

**REGULAR CAUCUS MEETING
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
TO BE HELD ON TUESDAY, MARCH 10, 2026
7:00 P.M.**

I. ROLL CALL OF MEMBERS:

II. PLEDGE OF ALLEGIANCE:

III. APPROVAL OF MINUTES OF PRECEDING MEETINGS

1. REGULAR CAUCUS MEETING MINUTES HELD ON JANUARY 13, 2026.
2. REGULAR CAUCUS MEETING MINUTES HELD ON FEBRUARY 10, 2026

IV. DISCUSSION:

1. DEPARTMENT OF LIQUOR CONTROL PERMIT PHEONIX HOOKAH LOUNGE LLC. 17021 BROOKPARK RD D-1 NEW 06896237-1
POSTMARK DATE: 03/26/2026. – PER COUNCIL PRESIDENT SALVATORE.
2. COUNCIL MEETING SCHEDULE.- PER COUNCIL PRESIDENT SALVATORE.

V. FINANCE COMMITTEE – CHAIRMAN, COUNCILMAN SCOTT:

1. AN ORDINANCE AUTHORIZING THE DESIGN, THE PREPARATION OF CONSTRUCTION DOCUMENTS AND THE ADMINISTRATION OF THE RECREATION CENTER AND CITY HALL EXTERIOR RENOVATIONS PROJECT AND THE MAYOR TO ADVERTISE FOR BIDS, AND ENTER INTO A CONTRACT FOR SAID PROJECT, AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

VI. LEGISLATIVE COMMITTEE –CHAIRMAN, COUNCILMAN ROBERTS:

1. AN ORDINANCE AMENDING SECTION 101.08 OF THE BROOK PARK CODIFIED ORDINANCES ENTITLED "CHARGES FOR SERVICE REQUESTS; COPIES OF CITY RECORDS," AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

VII. RECREATION COMMITTEE –CHAIRMAN,COUNCILMAN McCORKLE:

1. AN ORDINANCE AUTHORIZING THE EXPENDITURE FOR THE BROOK PARK RECREATION CENTER POOL SURFACE PREPARATION AND PAINTING PROJECT, AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

VIII. SERVICE COMMITTEE – CHAIRMAN, COUNCILMAN GONZALEZ:

1. AN ORDINANCE PROVIDING FOR THE CITY OF BROOK PARK'S CONSENT AND COOPERATION WITH THE OHIO DEPARTMENT OF TRANSPORTATION ("ODOT") FOR THE RESURFACING OF THE BEREA FREEWAY (SR-237) FROM EASTLAND ROAD TO APPROXIMATELY RAMP E-7 SOUTH OF SR-17 IN THE CITY OF BROOK PARK; AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY AGREEMENTS; COMMITTING TO UTILITY, RIGHT-OF-WAY, AND MAINTENANCE RESPONSIBILITIES; AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

IX. ADJOURNMENT:

Posted 3/6/2026



BROOK PARK CITY COUNCIL
ATTN CLERK
6161 ENGLE RD
BROOK PARK OH 44142

NOTICE TO LEGISLATIVE AUTHORITY

TO

Form with fields: PERMIT NUMBER (06896237-1), TYPE (NEW), ISSUE DATE, FILING DATE (4/15/2025), PERMIT CLASSES (D-1), TAX DISTRICT (18110), RECEIPT NO (OCT), and recipient address (PHOENIX HOOKAH LOUNGE LLC).

FROM 2/23/2026

Form with fields: PERMIT NUMBER, TYPE, ISSUE DATE, FILING DATE, PERMIT CLASSES, TAX DISTRICT, RECEIPT NO.

MAILED 2/23/2026

RESPONSES MUST BE POSTMARKED NO LATER THAN 03/26/2026

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES: OCT NEW 06896237-1 (TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT THE HEARING BE HELD [] IN OUR COUNTY SEAT [] IN COLUMBUS

WE DO NOT REQUEST A HEARING []

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature) (Title) - [] Clerk of City Council (Date) [] Township Fiscal Officer

(Printed Name) (Email Address) (Telephone No.)



2026 CAUCUS-COUNCIL MEETING SCHEDULE

JANUARY

6 - Caucus Prior
6 - Council
13 - Caucus
20 - Caucus Prior
20 - Council

Holidays Observed

1/1/26 New Year's Day
1/19/26 Martin Luther King Day

SUMMER RECESS

Holidays Observed

7/4/26 Independence Day

FEBRUARY

~~3 - Caucus Prior~~
3 - Council
10 - Caucus
17 - Caucus Prior
17 - Council

2/16/26 President's Day

AUGUST

SUMMER RECESS

18 - Caucus Prior
18 - Council

MARCH

3 - Caucus Prior
3 - Council
10 - Caucus
17 - Caucus Prior
17 - Council

SEPTEMBER

1 - Caucus Prior
1 - Council
8 - Caucus
15 - Caucus Prior
15 - Council

9/7/26 Labor Day

APRIL

7 - Caucus Prior
7 - Council
14 - Caucus
21 - Caucus Prior
21 - Council

OCTOBER

6 - Caucus Prior
6 - Council
13 - Caucus
20 - Caucus Prior
20 - Council

MAY

6 - Caucus Prior
6 - Council
12 - Caucus
19 - Caucus Prior
19 - Council

5/25/26 Memorial Day

NOVEMBER

4 - Caucus Prior
4 - Council
10 - Caucus
17 - Caucus Prior
17 - Council

11/3/26 Election Day

11/11/26 Veteran's Day

11/26/26 Thanksgiving Day

11/27/26 Day after Thanksgiving

JUNE

2 - Caucus Prior
2 - Council
9 - Caucus
16 - Caucus Prior
16 - Council

DECEMBER

1 - Caucus Prior
1 - Council
8 - Caucus
15 - Caucus Prior
15 - Council

12/25/26 Christmas Day

Verbal Approval: December 16, 2025

P/C 3/13/26
CA _____
1st R _____
2nd R _____
3rd R _____
B/C _____

CITY OF BROOK PARK, OHIO

Ordinance No. _____

Introduced By: MAYOR ORCUTT

AN ORDINANCE AUTHORIZING THE DESIGN, THE PREPARATION OF CONSTRUCTION DOCUMENTS AND THE ADMINISTRATION OF THE RECREATION CENTER AND CITY HALL EXTERIOR RENOVATIONS PROJECT AND THE MAYOR TO ADVERTISE FOR BIDS, AND ENTER INTO A CONTRACT FOR SAID PROJECT, AND DECLARING AN EMERGENCY

WHEREAS, exterior renovations to the Brook Park Recreation Center and City Hall have been included in the Municipal Campus Master Plan and have been approved by the Planning Commission; and,

WHEREAS, along the west façade is it proposed to remove the saw tooth portion of the Center (Natatorium) and fill-in with storefront glass windows and doors; and,

WHEREAS, it is proposed to remove the existing colored dimensional panels on the main gym and install fiber cement panels on the exterior of the entire building; and,

WHEREAS, it is proposed to paint the exterior of the entire building; and,

WHEREAS, the City desires to move forward with the proposed exterior renovations of the Recreation Center and City Hall as indicated above.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROOK PARK, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

SECTION 1: The Mayor is hereby authorized to enter into a contract with the Consulting Engineer (Euthenics, Inc.) for

RECEIVED
MAR 03 2026
BROOK PARK CITY COUNCIL

professional design services in connection with the municipal improvements that are being proposed with the Recreation Center and City Hall Exterior Renovations Project.

SECTION 2: The Consulting Engineer is hereby authorized to provide professional design services in accordance with proposal letters from Euthenics, Inc., dated February 10, 2026, for said project (Attachment 1).

SECTION 3: The Mayor is authorized to advertise for bids and enter into (a) contract(s) with the lowest and best bidder or bidders for the Recreation Center and City Hall Exterior Renovations Project.

SECTION 4: The money needed to complete the aforesaid transaction shall be paid from the Recreation Center Renovation Fund No. 553, theretofore appropriated or to be appropriated for said purpose.

SECTION 5: It is found and determined that all formal actions of this Council concerning and relating to this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in full compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 6: This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety, and welfare of the City of Brook Park, and for the further reason that City Council deems it necessary to proceed with the Recreation Center and City Hall Exterior Renovations

Project as soon as possible. Therefore, provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____
PRESIDENT OF COUNCIL

ATTEST: _____ APPROVED: _____
Clerk of Council MAYOR

DATE

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS.


DIRECTOR OF LAW

February 10, 2026

Edward Orcutt, Mayor
City of Brook Park
6161 Engle Road
Brook Park, Ohio 44142

Re: City of Brook Park
Recreation Center and City Hall Exterior Renovations
Final Design and Construction Documents
Project Description and Scope of Work

Dear Mayor Orcutt,

It is our understanding that the City of Brook Park desires to renovate the exterior of the Recreation Center and City Hall. The "Re-Vision" was approved by Planning Commission at the October 6, 2025 meeting. The intent of the project is to refresh the appearance of the buildings by using contrasting neutral color tones and architectural treatments. Included below and attached is the project description and scope of work for professional design services necessary for the Recreation Center and City Hall Exterior Renovations Project.

