



City of Lakewood
City Council

Council At Large
Sarah Kepple, President
Thomas R. Bullock III
Angelina Hamilton Steiner

Ward Council
Kyle Baker, Ward 1, Vice President
Bryan Evans, Ward 2
Cindy Strebig, Ward 3
Vacant, Ward 4

Noticed 01/15/26

PUBLIC NOTICE – COMMITTEE OF THE WHOLE

Committee of the Whole will meet Tuesday January 20, 2026 at 6:30 p.m. in the Auditorium at Lakewood City Hall, 12650 Detroit Ave. The meeting is open to the public.

The meeting will be livestreamed on the City’s website at the following link:

www.lakewoodoh.gov/councilvideos

PUBLIC COMMENT PROTOCOL (Updated 4/2025)

The public is invited to comment on agenda items by submitting a written comment in advance of the meeting using the eComment platform available [HERE](#). New users must create an eComment account. Committee Chairs may also accommodate in person public comment.

The agenda is as follows:

Approval of the minutes of the January 12, 2026 Committee of the Whole.

Communication from President Kepple regarding City Hall Space Due Diligence Update (*referred to COW 10/20/25*) – Presentation on Project Delivery from Cogence Alliance.

Communication from President Kepple regarding City Hall Space Considerations Amended Schedule (*referred to COW 01/05/26*)

Sarah Kepple, Chair
COMMITTEE OF THE WHOLE

Individuals with disabilities who require accommodations for participation in meetings must request accommodations at least 3 business days ahead of the scheduled meeting. Contact Michelle Nochta at (216) 529-5906 or michelle.nochta@lakewoodoh.gov.



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October 20, 2025

RE: City Hall Space Due Diligence Update

Dear Colleagues,

I am writing to provide a timeline and update on the due diligence work being performed regarding City Hall space potential solutions. As you know, the heads of all three branches of government, myself, Mayor George and Judge Neff have all recognized the need to address the space issues at the current City Hall, and Council has previously identified addressing the police space issues, particularly the insufficient women's locker rooms, as a budget priority. In 2023, the Administration had Weber Murphy Fox ("WMF") complete a space analysis study at City Hall, and at the final meeting of Council in 2024 Mayor George and I introduced a communication to bring the space study before Council.

At the February 3rd and June 16th meetings of Committee of the Whole, Councilmembers asked a variety of questions which could be generally summarized as:

- What are the possible options to solve the space issues?
- How much does each option cost?
- What are the operational and customer service pros/cons of each?

At the July 7th meeting of Council, the Administration placed legislation on the docket to purchase 1470 Warren Road and expressed the idea of moving administrative functions to that property, allowing for the expansion of the police and courts into the existing City Hall to create a Justice Center. In order to properly consider this proposal, Council leadership hired Project Management Consultants ("PMC") to help us evaluate any data that the Administration had previously collected toward answering the above questions, as well as evaluate what additional data we needed to ask the Administration to provide to answers to additional questions, such as:

- How could an addition be built onto the current City Hall of sufficient size to address the space issues, and how much would it cost?
- How much will it cost to fully gut and renovate the Warren Road building and retrofit the current City Hall into a Justice Center?
- How do the City Hall improvements previously laid out in the 5-year capital plan (for example, window replacements) fit into the overall budget and timing of the proposed project options?
- What are the ongoing operational costs and the customer service and efficiency pros/cons of each?

Vice President Baker, Councilmember Evans and I formed a working group to dig into these overarching questions, and we have been meeting weekly with our consultant from PMC, Chris Panichi, an architect with a background in civic construction and renovation projects. We asked Planning Director Byington to pull all preliminary documents related to the City Hall space question into a shared drive which is now accessible to all councilmembers, and PMC reviewed them. Below is a timeline of some of the continuing work following that preliminary review:

- **August 13, 2025** PMC toured Warren Road building with Councilmembers Bryan Evans and Angelina Hamilton Steiner.



