

**SPECIAL CAUCUS MEETING
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
HELD ON TUESDAY, AUGUST 11, 2020**

The meeting was called to order by Council President Vecchio at 6:00 p.m., who read the meeting notice. The clerk called the roll and the following Members of Council answered:

SCOTT, SCHMUCK, ORCUTT, TROYER, MENCINI, POINDEXTER, SALVATORE

Also in attendance were Mayor Gammella, Law Director Horvath and Finance Director Cingle, Recreation Director Elliott and Service Director Gardner.

Motion by Mr. Troyer, supported by Mr. Poindexter, to go into Executive Session for Collective Bargaining Matters; Certain personnel matters - city employees; pending and imminent court action.

ROLL CALL: AYES: Troyer, Poindexter, Mencini, Salvatore, Scott, Orcutt, Schmuck
NAYS: None. The motion carried.

Motion by Mr. Scott, supported by Mr. Mencini, to go back to regular order of business.

ROLL CALL: AYES: Scott, Mencini, Troyer, Poindexter, Salvatore, Schmuck, Orcutt
NAYS: None. The motion carried.

FINANCE COMMITTEE - CHAIRMAN, SCOTT:

1. AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO PREPARE SPECIFICATIONS AND FURTHER AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT WITH THE LOWEST AND/OR BEST BIDDER TO RESTORE THE ROOF AND WALLS IN THE NATATORIUM AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella.

Mayor Gammella stated the roof is in horrendous shape and every time it rains I walk through the pool area and won't have to worry about that area in about a year because the water will come right in, it is deplorable. Sooner or later will affect the \$5 million-dollar investment of the rest of the recreation center, the ceiling and walls need to be addressed immediately.

Mr. Mencini stated to Mayor Gammella all for fixing the wall and have no doubt the wall and roof have been a problem for many years; this didn't spring up yesterday, five years ago or ten years ago, that roof has been bad for a long time. It's very high in the air and very heavy and understand the wall. On that roof, we could fix that but my personal relief is that gets fixed and ten or twenty years down the road it will be somebody else's problem. What are we going to do with that whole room? There isn't even a plan and set a pool up and maybe have one or two people swimming. We have to come up with some plan and spoke with you two weeks ago

Finance Committee - Chairman, Scott: cont.

about this and you somewhat agreed. We have to condense the pool area for the seniors, children, a play area for our lap swimmers. That room is a monster and probably as large as the gym. What is the grand plan for that whole area except with getting this fixed and fixing the roof and let the next person kick the can down the road?

Mayor Gammella responded the grand plan is simply this fix the roof and walls first off and foremost and reopen the pool. As far as the diving pool that area will be closed up and would like to put in a senior room or community room and the other half being an indoor splash pad or jungle gym or both. We have to make sure that we protect the integrity and structure of that building, it's absolutely critical. If the roof and walls get fixed you are protecting your investment and that's what we need to do.

Mr. Mencini continued I don't 100% agree with that but will let my colleagues speak.

Mr. Poindexter stated I support fixing the roof and walls because we cannot let the building continue to deteriorate. What is the grand plan in the end as the Mayor said a pool, no matter what goes there; you have to have a good roof and solid walls. Right now the plan is to just let (the area) decay and cannot keep doing that. We have to fix something eventually and I, at least, want to see the bids and hopefully have the bids back before entering into a contract. We have to get something going right now we're putting the \$5.2 million-dollars' worth of work at risk by not fixing that (area). It's going to carry into the locker rooms by sharing the same walls as well as the main hallway and community room; it's all tied-in. Until we fix those issues all that is at risk and there is absolutely nothing we can do with the space as is. At least, let's fix those and then determine what is going in there after; obviously we'll be able to use the space. I support going out to bid to see what it's going to cost to do this.

Mr. Orcutt stated I supported the fact that we needed to refurbish the roof and repair the walls since the beginning. There has been plenty of discussion outside of Council about this and some very good questions have been raised and now we're talking about in the future the Mayor's plan would be to put some of it towards the seniors and the other part being for the pool area. Now with the construction material for the roof for a pool I'm sure would be different for a senior area. With you bid to go out are you looking for a couple of different options or just going with one roof that will be moisture-proof for a pool area.

Mayor Gammella responded one roof over the whole natatorium area.

Finance Committee - Chairman, Scott: cont.

