

**VILLAGE OF CHAGRIN FALLS
CEMETERY COMMISSION
August 14, 2019**

Members present: Trace, White, Carr, Lipp
Also present: Brockway, Buddenhagen, Arnold, DeBernardo, Mayor Tomko,
Jamieson

The meeting was called to order at 9:00 a.m. by Chairman Larry Trace.

APPROVAL OF MINUTES

Moved by Mrs. Carr, seconded by Mrs. White that the minutes of the meetings held June 12, 2019 and July 10, 2019 be approved. Carried. Ayes: Trace, White, Carr, Lipp. Nays: None.

OHIO CEMETERY ASSOCIATION

Mr. Arnold reported that he attended the annual Convention/Field Day & Trade Show on August 5th, 6th, and 7th in Miamisburg, Ohio. A few of the subjects brought up were cleaning headstones with D2, the fact that the Department of Commerce oversees cemetery laws, and new technology regarding the mapping system. Mr. Arnold said we have been using Burrows Consulting Services for many years but they don't seem to be keeping up with new technology. The Cemetery Commission agreed that looking into using a different consulting service would be a good idea.

AVAILABLE GRAVES

Mr. Arnold reported that there are only 70 full size in-ground graves left to sell, less than 100 in-ground cremation graves, and only 15 niches are left in the columbarium. There was discussion on expanding the area where Section 53 and Section 49 abut each other. This would create 200-300 graves sites. A second possible location to expand is in Section 52. The cost for this expansion should be put in the budget as soon as possible because it will take approximately two years from start to finish before a burial can take place.

Mr. Trace said he talked to Sheffield Monuments about having another columbarium installed in Evergreen Hill Cemetery and they gave him an approximate estimate of \$50,000. This should be put in the budget for next year.

MAUSOLEUM/COLUMBARIUM

Mr. Arnold said he pressure washed the inside of the mausoleum, which is being turned into a columbarium. Paint, concrete work, and electricity are expected to be done next. Mr. Trace shared a summary of work to be done to the mausoleum/columbarium from CT Consultants. He said he

thinks they could save a lot of money if this work was done in house. When the conversion is complete, it will yield approximately 200 units.

NON-RESIDENT REQUEST TO PURCHASE ONE GRAVE

Mr. Arnold presented a written request from Mary Dixon, who resides in Bainbridge Township, to purchase one grave next to the two graves that she currently owns. She had lived in Chagrin Falls previously but then moved to Bainbridge Township. The commission agreed that this situation has come up many times before, and it is a hard decision to make, but because she already owns two graves a motion was placed on the floor by Mrs. White and it was seconded by Mrs. Carr to deny the request to purchase one full size in-ground grave. Carried. Ayes: Trace, White, Carr, Lipp. Nays: None.

“NO PETS ALLOWED” SIGN

Mr. Brockway presented to the commission a temporary sign that can be placed in the cemetery when needed that states: “Please, we ask you to respect our rules. No pets allowed in the cemetery”. This has become a problem, particularly on Memorial Day.

The meeting adjourned at 10:00 a.m. from the Village Hall and reconvened at Evergreen Hill Cemetery to conduct a walk-through to note which trees/shrubs need to be maintained or removed.

The meeting adjourned at 11:15 a.m.

Larry Trace, Chairman
lgb



From: C. McGinnis, P.E.
To: Tim Lannon, Village Engineer
CC: John Lillash
Subject: Summary of Cemetery Building Review (19000601, Ph-07)
Location: Evergreen Hill Cemetery, Chagrin Falls, OH
Reason: Transformation of Existing Structure Into a Vault Columbarium (By Others)
Observation Date: 7/16/19
Observation By: C McGinnis & John Lillash

Existing Construction

Existing 22'x16'± (outside dim.) block structure (circa 1879;) was visually observed and found to be constructed as follows:

- Solid 18" thick block/mortar walls with front double leaf caged entrance door, no window openings and (2) 6" dia. foundation ventilation openings at each end of both long walls. The interior face of the second and fourth masonry courses contained 1 ½" dia. holes, 8"-9" deep, at approximately 2' spacing which are understood to be dowel/pin support holes for removable mortuary tables.
- Interior floor consisted of (8) individual 5.0'x6.5'± flat slabs of 4.5" ± thick stone above an apparent 18" ± air cavity. The four corner slabs contained an 8" ± sq. ventilation opening approximately 24" in from each corner to the underlying void beneath the slab which was in turn vented through the foundation to the exterior of the building.
- Interior ceiling was timber framed with bead board veneer ventilated into the attic space and through the gable ends of the building to the exterior.
- Roof appears to have been replaced in the past as it is constructed of painted wood fascia/trim with asphalt shingle roofing.

