

**REGULAR CAUCUS MEETING  
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO  
TO BE HELD ON TUESDAY, MAY 11, 2021**

The meeting was called to order by Council President Vecchio at 7:00 p.m., the clerk called the roll and the following Members of Council answered:

**SCOTT, ORCUTT, TROYER, MENCINI, POINDEXTER, SALVATORE**

Also in attendance were Mayor Gammella, Law Director Horvath, Recreation Director Elliott, Finance Director Cingle, Engineer Piatak, Service Director Garner and Technology committee members Presley, Klingler and Dufour.

Councilwoman Schmuck excused.

**APPROVAL OF MINUTES OF PRECEDING MEETINGS:**

1. Regular Caucus meeting minutes held on April 13, 2021.

**Motion** by Mr. Scott, supported by Mr. Poindexter, to approve as printed.

**ROLL CALL: AYES:** Scott, Poindexter, Salvatore, Mencini, Orcutt

**NAYS:** Troyer. The motion carried with a vote of 5-1.

**DISCUSSION:**

1. DIVISION OF LIQUOR CONTROL - BOB EVANS RESTAURANTS, LLC; DBA BOB EVANS RESTAURANT 56; 13050 SNOW ROAD; BROOK PARK, OH 44142 FOR A **C NEW 0320703-0075** FOR A D1 AND D2 PERMIT CLASS. **POSTMARK DATE NO LATER THAN 5/24/21.** Received in the Council office April 27, 2021. **Note:** See note relating to this request under discussion item number two (2).
2. DIVISION OF LIQUOR CONTROL - BOB EVANS RESTAURANTS, LLC; DBA BOB EVANS RESTAURANT 56; 16500 BROOKPARK ROAD; BROOK PARK, OH 44142 FOR A **C NEW 0320703-0175** FOR A D2 PERMIT CLASS. **POSTMARK DATE NO LATER THAN 6/1/2021.** Received in the Council office on May 6, 2021. **Note:** On May 6, 2021 the clerk left a voice mail in the liquor control general mailbox, since all liquor department employees are working remotely; as of May 7<sup>th</sup> there has been no return phone call to the Council office as to why there are two (2) permit requests with different dates for same permit class.

Mrs. Horvath stated the facts as known regarding item numbers one (1) and two (2) the first question is why are there two (2)? Item number one (1) relates to a new request for a liquor permits for the Bob Evans on Brookpark Road for both beer and wine. Item number two (2) relates to the Bob Evans on Snow Road exclusively for wine. My attempts to reach out to Bob Evans Corporate office and

**Discussion: cont.**

Department of Liquor Control. These are two different locations and am puzzled as to why different requests. It is clearly the corporate office that has decided to service beer and wine. Reached out to the corporate office and spoke twice with the district managers in charge of these stores who knows its corporate policy to move into this area but couldn't answer most of my questions; including the most important question as to why there is a difference in the licenses requested by the two (2) locations. Also, attempted to contact the Department of Liquor Control but due to COVID-19 there was no one there to take phone calls; email was sent with no response to date. Speaking with the Council clerk who indicated that she also tried reaching out to the liquor control for some answers with no response to date. My suggestion would move items one (1) and two (2) to the next meeting in the hope of getting some answers and understanding what Bob Evans corporate policy is with regards to this matter and why such different requests. At one (1) location there is a beer and wine license request and at a different location it is just wine.

Mr. Salvatore stated to Mrs. Horvath could additional questions be asked such as is this a corporate policy that is going to be everywhere or strictly with the two (2) locations in Brook Park. One would have to assume that maybe there are two (2) different request for two (2) different locations due to availability of the State of Ohio to have two (2) different licenses because that is all that is available.

**Motion** by Mr. Salvatore, supported by Mr. Troyer, to place both items on the May 18<sup>th</sup> Caucus Prior to under discussion and Council agenda.

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

**NAYS:** None. The motion carried.

3. UPDATE ON THE REQUEST FOR PROPOSALS FOR THE NATATORIM ROOF AND WALLS COMPREHENSIVE STUDY AND THE RECOMMENDATION OF CONSTRUCTION RESOURCES, INC.

**Note:** Moved from the April 13, 2021 Caucus meeting. **In attendance:** Power-point presentation given by Construction Resources President - Mr. Bob Griffith and Chris Schoonover, President of Scheeser Buckley Mayfield and mechanical, electrical & plumbing engineering firm and part of the team.

The power point presented to Council is available for viewing on the city's website and through the Council office on a flash drive for a charge.

**Questions:**

Mr. Mencini stated very good presentation and very impressed with a lot of the items. With the roof above the two (2) pools and your observation was it done correctly to begin with; is that what you would have done in 1972 or 1973? With the metal roof could that roof be too heavy from being tarred and is it repairable?

**Discussion: cont.**

Mr. Griffith responded the roof is not repairable needs to be completely tore-off and we actually did an assessment of that roof for the law director I think in 1998? That's when the city realized that underneath that metal there was no vapor retardant meaning no membrane to stop the humid air from coming up into the roof system which is what was going on; this happens in the wintertime. In the summertime it stays humid and holds moisture. If there is 80% humid air most likely in July and August and then in February take that humid air down to 40 to 10 degrees. The cold air cannot hold that much humidity that leads to condensation; which is moisture dropping out of the air due to the air no longer being able to hold the moisture. That is what was happening on the natatorium roof when I looked at it in the late 1990's. The wood roof deck was getting saturated in the colder weather months because the roof was condensing and gravity brought the water back in. The only roof up there is the metal and insulation whatever roofs were up there before worked when the metal roof was installed. Not a huge metal roof fan even though we do metal roofs there are more cost-effective roofs rather than metal but will give whatever roof the client wants. I'm here to give advice, opinions, recommendations and budgets for the client to make the decision on what to purchase. Standing in the room and looking up the roof has damage and if our company is hired to go through the investigations steps that were outlined for Recreation Director Elliott and Mayor Gammella one would be a full roof study but think it's most likely that the roof deck and roof system will likely need to be replaced. The walls are going to need a lot of work with the coding was not an air-tight coding so all that humidity in those cold weather months penetrated into the depth of the wall causing effervescence and damage seen on the brick outside. The envelope was never created to be a natatorium envelope when the building was constructed which I've seen on many natatoriums from this vintage. They were constructed in a way of not being air-tight and kept the humidity inside the room because in the 1970's and don't know if the engineering firms understood the natatorium problems that would become created.