Mr. Orcutt continued I have supported this from the beginning to repair but have to agree with Mr. Poindexter with the fact just to enter into an agreement, I'd like to see those come back before Council.

Mr. Salvatore agrees that we have to do something and have to go out and get some pricing to see what these bids are going to come back as. Regardless, of what the outcome is of what that area turns into or if it stays the same the roof and walls have to be addressed. A lot of money was spent and Mr. Cingle could probably tell us how many times that roof had to be fixed and what was put into that roof over the years. It's been a constant battle. Seems like it gets fixed and it goes bad in a few years. Hopefully, when you get quotes this time they come back with something that will last more than five or six years. I do agree we need to get pricing on this and it's important to find out what that number is.

Mr. Scott stated I looked at this legislation and sent out my opinions to other Councilmembers on some of this stuff. Number one I agree we should delete in the title 'enter into a contract with the lowest and/or best bidder'. We have had bids going from \$500,000, \$600,000, \$800,000 to \$1.2 million-dollars. I really think we should put this out for bid, have (the bids) come back for Council to look at and select their recommendation for the best bidder, doesn't necessarily have to be the lowest. I don't feel that we open up the checkbook and just say go ahead and enter into a contract. I've been in the construction industry for 45 years and everyone knows that is in the construction industry materials are different for different specifications. Mayor said just do one carte-blanche for the pool and with the questionnaire sent out to the residents' the numbers coming back from the 8,500 questionnaires sent out 500 responses were received, or a 5.9% return and have 450 people in favor of the pool, that's 5.3%. I have been in favor of getting the pool roof and walls fixed, that is a problem, but have always said from the beginning we have to know what is being put underneath that roof. There are different materials, different mechanicals that are needed in there, if we end up not going with a pool. Mr. Orcutt can verify that you have different mechanical units in there for heating, ventilation and those items. My feeling is if the city gets bids and don't pay for the bids why not get two bids; one for aquatic use and one for non-aquatic use; if there is a non-aquatic use is a 50' or 60' roof needed? If taking out the dive tanks, again, is the 50' or 60' roof needed? I don't feel comfortable with keeping the verbiage 'enter into contract with lowest and/or best bidder' in the title and section four. My question to Mayor Gammella who is going to do the specifications? Who in the administration is qualified to put down what the specifications are for the bids? In the last bid received back was from Leopardo (Group) and if using them to help do the specifications and bids there may be a conflict of interest on that. My question is who will make the bid up, will there be an outside exterior building or consulting firm or somebody like that who specializes in exterior roof and wall repairs. Or are we just using in-house members to prepare the specifications and put out to bid?

Finance Committee - Chairman, Scott: cont.

Mayor Gammella responded I'm asking to put out to bid to professional companies to fix the roof, see what they think in their profession that needs to be done. Everyone says okay we don't need that high of a roof if we're not going to use the pool but the top of the building is still the top of the building. So are we just going to reconfigure the whole thing, again, I can't stress enough it's absolutely essential that we get on this extremely quickly, otherwise, we're in for a load of embarrassment when that roof caves in.

Mr. Scott continued I have from day one stated that yes, I am in support of getting the roof and walls fixed. As I stated, we have had bids from \$500,000, \$600,000 up to \$1.2 million dollars. My question was who is putting out the specifications for the bids? Where is that coming from is that in-house or a professional firm?

Mayor Gammella responded personally, would like to hire a professional firm to do this but need Council's authorization to do that, hence this legislation. We have to do this and do it correctly and sure you would agree with that. We want to make it as Councilman Salvatore said not coming back in five to seven years saying a roof is needed.

Mr. Scott continued that's what I was getting at I really believe it's going to cost some monies to get a professional firm to come in, somebody that doesn't have any ties to any of the awarding of the contract by putting in something juicy for wanting to be part of it. We need to have an outside consulting firm to take a look at that (area) and get back to us. When the questionnaire went out I'm pretty sure who did the questionnaire but don't have facts to that but we can't have a company that is going to bid on the whole job and do the specifications. I'm looking at spending a little money to do this right and come back with qualified people ideas. Again, if we're going to get bids get bids for aquatic and non-aquatic.

Mayor Gammella asked Mr. Scott would you be in favor of sponsoring legislation with me and putting legislation forward to hire an outside firm to examine the aquatics center. What type of roof should be put on there and what type of walls? (Hiring) a professional firm and then using their recommendations to go out for bid with that? Another question would you be willing to do what I just asked?

