



# 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 Streb, Ward 3  
Cindy Marx, Ward 4

Noticed 11/12/25

## **PUBLIC NOTICE – COMMITTEE OF THE WHOLE**

Committee of the Whole will meet Monday November 17, 2025 at 6:00 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](http://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 October 13, 2025 Committee of the Whole.

Communication from President Kepple regarding City Hall update. (*referred to COW 10/20/25*)

*Pursuant to Ohio Revised Code [Section 121.22](#) (G), a motion to enter executive session may be made to consider the purchase of property for public purposes.*

**RESOLUTION 2025-41** - A RESOLUTION to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, appointing \_\_\_\_\_ to the Tree Advisory & Education Board for the three-year term beginning January 1, 2026 and ending December 31, 2028. (*referred to COW 9/2/25*)

*Pursuant to Ohio Revised Code [Section 121.22](#) (G), a motion to enter executive session may be made for the purpose of considering the appointment of a public official.*

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 [michelle.nochta@lakewoodoh.net](mailto:michelle.nochta@lakewoodoh.net).*



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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 3<sup>rd</sup> and June 16<sup>th</sup> 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 7<sup>th</sup> 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 21<sup>st</sup>** 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 27<sup>th</sup>** PMC toured City Hall.
- **September 4<sup>th</sup>** 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 16<sup>th</sup>**, 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 25<sup>th</sup>**, 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 1<sup>st</sup>**, 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 14<sup>th</sup>**, 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

RESOLUTION NO. 2025-41

BY: KEPPLE

A RESOLUTION to take effect immediately provided it receives the affirmative vote of at least two thirds of the members of Council, or otherwise to take effect and be in force after the earliest period allowed by law, appointing \_\_\_\_\_ to the Tree Advisory & Education Board for the three-year term beginning January 1, 2026 and ending December 31, 2028.

WHEREAS, the end of a term has caused a vacancy on the Tree Advisory and Education Board beginning January 1, 2026, in a seat occupied by a Council appointee, thus requiring an appointment to the board; and

WHEREAS, as set forth in Section 2.12 of the Third Amended Charter of the City of Lakewood, this Council by a vote of at least two thirds of its members determines that this resolution is an emergency measure and that it shall take effect immediately, and that it is necessary for the immediate preservation of the public property, health, and safety and to provide for the usual daily operation of municipal departments, in that these positions should be filled immediately so as to ensure the board is at full capacity to perform its work; now, therefore,

BE IT RESOLVED BY THE CITY OF LAKEWOOD, OHIO:

Section 1. Council appoints \_\_\_\_\_ to the Tree Advisory & Education Board for the three-year term beginning January 1, 2026 and ending December 31, 2028.

Section 2. It is found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were passed in open meetings of this Council and that all deliberations of this Council and any of its committees that resulted in such actions were in meetings open to the public and in compliance with legal requirements.

Section 3. This resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare in the City and for the usual daily operation of the City for the reasons set forth and defined in the preamble to this ordinance, and provided it receives the affirmative vote of at least two thirds of the members of Council, this resolution shall take effect and be in force immediately upon its adoption by the Council and approval by the Mayor, or otherwise it shall take effect and be in force after the earliest period allowed by law.

Adopted: \_\_\_\_\_

\_\_\_\_\_  
Sarah Kepple, President of Council

\_\_\_\_\_  
Maureen M. Bach, Clerk of Council

Approved: \_\_\_\_\_

\_\_\_\_\_  
Meghan F. George, Mayor