Mr. Mencini stated it seems that there is decay on the other three walls.

Mr. Griffith responded all the exterior walls have been exterior weather have the exact same problem with the paint peeling off on the inside the brick-mortar joints are blowing out on the outside, effervescence is visible on all four elevations. The windward sides of the building, south & west, get more wind-driven rain which washes the effervescence away. More than the east and north walls that don't have the wind-driven rain so the effervescence stays on the brick longer.

Mr. Mencini stated with the Fairview natatorium there is a lot of glass are those solar windows to bring in heat?

Mr. Griffith responded there just windows to look out.

**Discussion: cont.**

Mr. Mencini asked if that would be an option.

Mr. Griffith responded yes, the problem with windows is they a value of a curtain wall with the best possible glass that can be bought is four (4). Curtain walls will condense in the cold weather and the logic is usually people are walking on a pool deck with wet feet and if there is condensation water on the pool deck it will stay wet always with people coming out of the pool. A system can be put in place to blow air on the curtain walls that would help combat the condensation in the wintertime. It wouldn't happen to a lesser degree if the HVAC (Heating, Ventilation and Air-Conditioning) was set up properly to keep the glass from getting too cold.

Mr. Poindexter thanked Mr. Griffith for coming and giving a nice presentation, actually worked on the Broadview Hts. project shown in the power point presentation. My question is what would the destructive testing reveal that isn't already revealed? If destructive testing is done in the roof and a hole is made in the roof or masonry would that be repaired or replaced after the testing? When is the soonest the testing can be done and another assessment brought to Council about what the destructive testing found?

Mr. Griffith responded the proposal that the city has had for a few weeks has several investigative steps that will happen. There will be a structural investigation, mechanical investigation and lay-in investigation that I'll be working on with the make of the envelope. The reason why walls are opened is when pool water is active with swimmers creates a highly corrosive chloramine gas that is released by human body's when mixed together. So need to be careful when working on the pool knowing that there is a very highly corrosive humidity and high temperature environment. By looking at the building we could tell that the humid air was able to enter into the roof system as well as the wall system; if the humidity was able to get in there so was chloramines. What I found with Cleveland State project is the chloramine gas went into the wall systems under 60' tall jumbo-brick masonry walls and corroded away the wall ties that support the brick façade to the structure, meaning those walls were not anchored to the building causing a dangerous scenario. When opening walls, I look at the structural steel, wall ties that holds the façade brick back to the structure, looking for damage to the construction components as well as the steel buried in the wall, these things can't be seen until the wall is opened. Any openings made to a wall or roof will be closed back up by the mason and commercial roof with me, if a hole is made in a metal roof that can't be fixed but can make water tight. A membrane system will be used to re-waterproof the roof system but can't put back the metal panels that were cut open as explained in the proposal.

Mr. Scott thanked Mr. Griffith and Schooner for coming and stated Construction Resources comes highly recommended. When this building was built in the 1970's

**Discussion: cont.**

the roof specification for a pool were set at that time. If the decision is made to go with the pool will the roof with today's specifications if need be could that roof be lowered?

Mr. Griffith responded that would cost more money and there is probably no good reason to lower the roof. The way the building was constructed structurally the elevation of the roof is where the structure that supports the roof system, a drop ceiling can be put in lowering the ceiling in the room without messing with the structural components of the original building construction. Would be more expensive and probably unnecessary for the city to spend those dollars, the roof will probably stay where it's at no matter what is done with the building. With the inside there are options if the city doesn't want a natatorium.

Mr. Orcutt thanked Mr. Griffith for the very detailed presentation. With the proposal given to the city was just an analysis to be done?

Mr. Griffith responded correct.

Mr. Orcutt asked what is the cost of that analysis to the City of Brook Park.

Mr. Griffith responded the study was \$31,290.00 incorporates the commercial roofer, commercial mason, mechanical engineering and Construction Resources, lump sum of everything.

Mr. Orcutt asked how soon can this study take place?

Mr. Griffith responded since this is busy season for the exterior building personnel and all projects getting started right now as well as having a hard time with getting raw materials i.e. insulation, screws. If we are engaged my best guess is to take 90 days or less to get through the investigative study.

Mr. Salvatore stated with the \$31,290.00 is that what the city has spent so far or will that take the city into the cost of the further investigation.

Mr. Griffith responded the city has not spent a dime to date.

Mr. Salvatore clarified that \$31,290.00.00 will take the city into the complete investigation.

Mr. Griffith concurred.

Mr. Troyer thanked Mr. Griffith for coming and stated with the roof there aren't any problems with the big beams going across because that would be seen, correct?

**Discussion: cont.**

Mr. Griffith that is not known yet but lifts will be brought on site for access to the beams. Part of the investigation is to have lifts on the outside and inside in order to figure out how severe the damage has happened over the years.

Mr. Troyer commented with the walls that's a little more than tuck-pointing, most likely a rebuild of the brick?

Mr. Griffith responded that is not known might have to re-façade the building but if you do there are choices, doesn't have to be brick. There might be a good reason to not make it brick again if the city is going to make that a natatorium. So that the walls can be better insulated on the exterior and vapor barrier that the walls don't have today. At this point, my knowledge of your building is very limited because I don't know enough.

Mr. Troyer asked would that be the full walls or just the bad upper part?

Mr. Griffith responded the full wall is exposed to the exterior and on one side of the building there is a roof that continued across the building. So only a portion of the walls is exposed to the exterior and the rest of the walls impact the interior. So this kind of depends on which elevation is being looked at on how much square-feet of wall is exposed to the exterior versus walls between roof elevations.

Mr. Troyer appreciates the information and mentioned would like your company to do a study on the rest of the roof of the recreation center.

Mr. Griffith stated did walk on the rest of the roof to be able to see the walls and you wouldn't like a study of the rest of the roof from me.

Mr. Poindexter asked Mayor Gammella is this something that will be taking place soon, does it need Council-matic action to get this moving forward?

Mayor Gammella responded yes, probably and will discuss with Council moving forward but wanted Council to see the report and will move ahead.

Mr. Poindexter commented eager to get moving on this and would have liked to see this get done quite a while ago.

Mr. Troyer stated to Mayor Gammella would like to see the written study.

Mr. Mencini stated to Mayor Gammella definitely want to see the study as well as some cost-factors and agree with Mr. Poindexter, something that should have been looked at a long time ago.