This phase of the "Re-Vision" includes but is not limited to the replacement of the panels on the Recreation Center with fiber cement panels, painting and the removal of the sawtooth portion of the structure on the west side of the natatorium portion of the building per the renderings in the Re-Visioning Planning Commission Application (attached hereto as Exhibit B). The west façade will be filled in with storefront glass and doors after the removal of the sawtooth structure.

Professional services to be provided include design, preparation of construction documents, bidding and negation phase services and contract administration services. Additional detail on the proposed services and their associated fees is outlined in Exhibit A.

If additional work or work of significantly increased complexity, clearly not contemplated in the original scope of services, is required, or if Euthenics, Inc. is required to abandon or perform or re-perform approved work, supplemental or modification agreements shall be negotiated providing for the cost and suitable profit for such work. If this Agreement is terminated during performance of the work, Euthenics, Inc. shall be paid for services rendered to the date of termination.

We appreciate the opportunity to provide this proposal and look forward to working with you on this project. Please call if you have any questions or need additional information.

Very Truly Yours,
EUTHENICS, INC.



Edward R. Piatak, P.E.
Consulting City Engineer

Encls.

FA\Jobs\187\202504 - Rec Center Ext Renovations\Admin\Rec Center Re-Visioning Letter - 02 10 2026.docx

City of Brook Park
Recreation Center & City Hall Exterior Renovations



Professional Services
Manhour Estimate
2/10/2026

Scope of Services	Project Manager	Engineer	Observer*	Clerical Misc.	Total Hours
Design Phase	32	12	0	6	50
Construction Document Preparation	12	16	0	6	34
Bidding Phase	12	0	0	4	16
Construction Phase	56	24	12	6	98
Contract Close-Out	6	0	4	6	16
Estimated Hours =	118	54	16	28	216

* Observer services during Construction and Close-Out Phases are estimates to be used for quantity verification only and not intended for contract specification conformance.

Full-Time Direct Labor
Overhead Rate = 146%
Net Fee Rate = 10%

Part-Time Direct Labor
Overhead Rate = 140%

Administration Services (Estimated) = \$31,515.00 (see above)

Architectural Services = \$144,600.00 (see attached - base)
\$14,600.00 (see attached - optional)
\$25,600.00 (see attached - optional)
\$5,500.00 (see attached - reimbursable estimate)

Estimated Total = \$221,815.00

EXHIBIT "A"



February 9, 2026

Edward R. Piatak
Senior Vice President
8235 Mohawk Drive
Cleveland, Ohio 44136
e-mail: erpiatak@euthenics-inc.com

RE: Proposal for Architectural Services
Renovation of the Exterior of the Recreation Center
City of Brook Park

Dear Ed:

At your request, the CPL Architects team has prepared the following proposal to develop the scope for the above-referenced project. We are proposing the Schematic Design Phase through Construction Administration services.

Project Understanding

Provide architectural design services for the proposed exterior renovation of the Recreation Center. The scope will include the replacement of the panels on the Recreation Center with fiber cement panels and the removal of the sawtooth portion of the structure on the west side of the building per the renderings in the Revisioning Presentation dated 11-5-24. All exterior windows will also be assessed for condition and recommendations for repairs or replacements. The west façade will be infilled with storefront glass and doors after the removal of the structure.

Scope of Services

Design

- Organize a site visit to review the project and surrounding areas and obtain a better understanding of the existing conditions and site context
- Develop a code survey for the project including only new 2024 Ohio Building Code (OBC) and the ICC A117.1-2017
- Prepare preliminary project schedule based on assumptions of next phases and regulatory agency approvals
- Develop a floor plan and elevations of the areas to be modified
- Provide the exterior material selection
- Provide a Schematic Design Package for review with project stakeholders
- Continue to develop the design concept
- Provide exterior building elevations and wall sections
- Provide a roof plan depicting the canopies
- Present the design concepts to you and your selected project Stakeholders for comments
- Incorporate the Stakeholder's comments into the Design Package
- *Optional: Prepare Statement of Probable Cost to be used for basis of public bidding*

Proposal for Architectural Services
Exterior Renovation of the Recreation Center
City of Brook Park

February 9, 2026
Page 2

Deliverables

Design Development Package deliverables shall include:

- o Site Plan
- o Roof Plan
- o Exterior Elevations (with key elements and materials to convey design intent)
- o Wall Sections
- o Project Schedule
- o *Optional: Preliminary Statement of Probable Cost*

Construction Documents

- Prepare construction drawings and technical specifications
 - Front-end documents will be provided by the City
- Meet with the Stakeholders at 60% completion for review and approval of Construction Documents
- Conduct 100% review with the Stakeholders to obtain sign-off
- Issue completed construction documents for plans review to the City of Brook Park
- *Optional: Update Statement of Probable Cost to be used for basis of public bidding*

Deliverables

Construction Document Package deliverables shall include:

- o Site Plan
- o Roof Plan
- o Exterior Elevations (with key elements and materials to convey design intent)
- o Wall Sections and Details
- o Drawing Specifications and Notes
- o *Optional: Updated Statement of Probable Cost*

Bidding and Negotiation Phase

- Issue construction documents for public bid
- Issue addenda as required during bidding
- Attend a project site walk with the bidders
- Coordinate and attend contractor bid opening, tabulation, and scope reviews

Contract Administration

- Attend a pre-construction meeting
- Attend bi-weekly construction meetings and site visits, up to 8 visits
- Review Contractor's shop drawings and submittals
- Respond to Contractor's Requests for Information (RFI's)
- Issue Field Orders, Bulletins and Change Orders as required
- Review and process monthly Applications for Payment/Review Prevailing Wage Data
- Perform walk-thru of completed construction to observe conformance with contract documents and prepare punch-list
- Conduct tours of completed project with the Stakeholders
- *Optional: Daily inspections throughout construction duration (2 hour daily allowance for 4 months anticipated)*

Assumptions

1. Services proposed in this proposal are only for exterior work.
2. Any roof replacement will be provided by others associated with the existing roofing.
3. It is assumed that Planning Commission and Zoning Boards have already formally approved the alterations based on the previously provided Revisioning Presentation dated 11-5-24
4. The terms and conditions of AIA document B104-2017 are included in this proposal by reference.
5. CPL has authorization to contact and meet with local Regulatory Agencies on behalf of the Project.
6. It is assumed that the City or City representative(s) will provide front-end documents for purposes of bidding.
7. There are no mechanical, electrical, plumbing, or structural modifications anticipated in the scope of this project.
8. It is assumed that Euthenics will provide any civil engineering services necessary for the project as contracted directly to the City of Brook Park.
9. It is assumed that storm and sanitary utilities will be designed as gravity systems only.
10. CPL will submit the drawings for plan review and pay the plan review fee as a reimbursable. The selected contractor will pick up the permit and pay the permitting fee.
11. It is assumed that the City will contract with an Environmental Consultant separately as required for the scope of this project.
12. Our team shall have no responsibility for the presence, handling, removal or disposal of Hazardous Containing Materials (HCM) in any form at the Project site aside from environmental testing of sample areas, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic substances. The Owner shall inform our team of all known or suspected hazardous substances, materials or constituents that may be present at the site.
13. The Owner agrees, to the fullest extent permitted by law, to indemnify and hold the Architect and its subconsultants harmless from and against any and all damage, losses or cost (including reasonable attorneys' fees and defense costs) caused in whole or in part by its acts, errors or omissions and those of anyone for whom they are legally liable. The Architect further agrees, subject to Risk Allocation below, to indemnify the Owner for damages arising from its own negligent errors acts or omissions. In recognition of the relative risks and benefits of the Project to both the Owner and the Architect, the Owner agrees, to the fullest extent permitted by law, to limit the Architect's total liability to the Owner or anyone making claims through the client, for any and all damages or claim expenses (including attorney's fees) arising out of this Agreement, from any and all causes, to the total amount of the Architect's fee.

Exclusions

1. There are no engineering services included in this proposal as we do not see the need for any engineering based on the scope.
2. Physical models, 3-D digital imaging, models, renderings, or other visualization strategies.
3. Any USGBC LEED® certification, documentation, LEED® requirements or similar sustainable requirements for the project are not included.
4. There is no landscape architecture included in this proposal.

Proposal for Architectural Services
Exterior Renovation of the Recreation Center
City of Brook Park

February 9, 2026
Page 4

Owner Provided Documentation

A copy of the current desired construction/project budget, if any and funding sources, including their requirements. The construction cost budget is estimated to be in the range of \$1,800,000.

