stated I am not sure one of the complaints in the village is there are not many options for internet, the options that we do have are not so great. Mr. Gunderson met with Frontier two months ago and (Councilman Boldizar stated they are not great). Mr. Gunderson

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stated but they are putting significant fiber optics in the ground like 5 gigabytes. By the end of next year, the whole village will be done. Hopefully that improves it. Mayor Tarbet stated they are trying to reach every corner of the village because they have come into Beilings Allotment. Mayor Tarbet stated its that technology thing that's behind everywhere. Mayor Tarbet stated we are never going to get help from Spectrum! Mr. Gunderson stated to feed off of what you said that Appalachian Grant as we are going as the Wadsworth Building, we are going to keep what the drawings are for the bottom floor in terms of the restaurant and the upper floor for grant purposes we are going for shared office space. Carroll County has a huge need for they have more people that commute outside the community then those that work inside. So, that's an issue also, the more hybrid works the younger generations that are able to work from home those that can go to the office two days and work from home three days, we are trying to catch that audience. So, feeding off that broadband we hope to attract some users that way. I am attempting to get a meeting with Stark State to offer classes at that building, I think that would be a great opportunity as well.

Economic Development: Marketing with the Public Relations with the available buildings. Really promote the village with positive news, I think that is extremely important. We have two businesses go through the Chase Building and they have inquired what is going on in the village. If we are not promoting that one, we are hurting ourselves and its just locals its other communities. I think that is something we really need to step up! Cleaning up the main corridors. I had lunch with Ralph from Consumers National Bank today and asked him what are some of the problems you see in the village? Ralph said the main corridors coming into the village, they want to see nicely maintained corridors. The grass mowed properties taken care of. Next year I have a goal of figuring out how to attract housing. We haven't had a manufacturer announced there will be 200 jobs so there isn't. Housing that we can create a template good little area we can create for residential houses. So, I think we need to establish the area, I think we need to work with the schoolboard to realize this is a benefit and need for benefit for the village & school board. Columbina is an excellent example of this so they evade the property tax for 3-5 years. That has really opened up the door for them. I think that where the school board, we can do things without the school board, but we want to be on the same page, its much easier that way. We need to sit down with the school board and say this is the area that we would like to see housing we think we may need to offer some type of property tax abatement so we can facilitate this. So, I think that is an area we need to improve upon, the McDaniel Area that's an area to look at. We need to establish what's called a business retention and expansion program. Denise and I met with Stark County Economic Development today. I have been here a short period of time, but here have been a few businesses not every business when I go and introduce myself, they think it's the greatest thing ever, because they have never had the interactions with the village. People haven't been as much as they would like. We are a small and village and I think it is extremely important, but we do have a lot of business here, to establish that relationship, not only from a project standpoint, but if you are looking to expand and help with that. From a relationship standpoint and you have a problem or something you need help with and a call is made we can try to find an answer to that problem. I have a few lunches with different businesses in town and they seem to really enjoy that, like having that relationship, so that is something we need to build upon. We can meet with different businesses and we have discussed doing an after-business hours round table discussion. When I spoke with Ralph from Consumers, I asked him what was one of the biggest issues. Ralph responded we have got a good business community, but no one works or collaborates together we don't talk. If you go to Alliance, they are continuing meeting and consulting with each other and figuring out how to solve issues. They know who the business is across the street is and what they do as a business. He does not feel that is the same here. I think that we need to step that up, not only from our relationship, but if we can have two businesses in town that work together and utilize their products that's great! We should promote stuff like that. I think that is one area that we can build upon. Lastly, I say this cautiously, but I think that we are at the point for economic development, we have two sites, space in our industrial park that. We are not marketing it, but we need to figure out how we can find more industrial space. Industrial space creates property tax, income tax, and creates more reasons for people to stay and live in Minerva. So, we need to figure out what that looks like in terms of annexation, or if it's something of that nature so we can expand and eventually attract new business. So that's what I have for economic development. UM... unfortunately economic development I cant always predict. If I could predict everything for next year and 2025 I would. A lot of that is we have to create it! We are a small village stuff just doesn't, intel just doesn't come to the village of Minerva. Denise and I are constantly meeting