**Discussion: cont.**

Mr. Vecchio thanked Mr. Griffith and Mr. Schooner for the very informative, eye-opening presentation and hopefully will make some progress moving forward.

**Motion** by Mr. Troyer, supported by Mr. Orcutt, that this was discussed.

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

**NAYS:** None. The motion carried.

4. TECHNOLOGY AND INNOVATION COMMITTEE TO PROVIDE AN UPDATE ON WIFI CITY CAMPUS PROJECT (Councilman Poindexter). **In attendance:** Technology Committee Tom Dufour, James Presley and Holly Klingler.

Mr. Pressley shared a power point presentation to City Council that is available for viewing on the city's website and through the Council office on a flash drive for a charge.

**Questions:**

Mr. Scott thanked Mr. Pressley for the presentation as mentioned the city has a Brook Park IT staff?

Mr. Pressley responded yes, there are two people on staff that would maintain and have had conversations with the IT staff who confirmed they would support if implemented.

Mr. Scott asked how accessible if there is an issue?

Mr. Pressley responded that would have to be discussed with them ongoing but they said there was no issue with the IT staff supporting this; not sure if they could be out within an hour but would fall under regular maintenance agreements.

Mr. Scott continued is the city locked into the five-year contract? For instance, the city starts with the smaller package but would like to upgrade to the full coverage contract. To get out of that contract would the city have to pay a penalty for not fulfilling the five years.

Mr. Pressley responded the library wants the city to sign an MOU (Memorandum of Understanding) for the project. I would say that language would be put in there that they give the city the opportunity not to exit the contract but to upgrade the contract. If the city pays the smaller amount may not have the opportunity to just pay the difference may have to pay a little bit more for them to come back out for installation of more equipment to make the coverage wider.

Mr. Scott stated the school likes the full coverage plan?

**Discussion: cont.**

Mr. Pressley responded yes, they were most interested with remote learning with the amphitheater being installed and at the park is a draw for the school district. But, the baseball field was the biggest incentive to use the WIFI streaming at baseball games, that is where the school's interest is mostly interested in conversations with them.

Mr. Scott asked if the city goes full coverage would they be willing to share in some costs to make the school's ballfield and other property accessible.

Mr. Pressley responded the committee can't do any negotiations but did let the school board know that was the city's expectation and the school could also put their name on it. But, would share some costs since the city is covering some land that the schools are using.

Mr. Scott clarified with the small and full coverage contracts the library will maintain and install the equipment for the five years?

Mr. Pressley concurred and stated basically the city is licensing the service to have public WIFI from the library. The city pays the costs for installation and think the library is going to be upgrading their internet service for support of such a wide area of coverage. The cost the city will incur is for installation of the equipment and the increase to the library's WIFI. The library would own everything with a five year guarantee of maintaining everything and call their IT staff if there is an issue.

Mr. Orcutt stated to Mr. Pressley this was an extremely detailed presentation. The library would be maintaining all the equipment, correct?

Mr. Pressley responded any option and/or partnership with the Cuyahoga County Brook Park Branch library would be maintained. The city pays the licensing fee plus the equipment installation fees and the library would take care of any ongoing maintenance and/or issues by a phone call.

Mr. Orcutt asked what is the life span of some of the equipment that has to be installed?

Mr. Pressley responded the equipment the library was talking about installing is five to six years; that's why the term was five-years. Also, believe it would be the same for the WOW option because the city is getting a three-year term but would still have two or three years on the equipment. The minimum is three-years for a commitment to WOW to come in and do the work and then the city can always say when that's over go another two or three years with a cost and when getting into the five to six-year range the city would start to reassess.



**Discussion: cont.**

Mr. Orcutt continued if the city went with the option with the library and/or WOW what is the liability of putting that equipment in.? For example, a foul ball hits a piece of equipment who is responsible for replacing of that equipment?

Mr. Pressley responded with the library option that is something that would have to go into the MOU and believe if it is one of Brook Park's teams, not speaking for the library, I believe it would be on the city to replace that access point or equipment. Would have to go over all that when the MOU is signed with the library.

Mr. Orcutt stated the third option where the city would end up having a monthly fee of approximately \$675.00 for about 11 months and then would bump it up during Home Days and such to just under \$1,200.00 a month, totaling \$8,600.00 for the year total.

Mr. Pressley concurred and stated that includes the whole cost of 12 months' x three (3) years that includes the equipment, install fee, \$500.00 from WOW and the \$675.00 per month. The only thing that this cost doesn't include is if the city decides in June-July to upgrade to 500mg. This would cover the whole three (3) years of equipment and install fee as a total package deal.

Mr. Poindexter thanked the Technology committee for a great job on the presentation. None of the maps shown cover the water park; would that be in option in the full campus?

Mr. Pressley responded currently the water park is not included on the map because when the committee inspected the site. The recommendation from the vendor was to put an access point on the outside of the recreation center and share that WIFI, that is not very strong and have talked to the city's IT staff about that. But, that is the recommendation and most cost-effective method to share the WIFI service from inside the recreation center to cover the water park, would be a separate project that could expand on the WIFI.

Mr. Poindexter continued if the city were to maintain this system how labor intensive would it be to maintain? Is this system self-sufficient or is it something that a lot of hours would have to be dedicated? Or would the hiring of full-time staff be needed or something that could be added the city's IT staff and changing of the contract?

Mr. Pressley responded the city's IT staff contract may need to be changed, the committee doesn't have privilege to that information, but would caution that some things may have to be renegotiated. The city's IT staff mentioned that they have the capability to cover this and any issues that arise. The only thing I would say is that some of this equipment has a tendency to be installed on high on poles. So if something happens may need help from the service department to access.

**Discussion: cont.**

Mr. Poindexter interjected not worried about the freak accidents my concern is with the day-to-day operations how much time would be dedicated to make sure the system is running.

Mr. Pressley responded once the system is setup WOW provided a pretty good vendor and through my conversations and meeting the gentleman. Believe once the system is setup it will be pretty much self-sufficient, that's not to say there won't be issues. But, once the system is installed the access will be turned over from the vendor to the city's IT staff. Allowing the ability to dial-in remotely and will know the locations because there will be physical hardware secured that was talked about with some sponsorships. There would be some equipment and give the physical location and access to the city's IT staff and ability to get into remotely.