No design/drawings were available for review.

Current Visual Condition (See Attached Photo's)

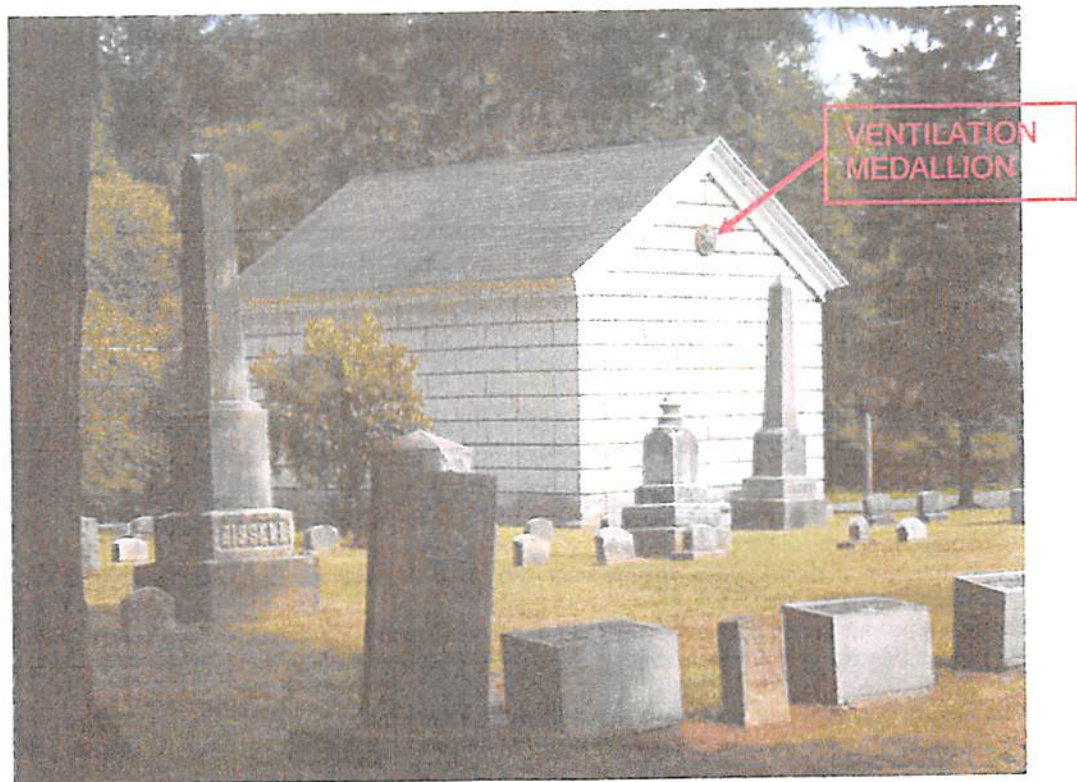
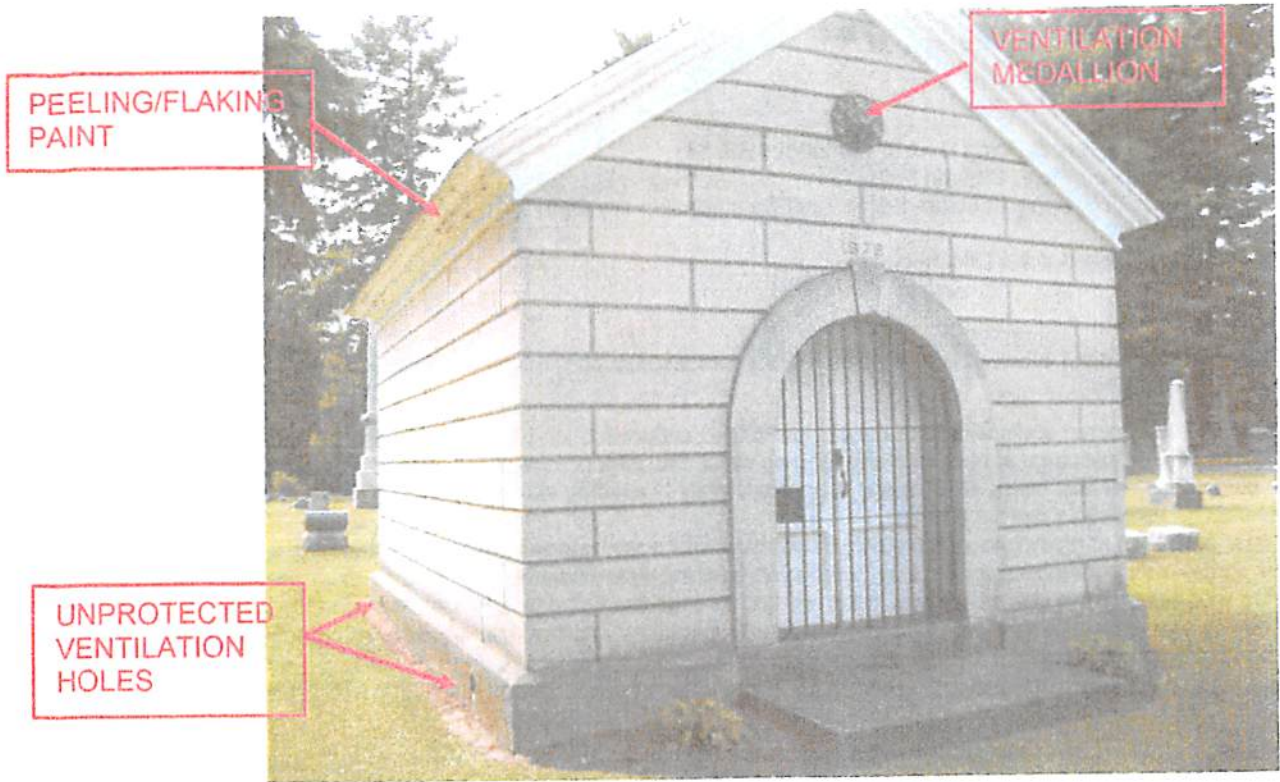
The current state of the overall structure appeared to be in good condition, noting the following:

- Masonry contained a few minor interior & exterior mortar joints that require patch/repair, but otherwise in very good condition.
- Stone floor slabs are supported over an existing cavity but appeared to be in good condition with no observed cracking, delamination or other noticeable deficiencies. Size, type, qty, location and condition of slab supports were not accessible and could not be determined.
- An 18" ± deep cavity was observed to exist beneath the entire floor and was deemed to be a design feature for building ventilation purposes and not the result of settlement.
- Exterior foundation ventilation openings require louvered covers for rodent control.
- Interior bead board ceiling contained a couple of demolition/access holes that require patch/repair.
- Roofing as observed from ground level, appeared to be in good overall condition.
- Fascia/trim paint exhibits minor peeling and flaking.

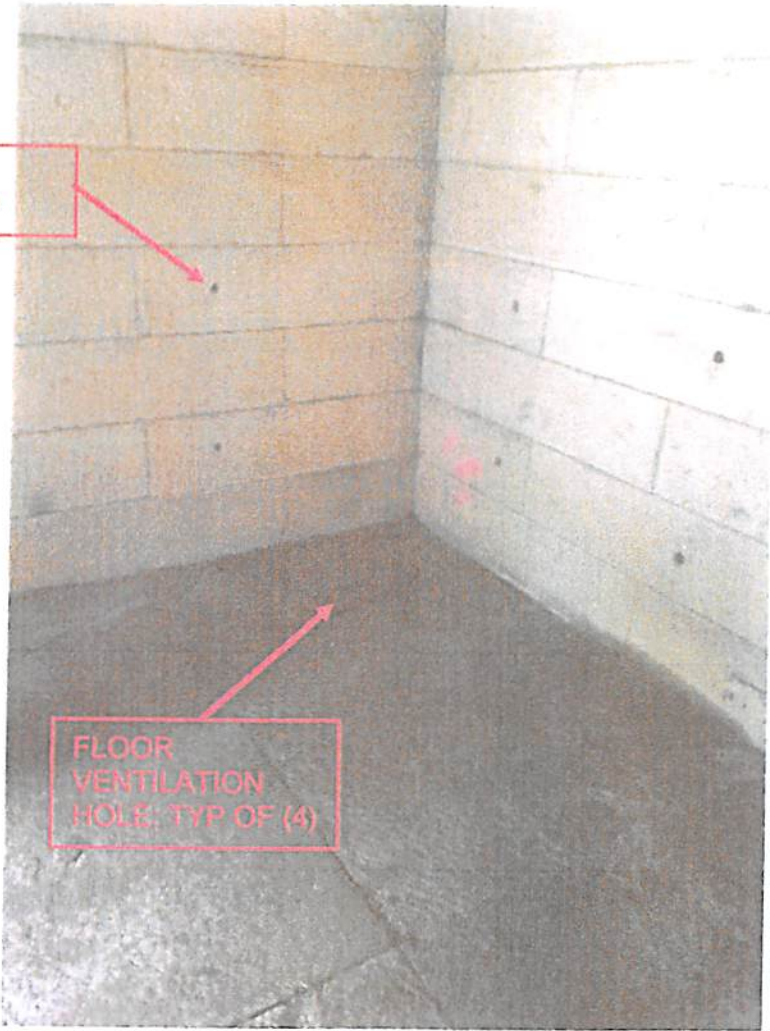
Recommendation(s)