Anticipated Schedule

The proposed project schedule will be prepared by CPL for your and City approval.

Project Team

Architectural

CPL

phone: (440) 891-8910

25 Main Street, Suite 200

Westlake, Ohio 44145

Don Rerko, AIA, NCARB
Vice President

phone: (440) 346-8777

e-mail: drerko@cplteam.com

Kiernan Weese, AIA, NCARB, MBA
Project Manager

phone: (440) 346-8772

e-mail: kweese@cplteam.com

Pamela Haberman, Assoc. AIA
Senior Project Designer

phone: (440) 346-8774

e-mail: phaberman@cplteam.com

Compensation

The CPL Team proposes to provide the above-listed base services for a lump-sum fee of \$144,600 (One Hundred Forty-Four Thousand Six Hundred Dollars), plus reimbursable expenses.

At the option of the owner, the optional Statements of Probable Costs can be provided for an additional lump-sum fee of \$14,600 (Fourteen Thousand Six Hundred Dollars)

At the option of the owner, the optional additional Construction Administration inspections can be provided on a time and materials not to exceed basis. We anticipate the total fee for this scope to be approximately \$25,600 (Twenty-Five Thousand Six Hundred Dollars), plus reimbursable expenses.

Invoices will be issued on a monthly basis for time expended toward the fee, plus reimbursable expenses, incurred during the preceding month. Invoices are considered due upon receipt. Invoices outstanding beyond 35 days may be subject to a late charge of 1.5% per month on the unpaid balance. Unpaid invoices beyond 45 days will result in suspension of work on the project.

Reimbursable Expenses

Reimbursable expenses are "out of pocket" expenses related to travel, printing, photographic reproduction of documents other than for in-house coordination, permits and approvals secured on behalf of the owner, express mail, and courier service. "Out of pocket" expenses will be invoiced at cost and are in addition to professional fees except as noted in the scope above.

Reimbursable expenses shall be billed at 1.10 times direct cost, and shall include:

- Plotting and Printing
- Postage of Packages and Delivery Services
- Government Review Fees (Planning/ARB, Zoning, Plans Review)
- All mileage associated with project billed at current IRS rates

Reimbursable expenses are estimated to be \$2,500 for the base services.

Proposal for Architectural Services
Exterior Renovation of the Recreation Center
City of Brook Park

February 9, 2026
Page 5

Reimbursable expenses are estimated to be \$3,000 for the optional Construction Administration inspections.

Additional Services or Change in Services

Additional Services or Change in Services required by the Client will be compensated on an hourly basis at the Consultant's standard billing rates at the time the services are rendered or another mutually agreed upon method. Written request and authorization are required prior to commencement of such services.

Summary

CPL is prepared to proceed with this project upon receipt of your written authorization to proceed. A contract can be written utilizing AIA Document B104-2017, or by providing a Purchase Order for this proposal. At the option of the Owner, this proposal can be used as a contract by returning one copy with an authorized signature to our office.

If you have any questions or need additional information, please do not hesitate to give us a call. We are excited and ready to begin work upon execution of our letter proposal. We greatly appreciate this opportunity.

Thank you for the opportunity to submit our proposal. Please contact me if you have any questions.

Sincerely,



Donald Rerko, AIA, NCARB
Vice President

cc: CPL Accounting
Kiernan Weese

Proposal for Architectural Services
Exterior Renovation of the Recreation Center
City of Brook Park

February 9, 2026
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Client Acceptance

I, _____, hereby state that I am authorized
PRINT NAME & TITLE **

by _____ to authorize CPL to proceed with the project
PRINT NAME OF OWNER

as stated in the above proposal and agree to remit payments within 35 days of invoice dates. By signing this authorization, I (we) take full responsibility for any and all charges made in this matter on my (our) behalf.

SIGNATURE/TITLE DATE

** Authorization must be completed by a person representing the entity responsible for payment.

Please initial below to select scope included in our services under this contract

- ___ Base Services (\$144,600 lump sum)
- ___ + Optional Statements of Probable Cost (+\$14,600 lump sum)
- ___ + Optional Construction Administration Inspections (+ est. \$25,600 time and materials)

Please Provide the Following Contact Information

Contact Person _____

Phone Number _____

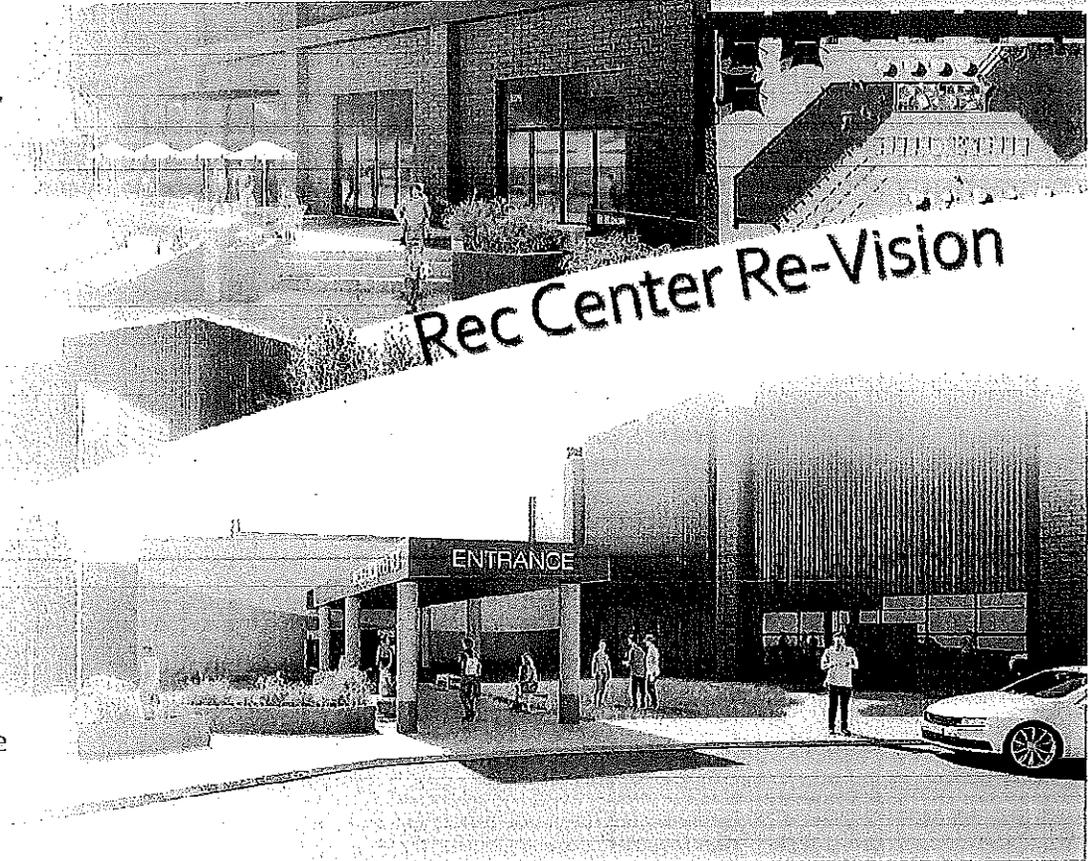
Fax Number _____

e-mail Address _____

Billing Address _____

PO Number _____

s:\projects\city of brook park\rec center renovation\prp01_rev 2 rec center ext renovation 20260209.docx

An architectural rendering of a recreation center entrance. The scene is divided into two main parts. The upper part shows a close-up of a brick building with large glass windows and a set of stairs leading up to an outdoor area with several white patio umbrellas. The lower part shows a wider view of the entrance, featuring a prominent sign that reads "ENTRANCE" above a set of stairs. To the right, there is a modern building with a facade of vertical slats. A white car is parked on the right side of the entrance. A banner with the text "Rec Center Re-Vision" is draped across the middle of the image, overlapping both scenes.