Mr. Dufour commented there was a fourth (4<sup>th</sup>) option looked into using the wireless internet that is located in the recreation center and expanding that out. With talking to the city's IT staff didn't think that option was feasible.

Mr. Pressley stated the issue there was the equipment used inside the recreation center would not be good enough to provide proper coverage outdoors. In this kind of application, obviously, has its use and that was not one recommended.

Mr. DuFour stated with the WOW option there will be the initial upfront cost of new equipment and after the month to month cost would be internet connection and any needs to the network.

Mr. Troyer thanked Mr. Pressley and thinking out of the box wouldn't it be a good idea to get rid of whatever the recreation center is using and take over with one system, was that thought about at all? Would be nice to have setup for the water park as soon as possible.

Mr. Pressley agreed and stated one challenge of that is now that City Hall, Council Chambers and recreation center are all in one there is a security aspect to the what is used at recreation center and City Hall. If the city brings in one big system, the city is becoming liable because the city will be sharing that system out to the public. This would be its own line of communication coming in and have the WIFI for the campus there is no possibility of a breach over the network to what is used at City Hall, it's safer; think that's why the recommendation against something like that. Know there are issues at the recreation center in certain areas i.e. Council Chambers and certain corners.

Mr. Salvatore agreed with colleagues on the quality of the presentation and asked is there any cost that known after the five-year agreement or the three-year

**Discussion: cont.**  
agreement?

Mr. Pressley responded after the five-year agreement the city would go back to the library to renegotiate if the decision is made it's a successful project and getting good use out of it. When the partnership is made with the library it's only for five-years and then they would take their equipment back and turn the service off. If the city decides when getting to the end of those five-years it was a valuable service to the community then could decide on another five-years, look at the equipment to make sure it's still feasible for another five-years since the lifespan of the equipment is five or six-years outdoors.

Mr. Salvatore asked if there is any equipment available with a shelf-life longer than five-years, that would be available today.

Mr. Pressley responded that's possible but would definitely cost more and think with the nature of the equipment being outside in the elements, lightning storms and things like that think the five to six-years is a good life span. In talking with different vendors and contractors and that is about the average lifespan for that type of equipment.

Mr. Salvatore continued the in-house staff could you provide a figure on what it would cost as far as an increase for them to come on board and being the go-too person. What would you recommend personally?

Mr. Pressley responded the committee is not authorized to make any type of decisions but my recommendation is if Council and the administration is confident to get sponsorship opportunities to sell partnerships; then go with the WOW option. Because the city has full control over who bring in as sponsors to anybody. Going with the library option the city is locked into what the library offers. The other intriguing item with the library is that it is a kind of set it and forget it. I don't have a personal opinion but if the city thinks they could do a good job of a company definitely partner or sponsor with the city the WOW has the most cost upfront but can be offset, in my opinion, with sponsorships and partnerships. The city is on their own to negotiate whereas with the library option let's say NASA wants to partner I'm sure the library would be okay with that. But, if there are certain other smaller companies that want to logos on the screen the city has to go through the library since they own the infrastructure. There is a set it-forget it with the library knowing it will always work and the city doesn't have to worry about service. Then there is the aspect of sponsorship and partnerships with doing everything on our own.

Mr. Mencini stated one item mentioned early on is that Brook Park is low with the internet. Did anyone look to find a reason why the city is lower than everybody?

**Discussion: cont.**

Mr. Pressley responded there is a study and believe it has to do with some senior activity and also lower income areas in the city, that could attribute to that. That was the committee's thing that this would be an amenity to the community for people that can't afford internet or their internet is not working but needed at that moment. The library is an option but also being outside at the park pavilion would be an option to be outside and have access to the internet, instead of a coffee shop or library. When I send out the power point there is going to be the links: The Connecting Cuyahoga was the study on internet coverage; second was a survey of public spaces and how it increases and the third one was the availability of public WIFI.

Mr. Dufour stated with a lot of studies, especially with the ones about usage, are obviously done in a lot of bigger cities, bigger pool and draw more attention of the researchers. The one thing I though most interesting about this is that going back to the actual use of bringing people into the city what they intend to find is that 25% coming to parks that have laptops have never been to that park before. Also, finding at the same time people who are already attending that park are coming back more frequently because of that amenity. Again, being one of the first cities to have public WIFI at a public park I think would be a huge incentive for people to come to the community to do a few hours of work may visit city restaurants or businesses in the community; there is definite potential to some kind of visual effect here.

Mr. Mencini stated also want this for the Brook Park residents' being at the park there are people sitting at the park and library that I don't recognize. The committee always gives great presentations and Mr. Dufour you do your research. With some of the sponsorships talked about have you reached out to the hospital and schools to help sponsor this project?

Mr. Dufour responded yes, there was conversation with the city's economic development commissioner but didn't get into the nitty-gritty of this being preliminary, to make sure this something the city wants. Going back to the offsetting of costs a pricing table can be created as to what that savings is actually worth for supply and demand based on the amount of interests. I could see something where the library could use that space or a few community non-profits could use that space as well as local businesses by logging on and seeing a coupon. There is definitely opportunity to offset the cost of this investment but there's also the residual economic impact which would benefit local businesses and non-profits.

Mr. Pressley the technology committee meetings are available for anyone who would like to attend.

**Discussion: cont.**

Mr. Poindexter commented that Ms. Klingler did a lot of leg work on this with sending and receiving information from the library for six to eight months.

Ms. Klingler appreciates the comments and stated Mr. Pressley did a great job and Mr. Dufour filled in a lot of information. I worked with the library who were very open and eager to partner with the city. Any questions Council may have can be taken back to library personnel and as Mr. Pressley mentioned with the sponsorships the library is willing to do sponsorships, as well.

Mayor Gammella thanked the technology committee, attend a majority of the meetings and they do a fabulous job, much appreciated, to help move this city forward.

Mr. Vecchio commented appreciate the presentation, great job, lot of time spent and good information to mull over. Thank you for coming.

Mr. Poindexter mentioned would like to have this topic under discussion in less than a month, possibly next Caucus.

Mr. Vecchio stated the next Caucus meeting is in June.

Mr. Poindexter continued there is a Caucus Prior to for June 1st.

Mr. Vecchio responded correct, but you're looking at discussion to give Council time to mull things over.

Mr. Salvatore commented would be nice to that the power point presentation a few weeks, in advance, before any decisions are made.