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with people or trying to find projects to grow. That is something we have to continue! Councilman Kishman asked if anything has come about with the land the we just brought in by the Corner. Is that potential what do you see that as? Mr. Gunderson stated I don't know. I have had a few discussions with the school and different people throughout the school, there has been some housing discussed, industrial space, a showroom for semis, there have been a few things discussed, but nothing has come through. It is my understanding they are going to auction that land. But they are going to set the minimum bid at their purchase price. They are going to have restrictions when auctioning it. Mayor Tarbet stated we cannot in our village supply basic goods. I can't buy a button-down shirt here, I cant buy a pair a pants, I cant buy a pair of shoes! I cant buy anything! And I think anybody looking to come to this town, they look at that! We got great events, we got a great grocery store, we got good drugstores, we got this we got that. We can't supply basic good. Councilwoman Jordan stated Drug Mart has some things, but not nice things, but some things. Mayor Tarbet stated you just cant. I mean school kids, right. Councilman Kishman stated Pamida was nice for that. Mayor Tarbet stated Minerva didn't support it! I think that is a huge thing that people don't want to come here. Because they look at it, I think our neighborhoods play a huge part. Councilman Kishman stated its hard to compete against amazon. Mayor Tarbet stated it is and that's where people are going! So now I can buy a pair of shoes and everything, right! Still if I order that pair of shoes are they going to fit? And then have to send them back! Or something you need at the last minute, it might be morbid, but when my dad passed away, we wanted a brand new shir for him, and I needed it now so I had to go to Canton. Mr. Gunderson stated not to quote Ralph this kind of piggybacks. I asked him how do I get more people like you to live here? Ralph said (after chuckling) of course the problem is we are 30-60 minutes away from everything. I need to go shopping drive 20-30 minutes. The next big city is... I find that a unique advantage too, because we are close to those bigger cities, but in terms of living here and if you need to buy clothes or something you are traveling. If you live in N. Canton or some of those areas you are driving 10 minutes down the road and you have all of this! Its not apples to apples, but that is something we have to work on especially in the downtown area if we can attract, its not going to be easy, but if we can attract more of these businesses. Mayor Tarbet stated I know, to a lot of people, 20-25 minutes to Alliance or 35 minutes to Belden Village is not a lot is not that big a deal. But it is still, I think when people look at your over all town Okay...and they look and man they don't have any of this! I may buy a lot of stuff on Amazon, but they should surely have somewhere or something. Right? We had before Big Wheel, Shopko than Pamida. You think about some of the basic things that's what I look at! This could be a mentally deterrent. You talked about those people in the apartments, what do they want right. What do they want around them? Mr. Gunderson stated everything! They want accessibility to everything! Mayor Tarbet stated everything! Their accessibility a lot of time is internet...right? I am not going to the grocery store bring it to me! Its all that. Councilman Kishman stated yes, we do deliver. But I think when people come through here, we all live here and drive in and out of town every day. Every way you come into this town right now is a mess stated Mayor Tarbet! 30, 183 no matter which wat you come into town. Theres a lot we can't control, Paris Twp. doesn't care! They don't want zoning! West Twp doesn't matter! Brown they are not interested, because they are struggling to chip& seal the roads. We could have brick streets coming in from every angle and landscaped and everything else and people still have that look what I had to drive by all of this to get here. Why? Why are they not doing something they would ask. Mr. Gunderson stated to conclude my section I just want to bring up upcoming large expenses. This is something we are looking at from a budgetary standpoint. Everyone is aware of this, but Community Building, that will be a large expense whether it be debt or continued expenses, sewer press is budgeted for engineering next year, they believe they know what press they want. That is going to a significant capital expense for us. Councilman Kishman asked Mr. Gunderson if he had a ballpark cost on the press. Mr. Gunderson stated between 1 and 2 million. Mayor Tarbet stated the thing is do what we need and not for short term, we need a bigger building is needed. Mr. Gunderson stated we need to plan for growth and keep that in mind as well. The Bicentennial BB Court um.... I wish it wasn't expensive as it is, but \$150,000. That is a 60-year-old asphalt BB Court, we have gotten 2-3 lifetimes out of that. Which has been great, but we will have to replace that eventually. There is such a thing as putting a topcoat over it, but the cracks are so big and deep they would surface in months. So, that did not make a lot of sense to me even if I want a Pickleball Court! The McDaniel Allotment Water Lines, and quite frankly waterlines as a whole, water lines will always be a large expense for us. Lastly the S. Market Project. I feel we have a competitive application for that Appalachian Grant, but there is \$300 million dollars in the program, and just in our area alone there is \$400 million dollars in ask. So, we are going up against bigger