No major structural deficiencies were observed to indicate that the Columbarium project should not proceed. However, the following remediation was recommended to the owner's representative (Rob):

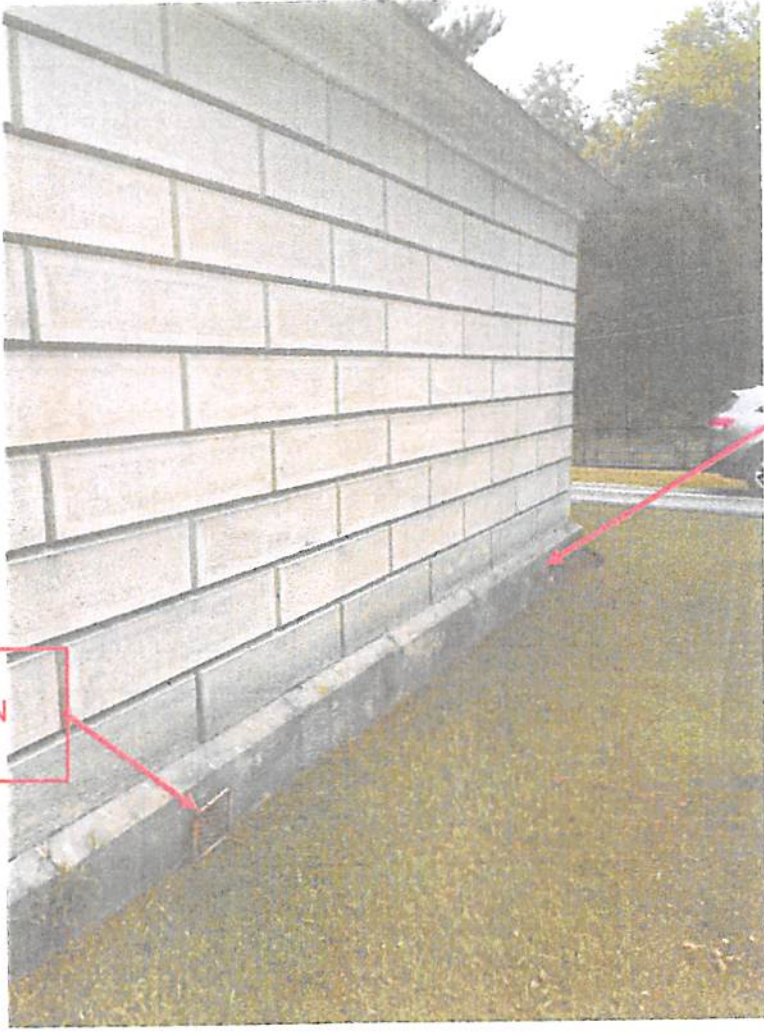
- Fill underlying air cavity with LSM (Low Strength Mortar) following owner installation of conduit below the slab, noting that the current ventilation openings be maintained via sleeves through the existing wall and slab openings, prior to LSM placement.
- All wall and foundation penetrations required for the conduit installation should be core drilled to avoid cracking/structural damage.
- Top of interior stone slabs should be power-washed to prepare/clean surface and remove bond inhibiting material and coated with a bonding agent prior to placement of new concrete Columbarium pad atop of existing stone slab floor.
- New Columbarium concrete pad should contain temp/shrinkage steel or synthetic fibers to control cracking and drying shrinkage. Additionally, troweled control joints should be installed atop of the new concrete directly over the existing stone slab joints to coincide with reflective cracks that are anticipated to occur.
- Expansion joint material should be installed between the faying surfaces of the exist block wall and the new Columbarium concrete pad to accommodate any differential movement of the stone, brick and concrete materials.
- Fascia/trim paint should be cleaned and touch-up primed and painted to restore integrity of coating system.
- Masonry joints with missing/loose mortar should be tuck pointed to mitigate water intrusion and future deterioration.