Mr. Poindexter responded will forward the power point presentation to the clerk for disbursement.

Mr. Poindexter continued next discussion doesn't have to be a decision-making but would like to go more that route to get this moving for this summer. Especially, with the addition of the amphitheater and things of that nature; think it would draw a lot of positive feedback for the city. How about putting this on the first Caucus Prior to agenda for June unless there's a busy meeting.

Mr. Vecchio stated will tentatively set it for June 1<sup>st</sup> Caucus Prior.

**Motion** by Mr. Mencini, supported by Mr. Orcutt, this was discussed.

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

**NAYS:** None. The motion carried.

**Discussion: cont.**

5. REQUEST APPROVAL FOR A CONDITIONAL USE PERMIT TO OPERATE A MINI WAREHOUSE/STORAGE UNIT FACILITY AT 15300 BROOKPARK ROAD LOCATED IN THE U7-C DISTRICT.

Mr. Orcutt stated this appeared on this month's Planning commission agenda that was unanimously passed. The original designs did not pass but with assistance from the law director and building commissioner an alternative plan was worked out with the company; with only one variance needed that the Board of Zoning Appeals passed.

Mrs. Horvath stated this originally started out with a request for a variance that was voted down due to riparian rights. After some work, redrafting and much discussion it's been worked out that riparian rights are no longer an issue. One variance was requested and granted dealing with exterior of the building not being masonry. This matter is a resolution to one of the city's pending lawsuits Pawuk vs. City of Brook Park.

Mr. Mencini expressed credit to the law department, Board of Zoning Appeals members and Planning Commission for doing their homework. This was first refused in 2018 and then everyone went to work and want to give the Pawuk group for working with the city to get this done.

Mr. Troyer asked Mr. Orcutt this is just a single building, correct?

Mr. Orcutt concurred.

Mr. Troyer continued my concern is it was mentioned that an exterminator would be leasing one of the garages. With that water being right there that was an issue of dumping of excess product at the end of the day, that needs to be watched. In favor, don't like how the city got here but everyone worked hard to get it done, happy to pass.

Mr. Orcutt stated to Mr. Troyer, know you attended that meeting and don't know if you recall that the building commissioner will be working with property owner about occupancy as to who will be in each storage lockers. Some of them, most of them, will be contractors paying income tax monies to the city. The reason why the city got here the biggest issue was that where the Kolleda Ditch runs and how big that other building was. There were concerns with the Kolleda Ditch and think it is a win-win for the company and the city.

Mr. Troyer commented was okay with that part, it was the middle part that I wasn't happy with but it did get done. The only other issue is with the exterminator possibly but can't accuse anyone before something happens.

**Discussion: cont.**

Mr. Orcutt mentioned the building commissioner will as they register to pay income taxes the commissioner will be able to see who is coming in and approve.

**Motion** by Mr. Poindexter, supported by Mr. Mencini, to have proper legislation drafted.

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

**NAYS:** None. The motion carried.

**Motion** by Mr. Troyer, supported by Mr. Mencini, to place on the next Council meeting agenda.

Mr. Salvatore commented the legislation can be prepared and placed on the next Council agenda, in one motion.

Mr. Troyer **rescinded** his motion.

**Motion** by Mr. Salvatore, supported by Mr. Scott, to have proper legislation drafted and placed on the next Council agenda.

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

**NAYS:** None. The motion carried.

6. AMERICAN LEGAL CODIFIED UPDATES - **\$1,701.**

**Motion** by Mr. Salvatore, supported by Mr. Troyer, to place on the next Council agenda under Verbal Approval.

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

**NAYS:** None. The motion carried.

**FINANCE COMMITTEE - CHAIRMAN, SCOTT:**

1. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A LISTING AGREEMENT WITH CUSHMAN & WAKEFIELD/CRESCO REAL ESTATE, FOR THE MARKETING AND SALE OF CITY OWNED PROPERTY LOCATED ON CEDAR POINT ROAD AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella. **In attendance: Nathan Kelly, President & Managing Director of Cushman & Wakefield/Cresco Real Estate; Jason Laver, Senior Vice-President and city's Economic Development Commissioner Adams. (Business address: 3 Summit Park Drive, Suite 200, Cleveland, OH 44131.**

The power point presented to Council is available for viewing on the city's website and through the Council office on a flash drive for a charge.

Mr. Adams stated 60 days ago Council authorized the administration to obtain Request for Proposals (RFP) and received several back with Cushman & Wakefield rose to the top. The company have accumulative experience in this industry along

**Finance Committee - Chairman, Scott: cont.**

with the company having over 400 offices worldwide. The land being discussed is 17.8 acres on Aerospace Parkway and 4.85 acres on Cedar Point Road, both located in the Opportunity & Aero Zone.

Mr. Kelly thanked Mayor Gammella and City Council for the opportunity to speak tonight. We are here today to ask for support in hiring our company to be the real estate broker to help sell two (2) key parcels in the city. Our approach is to make sure the city has no surprises and have a great result. The objective is to set expectations around what the city will achieve by working with our company. Firstly, both myself and Mr. Laver have deep experience working in the public sector. Our company stands out not because of being able to sell property but because we understand this is more than just getting top-dollar; it is getting the best long term benefit for the city. The decisions the city is asked to make will have to be defensible well after not being on sitting on that dais. The goal is to get a great long term benefit at the highest possible value during the process that is bulletproof, brings confidence to deliberations in decision-making and the public knows what is being done is the right decision today and several years from now. One consideration any client has to consider is why hire a broker? Will be direct in saying the opportunity isn't going to call you we have to call them. With 59 cities in Cuyahoga County and 88 counties in Ohio no business looking to locate is going to call all those different communities; nor will they look on websites or around to find a great opportunity, we have to find them. Our company puts a lot of resources into marketing the property, researching the property, understanding the property to blast-out through many channels along with curating a list of who we think needs to see this property and contact them. A lot of that expense has already been paid for through different channels to mail, email, put on different websites as well as to curate calling and contact lists of people in our network and people not in our network. There are 40 staff members doing different jobs to find potential buyers, financial analysis, economic impact and other benefits. So when the city is briefed about a potential decision the city is well informed knowing all that work has taken place. Another reason to hire a broker is we only get paid if the job is done; so all the work is done at our risk. Part of that is the deal negotiated by Mr. Adams on behalf of the city and also because we want to develop a long-term relationship with this city. There is so much going in the city and we think if we can demonstrate our success and be a partner there will be a long-term productive relationship. Potential buyers don't want to have public scrutiny as they're starting to get to know the property and information. A broker can do a lot of that and kind of pre-qualify those potential buyers to change the dynamic of those buyers convincing the city to sell to them. Commissioner Adams did a great job with the RFP by highlighting the property being in an Opportunity and Aero zone. The best our company can do is provide options, recommendations, inform and ultimately execute on the city's behalf. There are instances, for example, where the city may have the opportunity to sell a property for a very large number or have an alternative where the number



**Finance Committee - Chairman, Scott: cont.** is lower but the impact for the community is greater. Our company can contemplate different alternatives and present them to you and make sure to execute those kinds of decisions. Our company is qualified and good at this and the process will take a long time and require a lot of effort but the result will be good for the community and something the city will be proud of.