Mr. Scott responded yes, actually what you asked? When we get the bids back are we going to have a committee of outside people to take a look at the proposals received to figure out the best and/or lowest bid?

Mayor Gammella responded if the city hires their own consultants I would hope they could tell us what the best bid is in a meeting of Council; explaining in detail why they believe so. Again, this would be a total third party with nothing to do with the contractor at all and jointly make a decision.

Finance Committee - Chairman, Scott: cont.

Mr. Troyer stated appreciated the questions and comments. As you all know I've been saying the same thing for years that the roof and walls need to get done. I also have the amendments and think the Mayor agrees with that you can't enter into a contract without having any numbers. That would be a dereliction of duty of Council to enter into an agreement not knowing what the bids are, what's going to be done and what the cost is. What I would like to do is ask, at this point, Service Director Gardner, do you feel comfortable with your ability, know you have great abilities, in this situation to be able to prepare the specifications for this roof and walls?

Mayor Gammella stated before he answers that what I'm willing to do is compromise to hire an outside firm, a professional firm rather than Mr. Gardner. Someone who deals with roofs and walls every single day and who understands to look at it in detail and put legislation together to do that, as a first step.

Mr. Troyer concurred and will ask the Council President to take a poll on that and if that sounds good then a motion this legislation was discussed. Start a fresh new piece (of legislation) but not defeat this until sent out to bid with the amendments to get numbers for that roof. I want something to be happening for that roof after all these years back and forth.

Mayor Gammella asked Chairman Scott to get a consensus of Council to hire a professional firm to look at the roof to give the city their professional opinion.

Mr. Salvatore stated just wanted to bring up the fact that if we're going to do that then it's no sense in moving this legislation any further, suggested placing back in committee if moving forward by bringing in a firm that's going to set up specifications on exactly what we want to do. Sitting on many watch-dog committees with millions of dollars for construction and think this might be the best way to go.

Mr. Orcutt asked Mayor Gammella how much will the bids cost the city to go out and get bids currently?

Mayor Gammella responded I don't want to waste you're or the contractor(s)' time to get the bids if we're not willing to do this. I do have to say I think to Mr. Scott's point hiring an outside person who would work for the City of Brook Park to examine the roof and wall situation. Give the city's specifications and recommendations for the best way to tackle this issue for the long-term. No offense to Mr. Gardner, very talented individual, but think something of this magnitude should be done by a professional.

Mr. Orcutt continued just wanted to know if this was going to cost any money and have a lot of dollars in my mind currently, especially with the city going through this pandemic, and us trying to find out what our revenues are going to be in the future.

Finance Committee - Chairman, Scott: cont.

Mayor Gammella commented we have to protect our investment we have in the recreation center. Again, if I can get a consensus of Council to hire a firm to examine the roof and walls situation and give this city specifications and recommendations. It's going to cost money to hire them and then bring those back to Council to make a joint decision, I'm good with that.

Mr. Mencini commented that roof has been leaking since the early 90's or sooner than that so maybe we should have been protecting that investment quite a bit ago. My thing is I like to swim and being in my ward I want the pool but wanted it done right and for long-term. For all the residents', for the seniors and for the swimmers this probably should have been looked at many years ago. As far as the survey that went out there were no numbers attached to that. There was none that the cost would be for this or for that or the cost of doing an aquatic pool or lap pool, there was no numbers in that survey. I'm glad a lot of people responded and want a pool but when you tell them the cost because the city has other issues that are brought up a lot i.e. streets, flooding, short-handed departments and we have a lot to deal with it. I want to hear what these contracts say and know that wall needs to be fixed but that roof is high in the air.

Mr. Troyer stated the only thing I would add is I'm all for putting this back in committee in case the other piece (of legislation) isn't received and doesn't happen. I agree with not wasting contractor(s) time and would like to reiterate some others. When you do this have it done if there is a big difference have it shown both ways with the vapor barrier and have them do both for Council's information. Then Council can make that decision to send out to bid and, at that point, once we have the numbers and know what's going to be done send out to bid and enter into contract on we get that back. It's August and pretty important to get this done before winter if at all possible. Get somewhat different versions of what will be sent out to bid.