DOWEL/PIN
HOLES; TYP

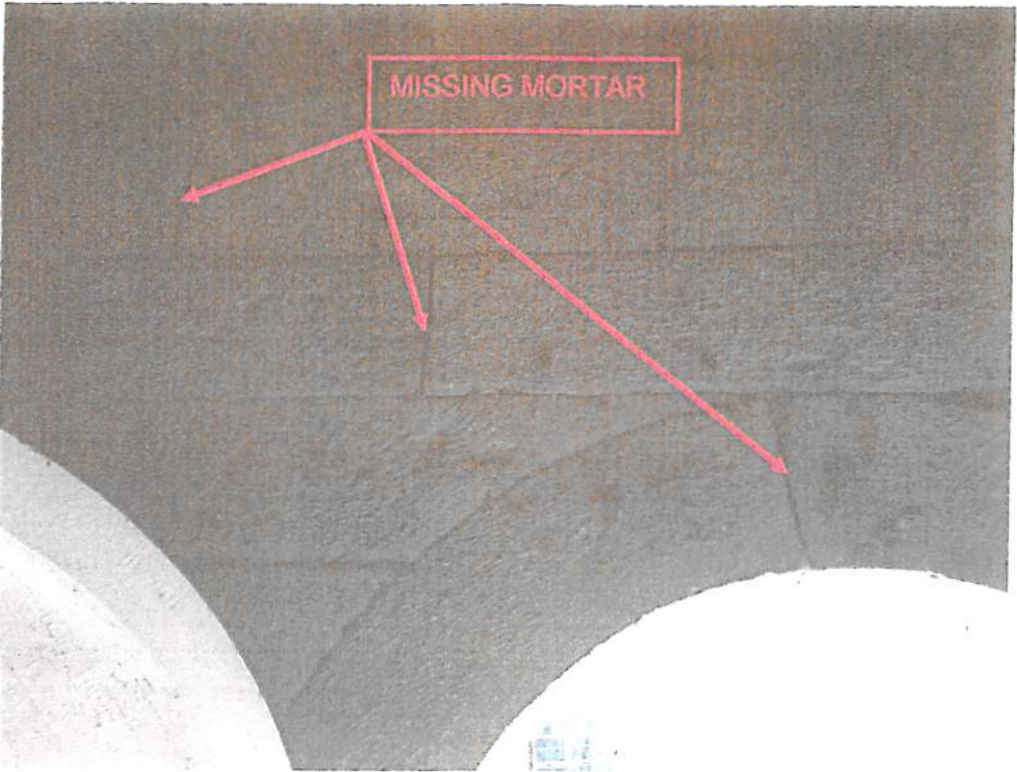


FLOOR
VENTILATION
HOLE; TYP OF (4)



LOOSE
VENTILATION
GUARD

UNPROTECTED
VENTILATION
HOLE





17626 Eastwood Tr.
Clayton Falls, O. 44023
August 1, 2019
15440-543-4805

To the Clayton Cemetery Commission and Mr. Arnold:
My name is Mary Dixon. I am writing
in regards to a cemetery grave next to mine.
Mr. Arnold said it was for sale but I didn't live
in Clayton and would need a buyer for me to
use it. My husband and I bought our graves in
the early nineties. He passed away in 2000 and I
moved to a condo in Bainbridge after living in
Clayton Falls on Church St. for about 40 years.

I didn't expect my children to predecease me.
My son's wife Margaret Vicky Dixon died in August
2016 and my grandson, William Dixon, died
few months later in the fire at Oakland Warehouse
in Dec. 2016. My son died on Easter April 21,
2019. They were all Clayton Falls graduates.

My grandson's ashes were buried on my
husband's grave. I wish to bury my son's and
his wife's ashes on a new grave next to me.
I could use a bigger grave stone and it would
look neater. I'm not fond of the fluted stones.

Thank you for listening to my request. I
visit the cemetery frequently. It is a nice, quiet
place to reflect on life. Last summer I saw a
bald eagle on a stone with his wings spread
out. I thought it was a new tomb stone. He flew
away.

Sincerely,

Mary Dixon