Mr. Laver stated been in commercial real estate industry for 20+ years both on the brokerage and development side. Looking to target the Aerospace industry for office, RNV and industrial for this property. On the office side with the pandemic with people working from home are a little soft currently. Also, your city has very stiff competition from neighboring cities that own good office land i.e. the cities Independence, Brecksville and Beachwood. We really think the unique feature of this property is the location and proximity to the airport as well as the other attributes mentioned, that are good tools for development.

**Questions:**

Mr. Salvatore thanked for thorough presentation and asked if the Wetzel's are local?

Mr. Kelly responded yes, Mr. Bob Wetzel has been with the company for 15+ years and our company asked his son, just graduated from college, to join the firm because of graduating with a logistics college degree, which is an important thing that is changing the world especially in warehousing and industrial.

Mr. Salvatore asked is there anybody in mind to look at this property or insight of who you would like to show this to?

Mr. Laver responded there are lots of ideas and wouldn't say just one but a handful of prospects that once the material is collected to fully understand the sight. One of those concerns is with the wetlands and had conversations with a consultant. There are prospects of both developers and users that we want to pursue.

Mr. Salvatore asked are you planning on trying to tie the end-user brought into look at these properties to the amount of jobs that may be created?

Mr. Laver responded understand the way Brook Park is going to look at this decision and as mentioned price alone for the land is not the only factor that will be looked at. The city has the benefit of not being a typical seller that once that land is sold the city reaps the revenue and income from it and go down the road. No, you want to have the building being built and the real estate taxes associated with that for the city's cut but more importantly the income tax and jobs created within the community. You have had substantial employers over the years that created tons of job in the community and really became the fabric of the community; with those employees locate to the community to keep the residential base strong. We

**Finance Committee - Chairman, Scott: cont.**

understand that job creation is part of this potential redevelopment of this site and will be a big factor and rendered to all prospects we talk to. These opportunities will be brought forward to you and it's up to you vote up or down.

Mr. Orcutt welcomed Mr. Kelly and Laver and thanked them for the presentation. Going over the packet the one thing it looks like you have a big network around you that will help the city, very big plus. On page 15 the first paragraph speaks of the materials needed for the purpose of this sale my question is will those fees be on the City of Brook Park or is that part of the risk your company takes.

Mr. Laver responded the work our company produces will do it at risk and talking with Mr. Adams seems the best approach, in his estimation, to make sure that we are producing some aerials, research and marketing materials that will be the city's to keep. Our compensation only comes into play when there is a property sale to be considered.

Mr. Troyer thanked Mr. Kelly and Mr. Laver for coming, your company will promote these properties and if a deal is accepted by the city; we pay a percentage of the profit, correct?

Mr. Laver concurred.

Mr. Troyer continued my concern is that these properties are different types. Will the Cedar Point Road property be advertised for residential? Do know that some of the Cedar Point Road property is zoned residential. If the city could do some high-end homes that work out profitable for the city that would possibly capture the NASA workers, working from home. Don't want to close that door do know it would be a long shot but will it be advertised for development of residential?

Mr. Kelly responded we will take your direction on that but I will tell you that we worked for other communities for mixed-use zoning. Had the ability to do residential, office and retail and in that instance the city was explicit they weren't interested in the residential. Residential is hot in today's market and did have residential developers show an interest that approached us with offers that we in, turn, presented to the city. Any offer that is garnered the city will always be made aware of to accept, reject or counter. If the city wants to pursue that use we can certainly be discussed on how to proceed but we are under the impression that the goal is to create jobs, first and foremost. The zoning would be disclosed along with the allowed uses within the zoning as part of the marketing. If someone were to pick up on that then that is something the city would tell us to pursue and would market as residential.

**Finance Committee - Chairman, Scott: cont.**

Mr. Mencini asked did your company ever have anything similar to this with vacant buildings and/or land?

Mr. Laver responded for the reasons previously discussed the city has a very unique piece of property being close to the airport, the 15-year 100% tax abatement and also the property located in an Opportunity Zone. We're excited about the opportunity because of the attributes of this parcel and what can be done with it. In terms of other assignments our company has worked with other cities and sold and/or repositioned other properties to meet the demands of the city. In terms of vacant piece of land for cities our company has not transacted on vacant land for cities but have done it for private owners and developers. Typically, in a market like Northeast Ohio companies want to are not going to come to an orphan site. They want a developer and broker to figure out what is right and wrong with the property. That is part of what Team NEO (Northeast Ohio Business Development Organization) is putting resources into job-ready sites and investing in these sites getting ready for development. So when companies are ready to act in six (6) to 24 months those companies can do a build a building to get job creation up and running. What is unique about this is the city owns the land, which typically cities don't own large pieces of vacant land ready for development. Also, think a little bit of work needs to be done on this land to get ready for development and get the right field team to position. There are other sites in Northeast Ohio that are ready to go more than this site and Mr. Adams is doing a great job in positioning the land to get it to the goal line.

Mr. Poindexter stated thank you for the presentation, this all sounds good with your company doing all the work. What would happen if this goes the other route; is there a time limit to the agreement? If the time runs out is the city on the hook for any fees at that point? What is the worst case scenario if that were to happen?

Mr. Kelly responded what we will propose when getting to the contracting fees is and after talking to Mr. Adams he convinced us that we will go 100% at risk. If the property doesn't sell then the city has no expense and, in fact, will have all the marketing materials and research produced at our expense. Happy to do this to build that relationship and optimistic that will have a great outcome.