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- **August 21st** PMC/Council working group met and concluded based on the high-level estimate provided, a site visit would be required to better understand current conditions and proposed renovation estimate for City Hall.
- **August 27th** PMC toured City Hall.
- **September 4th** PMC/Council working group met and concluded the need for the Administration to have their consultant, WMF, develop a similar level renovation assessment with probable cost estimate on the Warren Road site to provide equal level of due diligence. In addition, PMC requested a meeting with WMF to further understand the level of renovation required and expectation for the current City Hall.
- **September 16th**, Chis Panichi (PMC) and the Council working group met with Planning Director Byington, Assistant Director Baas, and David Thal from WMF to discuss what was the anticipated level of renovation for the current City Hall and the need to perform an assessment for the Warren Road building equal to the level of the one they did for the current City Hall.
- **September 25th**, Director Byington sent the proposed scope of work to David Thal at WMF to provide a proposal to assess the Warren Road building and provide an estimate of probably construction cost to renovate.
- **October 1st**, WMF sent the attached proposal which includes the scope of work to be done to provide an estimate of the cost of renovating the Warren Road building.
- **October 14th**, David Thal of WMF and Chris Panichi of PMC met and created the following summarization of options that have evolved through this due diligence process:
 - Option 1 – Renovate the current City Hall with modest 3,000 square foot addition to the west for police expansion and renovate the Annex across the street.
 - Option 2 – Infill the “U” in the back of the current City Hall as an addition and renovate the current City Hall and Annex. The Administration has stated that the sally port location for the jail makes this option less viable.
 - Option 3 – Renovate current City Hall and add a large addition. The estimate created is based on a two-story addition onto the front of the building.
 - Option 4 – Purchase and fully renovate 1470 Warren Road to accommodate a large part of administrative functions, renovate the current City Hall to expand police and courts, and sell the Annex.

Once WMF has completed this estimate, the Council working group and PMC will re-convene. It is my hope that we will then be able to move forward with a committee of the whole meeting with the two consultants in attendance to review and discuss all of the data for the options including project costs.

Sincerely,

Sarah Kepple

President of Council, Member at Large



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January 5, 2025

Lakewood City Council
Lakewood, Ohio

RE: City Hall Space Considerations Amended Schedule

Dear Colleagues,

I am writing to provide an updated schedule for discussions with the Administration regarding City Hall Space considerations. Due to the availability of the Bond Counsel, their presentation has been moved to January 26th. We will reserve their original date of February 2nd for additional dialogue regarding these significant decisions.

Please find attached my original communication explaining the interconnectivity of the debt load and BANS timeline and City Hall decision, relevant information, and the amended schedule.

I encourage City Councilmembers to review the attached presentation and the information in the shared folder. To ensure a productive conversation that will help Council make an informed decision, I suggest that each Councilmember compile a list of critical questions that you will need answered in order to make this significant financial and operational decision and send them in advance to the Administration.

Sincerely,

Sarah Kepple



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Dear Colleagues,

I am writing to provide a follow up to my attached October 20th communication and subsequent November 17th Committee of the Whole presentation from Weber Murphy Fox (WMF) and Project Management Consultants (PMC) regarding City Hall space options and estimates, also attached. The presentation presented high-level conceptual cost estimates for three options as well as projected cash flow needed for each option, summarized below.

	Option 1 City Hall Renovation with small addition and annex renovation	Option 2 City Hall renovation with large addition and annex renovation	Option 3 Warren Road Renovation and City Hall Renovation
Estimated Project Cost	\$21,425,071	\$30,984,985	\$39,720,945
Projected Cash Flow			
2026	1.2 M	1.5 M	1.6 M
2027	12.5 M	16.8 M	15.6 M
2028	7.8 M	11.2 M	10.3 M
2029		1.5 M	12.2 M

The Administration has expressed a desire to use 1.5 million from the Land Acquisition Fund to purchase the Warren Road building and include 16.5 million in the City’s 2026 Bond Anticipation Notes (BANS) for renovation of the Warren Road building. Page 160 of the budget book also reflects an additional 5 million in 2027 and 3 million in 2028 and indicates an estimated cost of Criteria Architect of 2026 and 2027 to be 1.8 million.

Each year, the City’s bond counsel comes before City Council to discuss the City’s debt and the impacts of proposed BANS. Because the City plans to go out for a bond rating this year, the Finance Department has requested that the BANS legislation be adopted by February 17th. Working backward from this date, and, considering that it will be important for the new Ward 4 Council member to be included in the interwoven topics of the City’s debt, rating, and proposed BANS and the Administration's proposed City Hall plan details, I propose the following timeline and process:



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AMMENDED SCHEDULE

Monday, January 12th

6:00 -? Ward 4 candidate Interviews

Tuesday, January 20th

7:30 Ward 4 Council member sworn-in, Full Council BANS legislation introduced 1st reading

Monday, January 26th

6:00 -? Committee of the Whole

Administration presentation on their proposed City Hall plan

Bond Counsel presentation to Council

Monday, February 2nd

6:00-7:30pm Committee of the Whole **Reserved for Additional City Hall discussion**

7:30 Full Council mtg-BANS legislation 2nd reading

Monday, February 9th

6:00 -? Committee of the Whole reserved for further City Hall space plan discussion with Administration

Tuesday, February 17th

7:30pm Full Council Meeting BANS legislation 3rd reading

I encourage City Councilmembers to review the attached presentation and the information in the shared folder. To ensure a productive conversation that will help Council make an informed decision, I suggest that each Councilmember compile a list of critical questions that you will need answered in order to make this significant financial and operational decision and send them in advance to the Administration.

Sincerely,

Sarah Kepple
President of Council, Member at Large