Mr. Poindexter stated one quick point I'd like to make if we get bids with the vapor barrier and choose to go without a vapor barrier we'll never be able to have a pool in that room again. If we go with the vapor barrier, even if we decide not to go with the pool, we can use it for other things, might be something Council wants to consider. We may want to pay for the vapor barrier, regardless, because it's going to give more flexibility and more options even if relatively a little bit more expensive. May be something that would open all options and that can be discussed when the time comes.

Mayor Gammella commented if we have a consensus I will have legislation drawn up to hire a firm to examine the roof and wall situation and give the city specifications and recommendations. Does anyone on Council disagree with that? No response from Councilmembers'.

Finance Committee - Chairman, Scott: cont.

Motion by Mr. Salvatore, supported by Mr. Troyer, to place legislation back in committee.

ROLL CALL: AYES: Salvatore, Troyer, Mencini, Poindexter, Orcutt, Schmuck, Scott
NAYS: None. The motion carried.

RECREATION COMMITTEE - CHAIRMAN, POINDEXTER:

1. AN ORDINANCE AUTHORIZING THE CONSULTING ENGINEER TO PREPARE A LOT SPLIT AND CONSOLIDATION PLAT FOR THE BROOK PARK MUNICIPAL CAMPUS AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella.

Mayor Gammella stated the former Brook Park Memorial School is on three plots of land as the new school across the street traverse Holland Road. The plan is bringing this in as part of the city's parcel with the other school being cut-off, this is very important to do.

Mr. Salvatore asked is the school (district) requesting this or the city requesting this?

Mayor Gammella responded the city wants this and being in the real estate business I'm sure you understand the city wants this parcel and don't want to share a parcel.

Mr. Salvatore asked is the city able to do this since the city doesn't own the property yet or do we?

Mayor Gammella responded not yet but this is a part of it and needs to get done.

Mr. Salvatore asked is there consideration of taking off the piece behind the football field, where the Bocce Ball Courts are, will that be put on a separate deed or stay on the campus area?

Mayor Gammella responded that will all be part of the campus area.

Mr. Scott asked Mayor Gammella if there is a cost on this?

Mayor Gammella responded there is a cost, don't have in front of me, but all we're doing currently is authorizing the engineer to do this.

Mr. Mencini stated there will be no change with the master plan the city has for the whole complex.

Mayor Gammella responded no, this is part of the master plan and must be done.

Mr. Troyer expressed concerns with costing the city money to pay the engineer to do

Recreation Committee - Chairman, Poindexter: cont.

this before owning; in this case it looks clear that the city will own it. To Law Director Horvath on somethings with zoning there needs three readings.

Mayor Gammella responded it doesn't.

Mrs. Horvath stated I concur with the Mayor and don't believe it's necessary to have three readings. I think there is maybe a small pie-shaped parcel that a trust owns that is in that area which makes it more necessary to have this analyzed. It is certainly a pre-requisite before the city is able to get this.

Mr. Orcutt stated this is very important for the community, definitely moving forward for the city. The cost, I believe, was \$19,400.00 for the engineer to perform this work.

Mr. Vecchio commented this is definitely a necessity because the city needs to know where the lines are to make sure everything is straightened out before moving forward for purchase.

Mr. Poindexter concurred and stated this is very important for a big next step in acquiring that property and fulfilling the agreement with the school district.

Motion by Mr. Mencini, supported by Mrs. Schmuck, to place on the Special Council agenda immediately following.

ROLL CALL: AYES: Mencini, Schmuck, Scott, Orcutt, Troyer, Poindexter, Salvatore

NAYS: None. The motion carried.

Mr. Vecchio stated that will appear under M as 11154-2020.

There being no further business to come before this meeting a **motion** by Mr. Mencini, supported by Mrs. Schmuck, to adjourn.

ROLL CALL: AYES: Mencini, Schmuck, Scott, Orcutt, Troyer, Poindexter, Salvatore

NAYS: None. The motion carried.

Mr. Vecchio declared this meeting adjourned at 6:42 p.m.

RESPECTFULLY SUBMITTED 
Michelle Blazak
Clerk of Council

APPROVED September 15, 2020

THESE MEETING MINUTES APPROVED BY BROOK PARK CITY COUNCIL ARE A SYNOPSIS, NOT TRANSCRIBED IN THEIR ENTIRETY, ALTHOUGH ACCURATE.

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