Rec Center Re-Vision

- Refresh Existing Conditions
- Contrasting Neutral Tones
- Achieve Timeless Appearance
- Foster Community

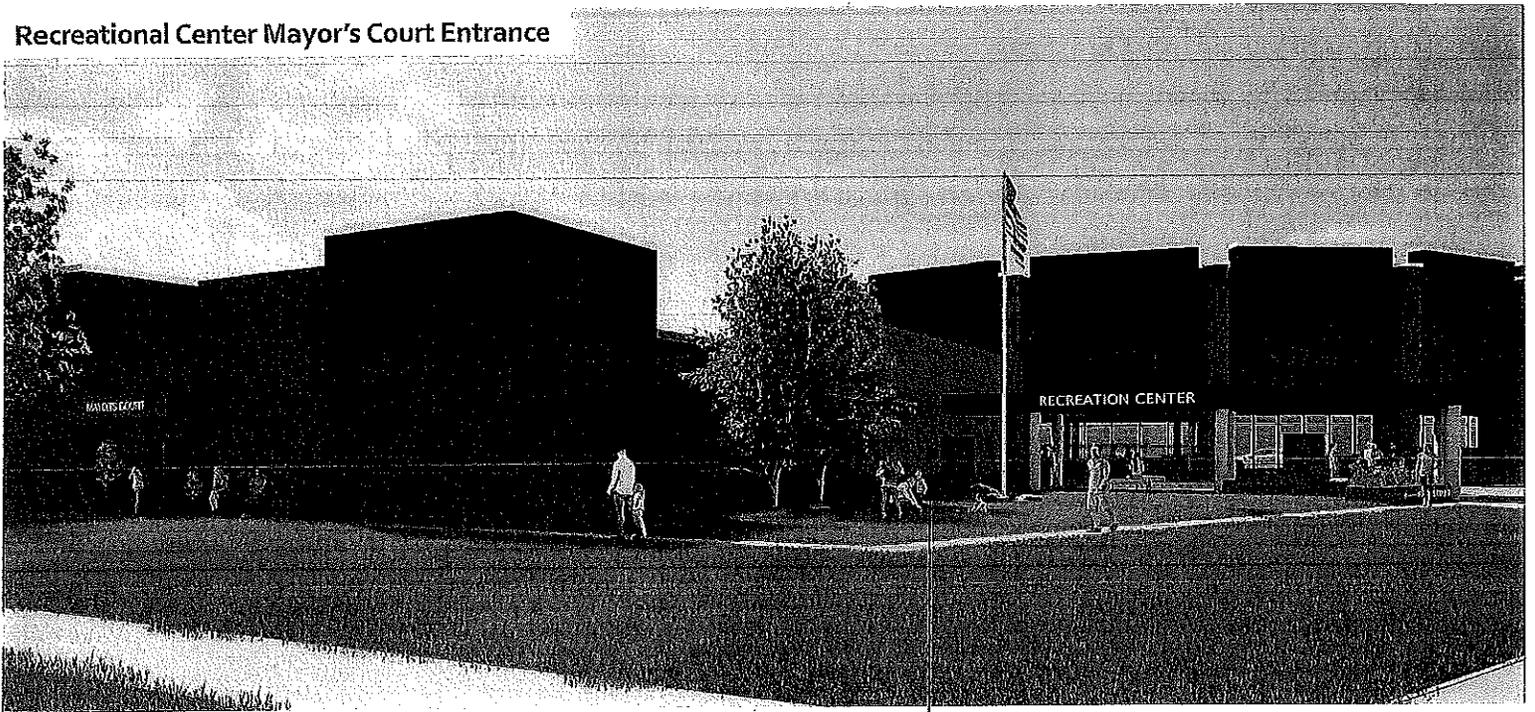
EXHIBIT "B"

Recreational Entrance Option



Light Grey

Recreational Center Mayor's Court Entrance



Light Grey

EXHIBIT "B"

Recreational Center City Hall Entrance

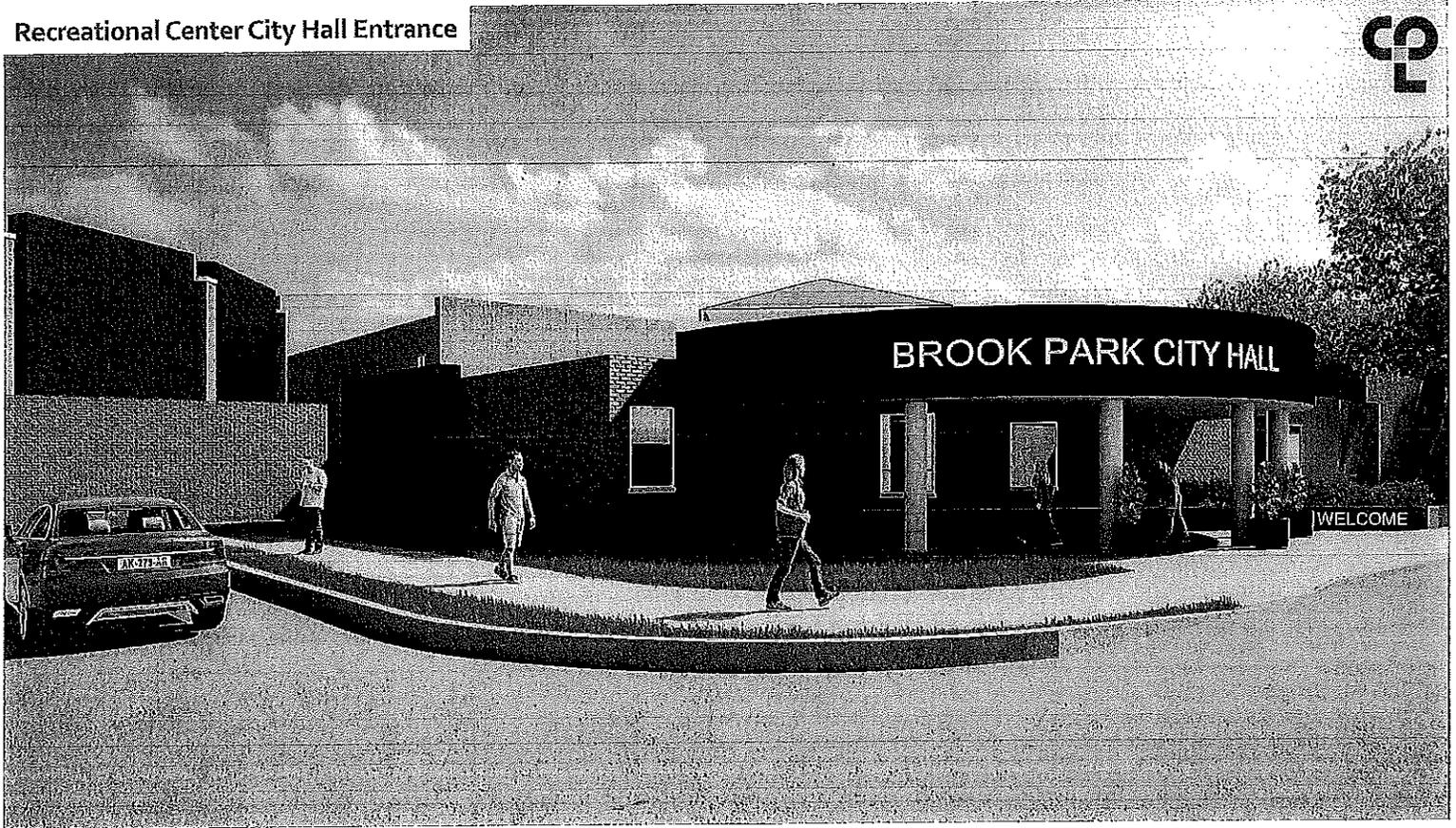


EXHIBIT "B"