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communities, bigger areas that have more economic development um.... And we have a lot of competition. But in the event, we get lucky.... I think that if we put in a small part of that and purchase the building, the leverage \$65,000 for \$5 million dollars I think that would be a good thing for us that being a larger expensed if it comes to that. So that is what we are looking at from a budgetary standpoint. If we year after year try to stash away some money for that or looking at the permanent improvement fund. The permanent Improvement Fund Budget will be huge for us that will be a tremendous asset. We have got to really look at these things and we don't want to get to the point and the sewer press crashes and we don't have it engineered and cant move forward. We have to be smart about that, obviously those are huge expenses, we cant write a \$3 million check so we have to budget for that and figure out what sort of grants and loans we can take part in and move forward. Mr. Gunderson asked council if there are any other areas that we would like to focus in or any other ideas. We really want to look at this budget from a three-year point of view. I want to make sure I am covering all the areas. Mayor Tarbet stated I think one of these days we are going to have to face up to it and that is the storm water. We have to get into some these places that we have storm water issues. E. 1st St. where it comes down off the hill behind the Lutheran Church and floods into the neighborhoods off of Queen. Mr. Gunderson stated even our existing infrastructure on Union I mean we tapped that out. You know first hand regarding the retention pond that don't work, we know that doesn't work! Because of the way it was put together stated Mayor Tarbet. Councilman Boldizar stated that has been engineered. We brought...Mayor Tarbet stated we didn't engineer it, Regional Planning sent in their water guy and he went through and looked at it and looked at our ideas of how to route it and how to do this and it is all extremely, anything you run through a pipe underground is extremely expensive. Councilman Boldizar we are dealing with a lot of spots RR Tracks and different things with the creek running through town and the whole thing with E. 1st St. Mayor Tarbet stated going to a lot of these mayor things there are a lot of people having problems with storm water. Serious storm water issues! Its just like the water lines, storm and water lines are no less expensive than any other lines. We will have to address eventually. We have had our fair share of floods, but we are seeing some of this storm water being bad even when we get an inch of rain. Remember we went through that time when they were going through you know, Line St. McKinley um.... all back in that part where they redid roads and the same time did curbs and storm sewer. You get into McDaniel & Fry Allotments it can be bad. Down the future is coming! Mayor Tarbet stated we met with Representative Johnson last week in Columbiana and they keep saying the same thing, water, safe water, water lines and storm water. Everybody needs big dollars. A \$300 thousand grant today doesn't do you any good. I mean it does do you good you could replace a couple blocks right. But it is not at the rate it needs to be replaced in a lot of cities or villages. Especially smaller towns. It has to be in Minerva's long-range plan. Mayor Tarbet said Well people are there any other ideas, Mr. Jackson you have been quiet over there. Mr. Jackson stated I did not know I was allowed to talk; I was just listening. Mayor Tarbet stated as a prospective business owner in town what are your thoughts for the future. Mr. Jackson stated I have some thoughts on some of things that were mentioned. The residential thing with keeping the place nice. It is my understanding that most of the building and residents in Minerva are renters, and renters really don't want to take care of anything. Mayor Tarbet stated that is an issue. Mr. Gunderson stated Lori calculated that and we are at 60% if not more. Mr. Jackson stated typically when you want to take pride in your property renters really don't want to do that. So, when you get the notice, they probably don't even give it the land lord or whomever they need to give it to. Mayor Tarbet stated to clarify that, when we cite a property, we are the citing the person on record. Not necessarily who is living there. Councilman Meadows stated the person living there will get cited, but the person of interest is also getting cited. It is getting covered on both ends, we made that change at Planning. Mayor Tarbet stated so if you are renting the place right and it says in your lease you will keep the lawn mower and maintained ok you are not doing it, we are contacting the owner of the property and let him know the renter is not mowing the grass. I done care what the lease says you are the property owner stated Mayor Tarbet. The mowing has been raised to \$300. If the village mows your lawn, you get charged \$300. Mayor Tarbet stated it is \$300 a shot, it used to be \$40 I would let you mow mine too for \$40. (laughter) Now we are getting some attention since that has been changed that. Mr. Jackson stated that is an expense that I would not want. Mayor Tarbet stated we are trying to tighten that stuff up! You are correct it is very tough to enforce some things stated Mayor Tarbet. Mr. Jackson stated he wanted to address his purchase of the building on Line St. beside the Wadsworth Building you keep mentioning. I know the grand scheme of things is you want all of that property for your project. Keep in mind you want 6 apartments by 2025, we just put one up on the second floor of our building if you

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redevelop Mr. Wadsworth's Building you are losing 6 people, 6 people live there. You are minusing six apartments to do whatever you want to do there. So, your number just went to twelve apartments by 2025 to have to make the goal you wanted. We are trying to figure out what is going on our end to cover our bases and do some things. That is the concern as to why I am listening tonight to see what the plan was of the village in my new area. I did get some insight tonight and I appreciate that stated Mr. Jackson. Mayor Tarbet stated we are open if you have a question, don't get the idea we are not transparent, were not hiding anything! Mr. Jackson stated we live out of town, we never really got to involved what happens in the village. Now since we are property owners in town, we want to get more involved. Councilman Meadows stated he is excited that you are participating on 2nd Fridays. Councilman Boldizar asked Mr. Jackson you still have more work to do. Mr. Jackson stated yes, a complete renovation on the first floor. The process to buy the place was a little bit more than we thought. We went the SBA for funding. I will be honest I would not recommend that anyone! Paperwork and estimates. The SBA kept presenting hurdles to us. We thought we would hire a contractor for plans and with Stark County and they require an architect, which if we would have known we have started four to five months ago. We will start working on that next week, but the project is probably pushed a year out. We have the funding and hopefully no arguments or disagreements with the village. Mayor Tarbet stated our persistence I think you will see our persistence every time you drive by Bings. Bings is trying very hard to do exactly what Benjamin wanted them to do, for it to look better. From where we went from years ago to where it is headed, it sure is a whole lot better than where we have been for the last twenty years. Mr. Gunderson stated I am interested in to how it will turn out. Mayor Tarbet stated when he (john Leyda) is done with the renovation we should make a big deal out of it!

Mayor Tarbet stated your openness is greatly appreciated. Councilman Meadows stated we are moving in the right direction. I appreciate everyone and we don't fight with each other!

(there was no motion to adjourn the meeting)

Attest:

Brenda Albaugh Clerk of Council
(transcribed)

Timothy N. Tarbet Mayor