**Motion** by Mr. Poindexter, supported by Mr. Mencini, to place on the next Council agenda.

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

**NAYS:** None. The motion carried.

**Finance Committee - Chairman, Mencini: cont.**

2. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A LISTING AGREEMENT WITH CUSHMAN & WAKEFIELD/CRESCO REAL ESTATE, FOR THE MARKETING AND SALE OF CITY OWNED PROPERTY LOCATED ON AEROSPACE PARKWAY ROAD AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella. **In attendance: Nathan Kelly, President & Managing Director of Cushman & Wakefield/Cresco Real Estate; Jason Laver, Senior Vice-President and Economic Development Commissioner Adams. (Business Address: 3 Summit Park Drive, Suite 200, Cleveland, OH 44131.**

Mr. Adams stated this is not a companion piece but does share the general area of the Aerozone in the Opportunity Zone. This is the larger of the two (2) parcels and directly faces the airport and very highly developable.

Mr. Troyer requested of Mr. Adams that all RFP's received to have copies or emails for before next meeting.

**Motion** by Mr. Troyer, supported by Mr. Mencini, to place on the next Council agenda.

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

3. AN ORDINANCE AUTHORIZING THE MAYOR TO ISSUE AND ADVERTISE FOR A REQUEST FOR PROPOSALS FOR THE LISTING, MARKETING AND SALE BY AN OHIO LICENSED COMMERCIAL BROKERAGE FOR LAND OWNED BY THE CITY OF BROOK PARK LOCATED AT 14100 PARKMAN BLVD. AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella. **In attendance: Economic Development Commissioner Adams.**

Mr. Adams stated this property known as Brookview Elementary School has become a city asset and after discussions the thought process was to move forward and seek interested parties for listing, marketing and selling the property, for the city.

Mr. Troyer stated to Mr. Adams going the same route with an RFP is the city looking for options of residential on this, possibly with a different company?

Mr. Adams responded working with real estate is the highest and best use of the property, currently the area is zoned for office space, and the highest best use is commercial application. If that were to fail, the secondary application would be residential.

Mr. Troyer commented always open-minded.

**Finance Committee - Chairman, Scott: cont.**

Mr. Adams responded always, never say no to an idea coming to the door.

Mr. Troyer continued there is no charge for an RFP, correct?

Mr. Adams responded no, I create and send them out based on a set of requirements of particular brokerages, in this case. These would be directed towards commercial, property is commercial, makes the most sense to open the door to further development for that area.

Mr. Troyer commented when Council passes this legislation there will be no cost to the city?

Mr. Adams responded in the end of negotiation, takes a little bit to get them to agree to that but yes, that's the goal.

Mr. Troyer continued my concern is with Section 2 where it reads the 'money needed for the aforesaid transaction shall be paid by funds theretofore appropriated for said purpose'. That doesn't need to be there this isn't going to cost the city anything and if it is going to cost something it should have the fund from which it's being expended from. I'm good if the same thing is going to be done with the other two (2) properties and find a good company to market them, would like to see mixed use there.

Mr. Adams clarified that section two (2) is most likely speaking to the formation of the RFP, not for any of the materials for marketing or sale of the property. There is a small amount of money that is necessary to professionally produce the RFP; OfficeMax type items that comes out of Fund 243 - Economic Development.

Mr. Salvatore asked Mr. Adams if any attempts have been made to try to sell this property prior to this?

Mr. Adams responded no, I was convinced several months ago when we had discussion about opening to the largest audience for the largest interest to create the highest price. That made all the sense in the world with that being such a unique location in our community, once in a lifetime opportunity, since 1965 to develop that area. All of us knows how important Snow Road is to the community not only from a retail standpoint but an office standpoint, as a community support system. This opens the city up to a great many opportunities and working through the RFP and discussions with Cresco, I realized the best possible way to get this to that large audience is to bring someone in to do just that; at their cost not the city's, which is very important. They can use their network to bring people in that are interested in developing that area to a higher, better use than current.

**Finance Committee - Chairman, Scott: cont.**

Mr. Salvatore asked no one has approached the city to purchase that property?

Mr. Adams responded not in a formal action.

Mr. Salvatore asked if there are any deed restrictions as far as the resale goes?

Mr. Adams responded not at this point, the school used the property under a special zoning set aside for municipalities and public entities, such as Board of Education. Once vacated over a year ago the property has returned back to its original purpose of office space. Also, working with Planning Commission and Board of Zoning Appeals variances were changed on it, to a particular need. But, the hope would be to find the low-end path-user so it doesn't disturb the neighborhood.

Mr. Salvatore stated when the city acquired that property there were no deed restrictions put in from the school board to the city.

Mr. Adams stated none.

Mr. Orcutt stated to Mr. Adams do remember the conversation a few months back about those other parcels and the intent with those. Not that I'm not inline to do something with this land I was a little taken aback when seeing this in legislative form. Only because it is adjacent to a neighborhood and thought through some discussions I've had with the Mayor and some Councilmembers' some of that land could be utilized for the city itself. One of the ideas that came up was to help that area with a lot of flooding in that part of the city. Talking about some relief points for all that flooding especially in that area was to build retention basins. What is the biggest and most important thing about building a retention basin would be to afford it with the biggest expense for building it was purchasing land or having that land? I think there are three (3) parcels has there been any discussion with the administration about possibly going forward and keeping some of that area to provide something for the city, for example, possibly some flooding relief?

Mr. Adams stated great question and possible use, one of the things thought of is the developer themselves would be required to do a retention basin. Which could be a situation where the city can enter into a private partnership with the developer to get it to such a size that the neighborhood could use it, to help reduce the cost back to the city; then there would be the question of maintenance over time. The developer will realize that a retention basin is needed; where they place it, how it will be built, what is the capacity are items that can be taken to the table for discussion with the end-user.

Mr. Orcutt stated working with Mr. Scott all summer long there are some big issues in that neighborhood over there with flooding. It's a very important area that needs

**Finance Committee - Chairman, Scott: cont.**

to be looked at for flooding relief. Moving forward with this wanted to let you know that is an area I'm going to look highly at because if water can be held in that area it's only going to help the residents' in the north; moving forward with this hope that will be an option looked at for the residents'.

Mr. Adams responded as this was discussed the Mayor pointed out the significance of a partnership in sorts in order to create a retention basin. That would satisfy not only the needs of the environment the new developer would bring but to be used to satisfy some of the needs for the residential area. This would be an opportunity to fix two (2) things and in moving forward and choosing the right broker will not only bring a high-class developer with an open-mind. These ideas will be part of what will be put into the RFP for working in a public-private partnership.