Recreational Center Pool

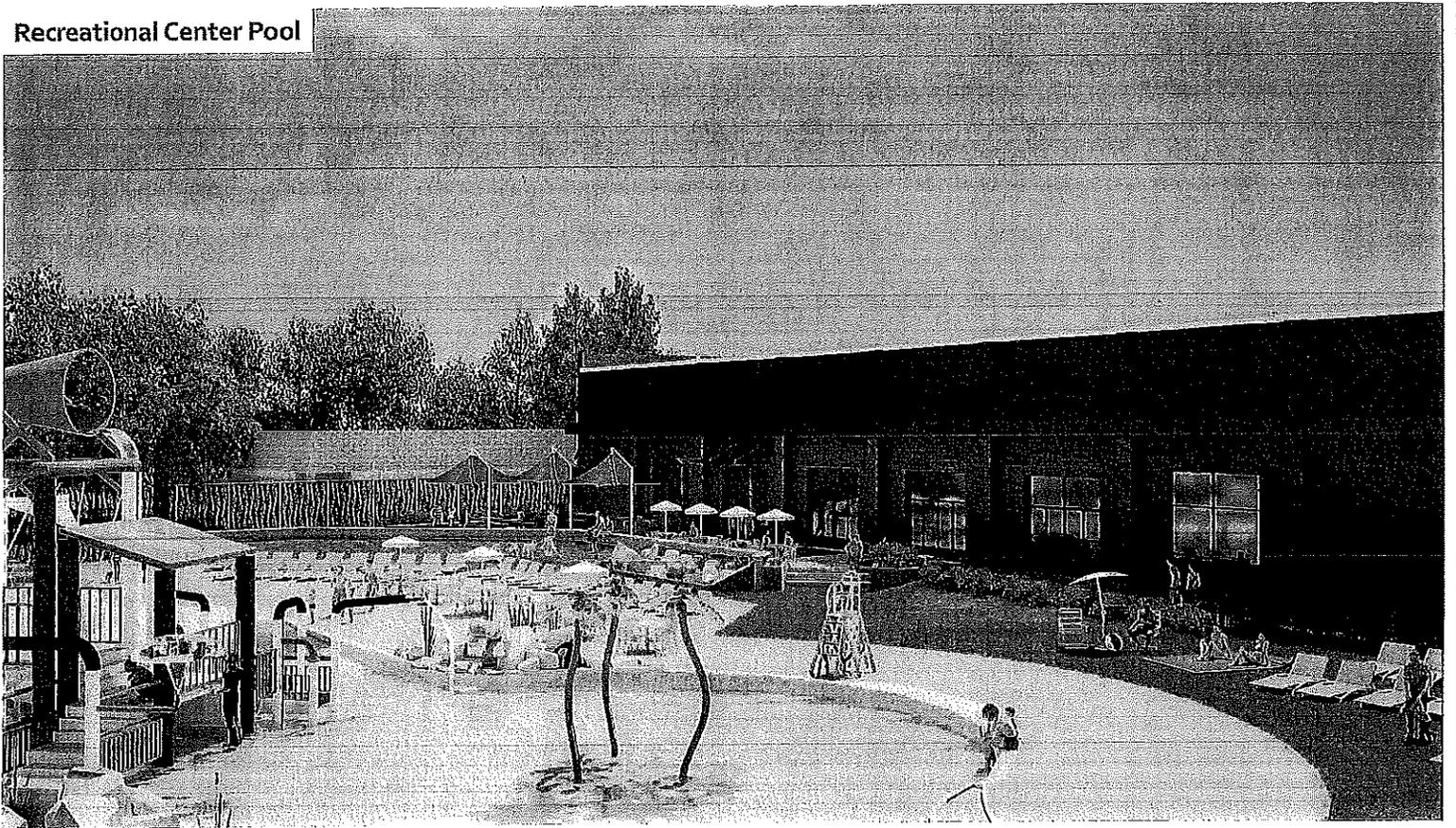
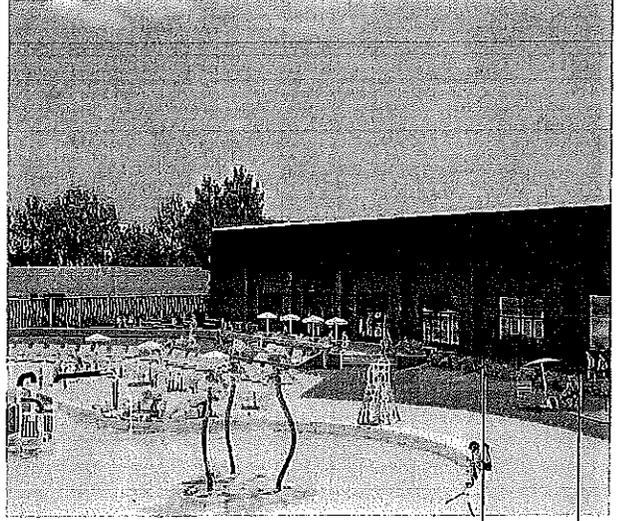
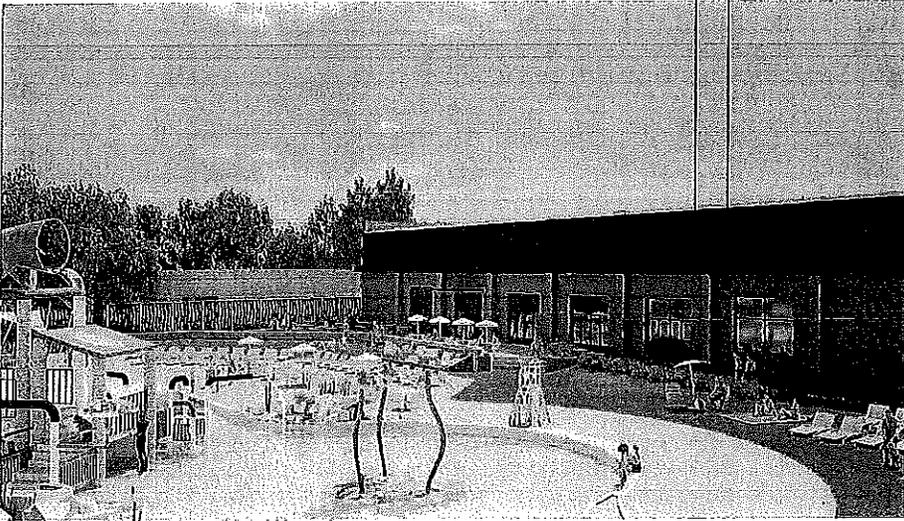


EXHIBIT "B"

Recreational Center Pool



Darker Grey
Light Grey



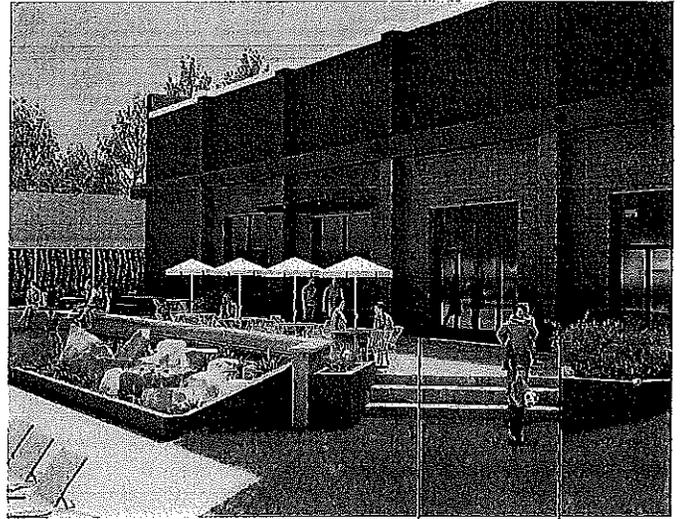
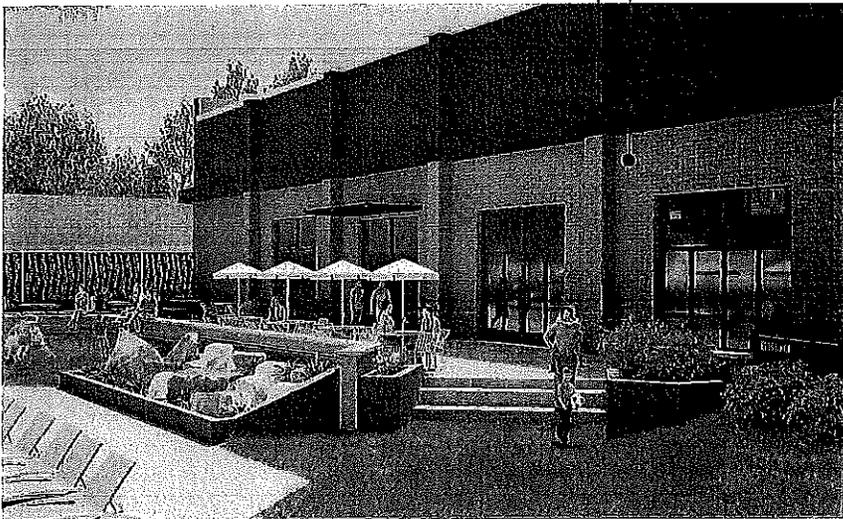
Dark Grey
Light Grey

EXHIBIT "B"

Recreational Center Pool Patio



Darker Grey
Light Grey



Dark Grey
Light Grey

EXHIBIT "B"

Recreational Center Pool Patio

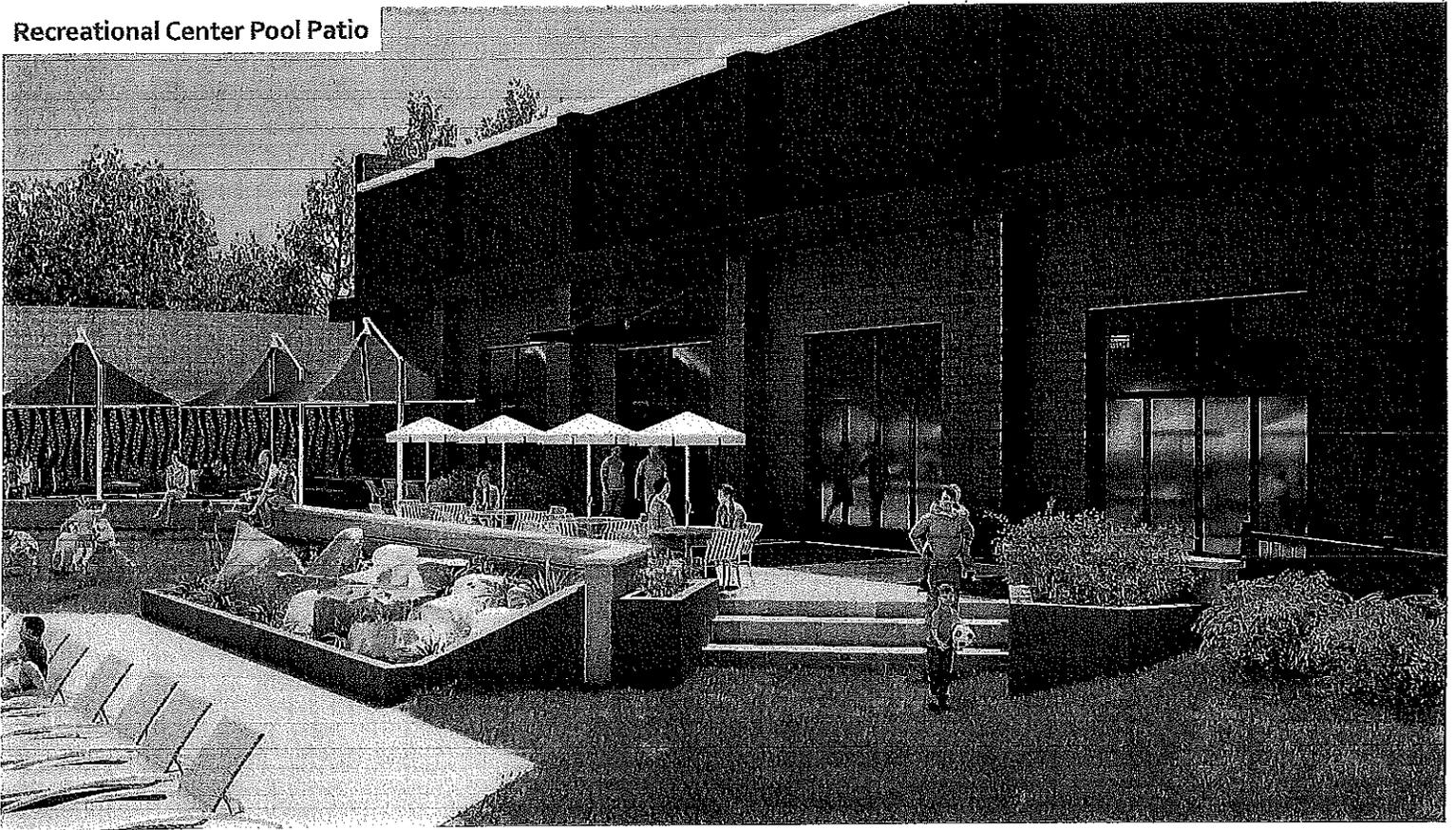


EXHIBIT "B"

Recreational Center Pool Patio

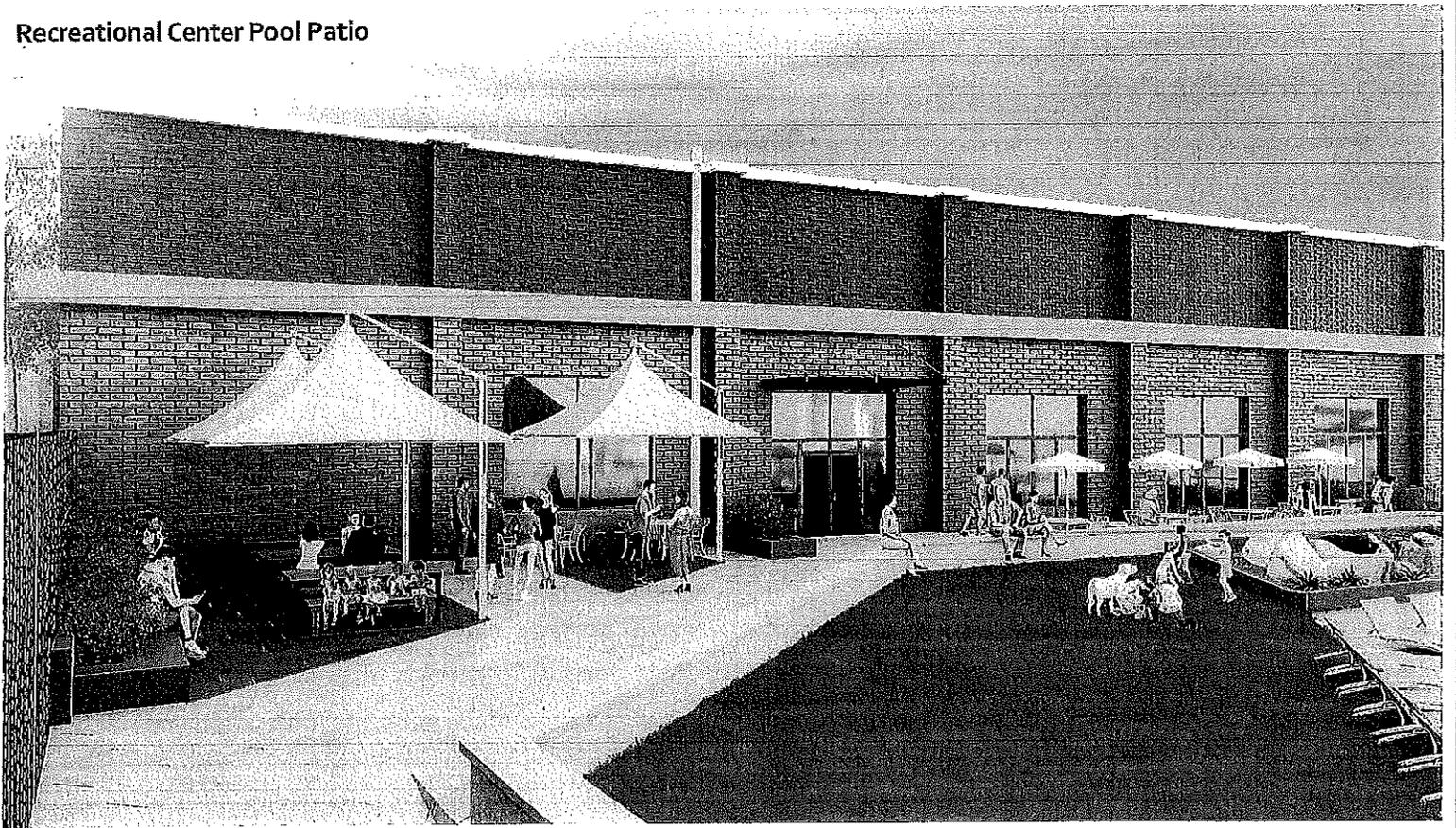
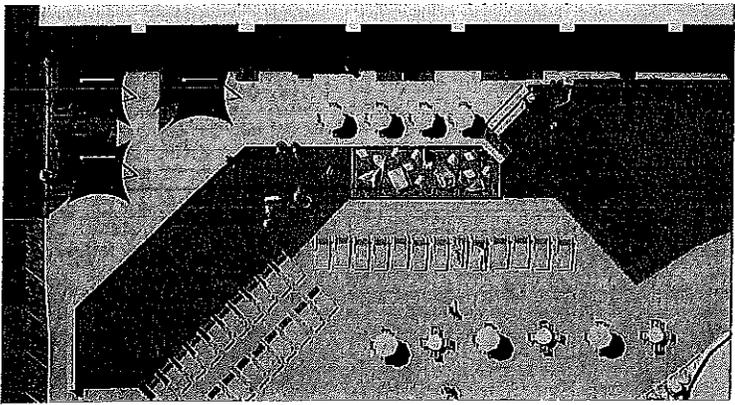


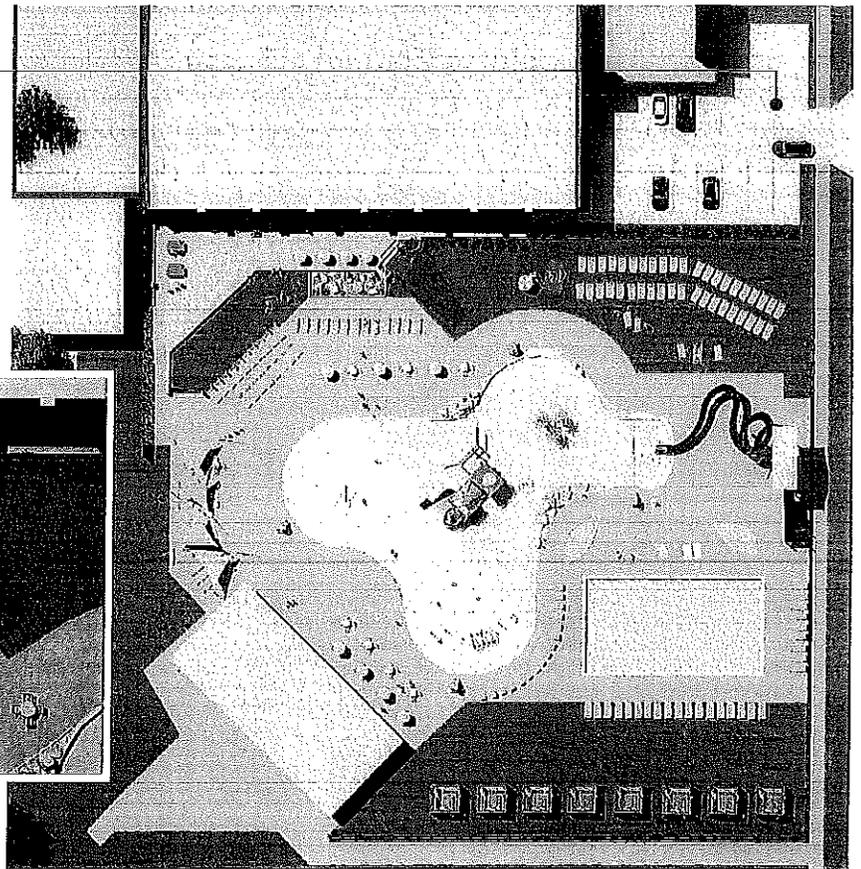
EXHIBIT "B"