Mayor Gammella commented for the record, this was discussed with the city engineer and the Northeast Ohio Sewer District. Adding a detention basin at very low cost or no cost to the city and also develop the property.

Mr. Troyer stated to Mr. Adams whatever comes out of this Council gets to look at and vote up or down, correct?

Mr. Adams concurred.

Mr. Troyer continued if something is seen that is not liked, not help in flooding, not going to be good for the residents Council has that choice.

Mr. Scott stated in agreement with Mr. Orcutt that was something discussed earlier of the possibility of a retention basin in that area using some of Brookview property; hope we are able to help the residents in Wards 4 and 3. That is a prime piece of property and it saves the city money let's move forward.

Mr. Salvatore commented willing to take a look at this but want to make sure that we are satisfied with the needs of the public and especially in term of the flooding situation, that is an issue in that area. Not convinced I want to sell the property yet but willing to look at it and reserve the right to vote up or down.

Mr. Mencini commented four or five years when there was a big issue in that area with retail I went with the residents and will do that with this.

**Motion** by Mr. Poindexter, supported by Mr. Troyer, to place on the next Council agenda.

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

**NAYS:** None. The motion carried.

**Motion** by Mr. Poindexter, supported by Mr. Mencini, for a ten-minute recess.

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

**NAYS:** None. The motion carried at 9:55 p.m.

**Motion** by Mr. Poindexter, supported by Mr. Orcutt, to go back to Regular Order of Business.

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

**NAYS:** None. The motion carried at 10:06 p.m.

**SERVICE COMMITTEE - CHAIRMAN, SALVATORE:**

1. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH STOOPS WESTERN STAR OF OHIO (OHIO CO-OP PURCHASING 023-21) FOR THE PURCHASE OF A WESTERN STAR TRUCK CHASSIS TO BE PACKAGED WITH A HENDERSON DUMP BODY AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella.

Mayor Gammella stated all four (4) pieces are companion items and if there are any questions refer to Service Director Garner.

Mr. Mencini asked Mr. Garner if these will be replacement vehicles and if so which vehicles would be replaced?

Mr. Garner responded yes, the snow plow, Western Star, will be replacing three (3) Ford 7000 1984 or 1985 model trucks. The rear-loader will replace 548 and sold as scrap.

Mr. Mencini stated that would be the back-end loader on 548?

Mr. Garner concurred and item number three (3) was the rear-loader and item number four (4) would be two (2) pickup trucks. Will take two (2) of the oldest vehicles that are beyond repair and sell as scrap.

Mr. Scott stated to Mr. Cingle monies have been already appropriated in the 2021 capital for these purchases?

Mr. Cingle responded some of these items will be leased and asked Mr. Garner for an estimated timeframe on when these four (4) items will be received.

Mr. Scott reiterated monies have been appropriated for the purchase of these vehicles.

Mr. Cingle responded item number four (4) the two (2) trucks the answer is yes. Money is appropriated for items one (1) and two (2) but not at the dollar amount listed in the agenda packet. I think the rear-loader takes approximately one year to build so that will be part of the 2022 budget.



**Service Committee - Chairman, Salvatore: cont.**

Mr. Garner stated the rear-loader rubbish truck will take 15 months, well into next year. The snowplow truck chassis would be delivered in August and the add-on of the Henderson snowplow package would be completed by end of 2021. The two (2) pickup trucks will be available in September.

Mr. Orcutt stated to Mr. Garner for the rear-loader did the city receive the rear-loader that was built incorrectly? Is this an additional one?

Mr. Garner responded yes the incorrect rear-loader was received and this is an additional one.

Mr. Troyer stated to Mr. Cingle with the number being different for item number one (1) what was appropriated?

Mr. Cingle responded for the first item coming out of capital coming out of the snow removal department. The total appropriation by Council was \$107,675.59 plus another \$4,900.00 that was encumbered, brought forward. The total for the first two (2) items is \$173,000.00 rounded. That first one will have to be leased or monies moved around. Item number three (3) the rear-loader will be part of the 2022 budget and may also be leased. Item number four (4) has been properly appropriated and paid with cash.

Mr. Troyer stated the legislation reads purchase, to Mayor Gammella is the city not going to purchase items one (1) and two (2) they will be leased instead?

Mr. Cingle stated they will be financed and the city will own them at the end of the lease.

Mr. Troyer commented the city isn't spending more than appropriated due to spreading out over five (5) or ten (10) years?

Mr. Cingle concurred.

Mr. Troyer stated to Mr. Garner with the Western Star is there no Ford model available or cooperative purchasing doesn't have Fords?

Mr. Garner responded this would be the fifth (5<sup>th</sup>) or sixth (6<sup>th</sup>) Western Star; that was changed around several years ago, due to Fords no longer being available.

Mr. Troyer asked Mr. Garner what is the deadline for these trucks? Can the legislation be passed on May 18<sup>th</sup>?

**Service Committee - Chairman, Salvatore: cont.**

Mr. Garner responded April 23<sup>rd</sup> is the date the city was given the quotes on; 40 days from that.

2. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH HENDERSON PRODUCTS (SOURCEWELL CONTRACT 080818-HPI) FOR THE PURCHASE OF A NEW DUMP BODY PACKAGE TO BE MOUNTED TO A WESTERN STAR CHASSIS PACKAGE AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella.
3. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH BEST EQUIPMENT (SOURCEWELL CONTRACT (#091219-LEG) FOR THE PURCHASE OF A 2022 MACK/LEACH REAR LOAD GARBAGE TRUCK AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella.
4. AN ORDINANCE AUTHORIZING THE MAYOR TO PURCHASE TWO 2022 E-F350 PICKUP TRUCKS AND PLOWS FROM MIDDLETON FORD THROUGH THE STATE COOPERATIVE PURCHASING PROGRAM AND DECLARING AN EMERGENCY. Introduced by Mayor Gammella.


**Mass motion** by Mr. Troyer, supported by Mr. Mencini, to place items one (1) through four (4) on the next Council agenda.


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

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

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

Council President Vecchio declared this meeting adjourned at 10:18 p.m.

RESPECTFULLY SUBMITTED   
Michelle Blazak  
Clerk of Council

APPROVED 

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

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