Recreational Center Site

New Parking



Recreational Center Pool Patio



Legislative

P/C 3/3/20
CA _____
1st R _____
2nd R _____
3rd R _____
B/C _____

CITY OF BROOK PARK, OHIO

ORDINANCE NO: _____

INTRODUCED BY: MAYOR ORCUTT

AN ORDINANCE

AMENDING SECTION 101.08 OF THE BROOK PARK CODIFIED ORDINANCES ENTITLED "CHARGES FOR SERVICE REQUESTS; COPIES OF CITY RECORDS," AND DECLARING AN EMERGENCY

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: Section 101.08 of the Brook Park Codified Ordinances, as amended by Ordinance No 8534-1999, passed April 6, 1999; Ordinance No. 9167-2005, passed January 18, 2005; Ordinance No. 9646-2010, passed May 5, 2010; Ordinance No. 11038-2018, passed September 18, 2018, and Ordinance No. 11419-2024, passed June 18, 2024, reading as follows:

101.08 CHARGES FOR SERVICE REQUESTS; COPIES OF CITY RECORDS.

The Finance Director is hereby authorized and directed to levy and receive from the various departments of the City the following charges for service requests and copies of City records:

(a) Zoning Maps	\$4.50	
(b) Precinct maps	3.00	
(c) CD (per disc)	1.00	
(d) All other records (per page black/white)	.05	per page
(e) All other records (per page color)	.25	per page
(f) All other documents (per page black/white)	.10	
(g) All other documents (per page color)	.25	
(h) Photograph (per copy)	10.00	
(i) Postage	Current USPS rates	
(j) Business envelope (per envelope)	.05	
(k) Bulk envelope (per envelope)	.10	
(l) CD packaging (per cd)	.05	
(m) USB/Flash drive (per drive)	5.00	

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MAR 03 2023
BROOK PARK CITY CO.

Is hereby amended to read:

(a) Zoning Maps	\$4.50	
(b) Precinct maps	3.00	
(c) Preparing video for production	Video/photo production shall not exceed \$75/hour and a total of \$750	
(d) CD (per disc)	1.00	
(e) All other records (per page black/white)	.05	per page
(f) All other records (per page color)	.25	per page
(g) All other documents (per page black/white)	.10	
(h) All other documents (per page color)	.25	
(i) Photograph (per copy)	10.00	
(j) Postage	Current USPS rates	
(k) Business envelope (per envelope)	.05	
(l) Bulk envelope (per envelope)	.10	
(m) CD packaging (per cd)	.05	
(n) USB/Flash drive (per drive)	5.00	

Section 2: Section 101.08 of the Brook Park Codified as amended by Ordinance No. 8534-1999, passed April 6, 1999; Ordinance 9167-2005, passed January 18, 2005; Ordinance No. 9646-2010, passed May 5, 2010; Ordinance No. 11038-2018, passed September 18, 2018; and Ordinance No. 11419-2024, passed June 18, 2024, is hereby expressly repealed.

SECTION 3: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: This ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of said City, and for the further reason of amending Section 101.08 of the Brook Park Codified Ordinances to charge the correct amount for copies;

therefore, provided this ordinance receives the affirmative vote of at least (5) members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, from and after the earliest period allowed by law.

PASSED: _____

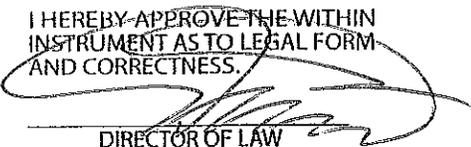
PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

DATE

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS.


DIRECTOR OF LAW

P/C Recreation
CA 3/3/24
1st R _____
2nd R _____
3rd R _____
B/C _____

CITY OF BROOK PARK, OHIO

Ordinance No. _____

Introduced By: MAYOR ORCUTT

AN ORDINANCE AUTHORIZING THE EXPENDITURE FOR THE BROOK PARK RECREATION CENTER POOL SURFACE PREPARATION AND PAINTING PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS, the Brook Park Recreation Center Pool is a vital public facility used by residents for recreation, fitness, community programming, and seasonal activities; and,

WHEREAS, the existing pool surface has deteriorated over time due to prolonged operational use, exposure to chemicals, and seasonal weather conditions, and requires professional preparation and recoating to ensure safety, structural integrity, and continued public availability; and,

WHEREAS, Frank Novak & Sons was found to be the lowest and/or best bid for the project, as shown in Exhibit "A"; and,

WHEREAS, the City has received a qualified proposal outlining the labor, materials, and specialized preparation work necessary to properly restore the pool surface in advance of the upcoming operating season.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BROOK PARK, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

SECTION 1: The purpose of this Ordinance is to authorize the expenditure necessary for the surface preparation, repair, and painting of the Brook Park Recreation Center

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MAR 03 2026

Pool, in accordance with the proposal submitted to the City, and to ensure the facility is ready for seasonal public use; three bids were obtained and are attached hereto and incorporated herein as Exhibit "A".

SECTION 2: The work authorized under this Ordinance includes, but is not limited to, the items outlined in the contractor's proposal, which is attached hereto and incorporated herein as Exhibit "A". The total cost of this project shall not exceed: \$78,861.00

SECTION 3: The Mayor, or the Mayor's designee, is authorized to enter into all agreements necessary for the completion of this work. Funding shall be taken from the appropriate accounts as determined by the Finance Director.

SECTION 4: It is found and determined that all formal actions of this Council concerning and relating to this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in full compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 5: This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety, and welfare of the City of Brook Park, and to allow timely completion of improvements at the Recreation Center Pool ahead of the 2026 operating season. Therefore, provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____

Clerk of Council

APPROVED: _____

MAYOR

DATE

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS.


DIRECTOR OF LAW



Frank Novak & Sons Companies

23940 MILES ROAD • CLEVELAND, OHIO 44128

216.475.5440 • FAX 216.475.2802

SBE / FBE Certified



100% FBE Certified
100% SBE Certified
100% CSB Certified
100% RSB Certified
100% LPE Certified

SINCE 1912

Hilton Hotel at Conv Cntr
Rock & Roll Hall of Fame
Cleveland Browns Stadium
Cleveland Museum of Art
Cleveland Medical Mart
Great Lakes Science Museum
Cleveland State University
American Greetings
Kent State University
Hotel Breakers
Hillcrest Hospital
Richland County Jail
Case Western Res University
Stow Municipal Courthouse
Crocket Park
Medical Mutual
Parkside Church
Western Res Hist Society
South Franklin Circle
Southpark Mall
Key Bank
Robinson Memorial Hosp
Cuyahoga Comm College
Cleveland Institute of Art
Oberlin College
Marymount Hospital
Temple Tifereth Israel
Lorain City Comm College
Lutheran Hospital
East Ohio Building
Progressive Insurance
College of Wooster
Cleveland Medical Mart
Queen City Tower
Finlands Regional Med Cntr
Baldwin Wallace University
Akron Children's Hosp
Warwick Airport
Hiram College
Lakewood Public Library
Progressive Field
UH MacDonald Hosp
US Federal Courthouse
John Carroll University
Fairmont Creamery
Southwest General Hosp
Smithsonian Institute
Tri Point Med Center
Flats East Bank
Cleveland Public Schools
Lakewood Schools
Mitchell's Ice Cream
St. Augustine Manor
Music Box Supper Club
Lakeland Comm College
Baltimore BWI Airport
United States Inst of P
John Hancock Obsari
Ohio State University
Apple Computer
San Francisco MOMA
Metro Health Systems
Legacy Village Garage
Kenyon College
CMHA Housing
Maltz Museum
Northcoast Behavioral
UH Customer Service
Healthspan
Lakeland Comm College
Fuchs Mizrahi School
Regional Transit Authority
Beachwood Schools
W. 25th Loft Apts.
Wyndham Hotel
Ritz Carlton Hotel
Cleveland Hopkins Airport
Upper Chester Apts.
Dick's Sporting Goods
Cleveland Fire Stations
SUMMA Health System
Flats East Bank

September 10, 2025

Attn: Chris Wetmore

Re: PROPOSAL: Brookpark Community Pool Surface Prep/Paint

Mr. Wetmore,

We would like to submit our proposal to furnish the labor, material and equipment to perform the painting on the above referenced project as per site visit, using the below general outline scope of work.

OUTLINE SCOPE OF WORK

1. Completely cover and protect all adjacent surfaces to where the work is being performed
2. Preclean any leaves, debris etc. from pool;
3. Prep workspace for removal of old flaking coating on concrete floors, and objects in pool;
4. Utilizing remote compressed air-blaster pot as well as horizontal plane shot/blaster/grinder, we will remove built up coated concrete surfaces to remove loose flaking paint;
5. Clean, remove, and dispose of all waste generated as C&D **assumed non-Lead containing**;
6. Completely power wash entire pool surfaces that are to be coated, with cleaning solution;
7. Apply two (2) coats of Ramuc High Build Epoxy Pool Paint;
8. Re-caulk the perimeter of pool, using Ramuc pool caulk;
9. All of the above work shall be performed during normal working hours;

All of the above work shall be performed for the lump sum of: **\$ 78,861.00**

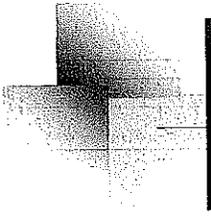
QUALIFICATIONS

1. We require temperatures above 40 degrees, and 0% chance of rain;
 2. We are not responsible for scarring that may occur during grinding process;
 3. This procedure is not a 100% coating removal, this is for the purposes of removing loose and flaking paint;
 4. **Allow 10 days of dry and cure time after painting is complete, to refill pool;**
 5. This is a **very loud** process and occupants are advised to avoid the area for safety;
- We hope you find this quotation satisfactory, and look forward to the opportunity of serving you.

Sincerely yours,
Frank Novak & Sons, Inc.

Tom Filippou Estimator/Project Manager

Bradley A. Pinchot/Vice President



PERFORMANCE PAINTING

FBE & SBE Certified

Phone: 440-735-3340

Cell: 440-897-5169

Fax: 440-735-3341

Email: Eric@performpaint.com

Proposal

Date: 10 / 1 / 25

To: City of Brook Park

Attn: Chris Wetmore

Project: Brook Park Pool Paint

SCOPE OF WORK OPTIONS:

Option A – Hi Build System

1. Remove existing coating using planetary grinders
2. Shot Blast floor to Concrete Surface Profile 4 for adhesion of new coatings.
3. Apply 1 coat of Rumac EP Hi – Build Epoxy Pool Paint – Reduced 10%, White.
4. Apply 1 coat of Rumac EP Hi – Build Epoxy Pool Paint – Color White.

TOTAL FOR Option A:

\$ 98,500.00

Material Breakout Cost : \$ 32,000.00

Option B – Standard System.

1. Remove existing coating using planetary Grinders
2. Shot Blast floor to Concrete Surface Profile 4 for adhesion of new coatings.
3. Apply 1 Coat of Rumac EP Epoxy Pool Paint – Reduced 10%, Color White.
4. Apply 1 Coat of Rumac EP Epoxy Pool Paint.

TOTAL FOR Option B:

\$ 80,500.00

Material Breakout Cost: \$ 14,000.00

Alternate 1 – Apply Emersion grade elastomeric polyurethane sealant at all joints.

ADD \$ 10,000.00

NIC – Sand Blasting, Water Removal.

**Respectfully Submitted,
Eric Donaldson**

7603 First Place Suite 4B Oakwood Village Ohio 44146



Mr. Chris Wetmore
City of Brookpark
17400 Holland Rd.
Brookpark, Ohio 44142

September 18, 2025

Subject: Pro Class Contracting Co. Proposal-4039
Water Park Pool Paint Replacement

Dear Chris,

We are pleased to offer the following proposal to supply all material, labor equipment and supervision necessary to complete all work as outlined herein;

Item One Pool Interior Bottom Refinishing 11,000 SF

- 1) Diamond Grind to remove existing paint build up.
- 1) Eco blast / Water blast concrete interior to provide bonding profile.
- 2) Repair cracks and surface defects utilizing epoxy filler.
- 3) Apply Ramuc HB31 epoxy basecoat white.
- 4) Apply Ramuc HB31 Top coat white.

Item One Price 11,000SF

87,490.00

Crack repair utilizing epoxy filler is quoted at 5.50/ LF as required.

Caulking at wall floor interface if required quoted at 6.50/ LF as required.

Proposal is valid for 30 Days.

Pro Class Payment terms are 50% due upon award 50% due upon completion.

We trust this proposal meets with your approval and look forward to working with You on this project, during the interim if you have any questions please feel free To contact us.

Sincerely,

Ralph S. Geiss

Service
P/C 3/3/26
CA _____
1st R _____
2nd R _____
3rd R _____
B/C _____

CITY OF BROOK PARK, OHIO

ORDINANCE NO: _____

INTRODUCED BY: Mayor Orcutt

~~AN ORDINANCE PROVIDING FOR THE CITY OF BROOK PARK'S CONSENT AND COOPERATION WITH THE OHIO DEPARTMENT OF TRANSPORTATION ("ODOT") FOR THE RESURFACING OF THE BEREA FREEWAY (SR-237) FROM EASTLAND ROAD TO APPROXIMATELY RAMP E-7 SOUTH OF SR-17 IN THE CITY OF BROOK PARK; AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY AGREEMENTS; COMMITTING TO UTILITY, RIGHT-OF-WAY, AND MAINTENANCE RESPONSIBILITIES; AND DECLARING AN EMERGENCY~~

WHEREAS, the following is an ordinance enacted by the City of Brook Park of Cuyahoga County, Ohio, herein referred to as the Local Public Agency (LPA); and

WHEREAS, the State of Ohio has determined the need for the described project:

Resurfacing of the Berea Freeway (SR-237) from Eastland Road to approximately Ramp E-7 south of SR-17. PID No. 119061 - CUY SR-237 08.85.

NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Brook Park, State of Ohio, that:

SECTION 1: Consent Statement Being in the public interest, the LPA gives consent to the Director of Transportation to complete the above-described project as detailed in the LPA-ODOT-Let Agreement entered into between the parties, if applicable.

SECTION 2: Cooperation Statement The LPA shall cooperate with the Director of Transportation in the development and construction of the above described project and shall enter into a LPA Federal ODOT Let Project Agreement, if applicable, as well as any other agreements necessary to develop and construct the Project.

The State shall assume and bear 100% of all of the costs of the improvement.

The LPA agrees to pay 100% of the cost of those features requested by the LPA which are determined by the State and Federal Highway Administration to be unnecessary for the Project.

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MAR 03 2026
BROOK PARK CITY COUNCIL

SECTION 3: Authority to Sign The LPA authorizes the Mayor of the City of Brook Park to enter into and execute contracts with the Director of Transportation which are necessary to develop plans for and to complete the above-described project and to execute contracts with ODOT pre-qualified consultants for the preliminary engineering phase of the project. Upon request of ODOT, the Mayor is also empowered to execute any appropriate documents to affect the assignment of all rights, title, and interests of the City of Brook Park to ODOT arising from any agreement with its consultants in order to allow ODOT to direct additional or corrective work, recover damages due to errors or omissions, and to exercise all other contractual rights and remedies afforded by law or equity.

SECTION 4: Utilities and Right-of-Way Statement The LPS agrees that all right-of-way required for the described project will be acquired and/or made available in accordance with current State and Federal regulations. The LPA also understands that the right-of-way costs include eligible utility costs.

The LPA agrees that all utility accommodation, relocation, and reimbursement will comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

SECTION 5: Maintenance Upon completion of the Project, and unless otherwise agreed, the LPS shall: (1) provide adequate maintenance for the Project in accordance with all applicable State and Federal law, including, but not limited to, Title 23, U.S.C., Section 116; (2) provide ample financial provisions, as necessary, for the maintenance of the Project; (3) maintain the right-of-way, keeping it free of obstructions; and (4) hold said right-of-way inviolate for public highway purposes.

SECTION 6: It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 7: Emergency Measure This Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety, and welfare of the City; and further, for the reason that it is necessary to cooperate with the Ohio Department of Transportation to expedite the SR-237 resurfacing project and ensure compliance with project scheduling and funding requirements. Therefore, provided this Ordinance receives the affirmative vote of at least five (5) members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: _____

PRESIDENT OF COUNCIL

ATTEST: _____
Clerk of Council

APPROVED: _____
MAYOR

DATE

I HEREBY APPROVE THE WITHIN
INSTRUMENT AS TO LEGAL FORM
AND CORRECTNESS.


DIRECTOR OF LAW