

**REGULAR CAUCUS MEETING
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
HELD ON MAY 10, 2022**

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

SCOTT, COYNE, TROYER, SALVATORE, POINDEXTER, ROBERTS, MENCINI

Also in attendance were Mayor Orcutt, Assistant Law Director Sackett, Finance Director Cingle, Service Director Beyer, Recreation Director Gonzales and Recreation staff Colonna.

APPROVAL OF MINUTES OF PRECEDING MEETINGS:

1. Regular Caucus meeting minutes held on February 8, 2022.

Motion by Madam Coyne, supported by Mr. Poindexter, to approve as printed.

Mr. Mencini stated there are a few minor issues that need to be discussed but a motion has been made and seconded to move forward.

ROLL CALL: AYES: Coyne, Poindexter, Roberts, Mencini, Scott, Salvatore

NAYS: Troyer.

2. Regular Caucus meeting minutes held on March 8, 2022.

Motion by Mr. Scott, supported by Madam Coyne, to approve as printed.

Motion by Mr. Troyer, supported by Mr. Mencini, to amend page four roll call by deleting Powers and inserting Roberts.

ROLL CALL: AYES: Troyer, Mencini, Roberts, Poindexter, Salvatore, Coyne, Scott

NAYS: Unanimous.

The clerk called the roll on adoption of minutes.

ROLL CALL: AYES: Scott, Coyne, Troyer, Salvatore, Poindexter, Roberts, Mencini

NAYS: Unanimous.

Mr. Mencini stated that police officers are in attendance and want to publicly state that a request for gun control legislation was put into the law department five weeks ago and still hasn't been received but is coming.

Mr. Troyer stated wanted to ask the law director this is somewhat unusual of having proclamations at a Caucus meeting, not a Council meeting. The issue is that Council has not seen these proclamations nor have they been posted.

Mr. Salvatore responded proclamations don't require any Council-matic action and don't have to be read.

Proclamations: cont.

Mr. Gonzales stated glad to get back to normal and outstanding basketball season and able to play championship games on the high school floor and from the recreation department many thanks to the teams, volunteer coaches and parents for an outstanding season.

Mr. Salvatore congratulated the teams and thanked the coaches. Also, recognized former Mayor Coyne who served the city for 24-years, former Councilman Burgio who served the city for 20-years and former service director Cayet.

DISCUSSION:

1. POWERPOINT PRESENTATION BY BUD GRIFFITH ON THE ROOF AND WALLS - RECREATION CENTER. (Mayor Orcutt)

Mayor Orcutt stated Mr. Griffith will be giving a presentation on the roof and walls (natatorium) in the recreation center. Also, Mr. Griffith has the study of the roof for the main building that Council passed by legislation in 2021.

Mr. Bud Griffith of Construction Resources gave a power-point presentation on the deterioration of the roof and walls (natatorium) in the recreation center.

Due to technical difficulties Mr. Salvatore entertained a five-minute recess.

Motion by Mr. Poindexter, supported by Mr. Troyer, for a five-minute recess.

ROLL CALL: AYES: Poindexter, Troyer, Coyne, Scott, Mencini, Roberts, Salvatore
NAYS: Unanimous.

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

ROLL CALL: AYES: Troyer, Mencini, Roberts, Poindexter, Salvatore, Coyne, Scott
NAYS: Unanimous.

Mr. Salvatore stated still having technical difficulties with the system and entertained a motion to move to the Planning committee.

Motion by Mr. Troyer, supported by Mr. Mencini, to move to the Planning committee.

ROLL CALL: AYES: Troyer, Mencini, Roberts, Poindexter, Salvatore, Coyne, Scott
NAYS: Unanimous.

PLANNING COMMITTEE - CHAIRMAN, TROYER:

1. Request for approval of the proposed parcel consolidation and lot split plat for permanent parcel numbers 344-03-040 AND 344-03-039 at 5121 West 148th Street.

Discussion: cont.

Mayor Orcutt stated also possibly able to sync the system for the presentation to be viewed by residents at home.

Mr. Poindexter continued that was one of the issues the technology committee wanted to explore.

Mr. Troyer stated it's always been a problem getting information and if the presentation is two-inches thick possibly have one for the Council office for Council to look at. Also, have keys to the Council office after hours.

Mr. Griffith gave the natatorium and roof power-point presentation that is available in the Council office for review. Total of the project \$4.9 million-dollars.

Questions

Mr. Mencini stated with the \$5 million-dollars how long would it take to get the roofs done?

Mr. Griffith responded I don't install roofs and usually answer questions asked, what are you asking me?

Mr. Mencini responded asking how long would this take?

Mr. Griffith responded can't be done in one season, too much work.

Mr. Mencini continued would the building have to be shut down?

Mr. Griffith responded no, probably not, structural decks are stable. Will be noise but is not unsafe so people can be in the building with roof replacement.

Mr. Mencini stated when these roofs were getting done before should that have been removed at that time.

Mr. Griffith responded per the law of the land cannot retrofit a roof over moisture or retrofit twice, too much weight it is all about safety.

Mr. Poindexter asked Mayor Orcutt in 2017 when renovations took place and a new roof was put on most of this building and the new units. Are any of those contractors liable and are there any warranties for the shoddy work done up there?

Mayor Orcutt responded we are going through the whole entire project from A to Z of what was purchased, what was received and what warranties. Mayor Orcutt

Discussion: cont.

Madam Coyne asked Mr. Griffith do you agree that the end-use of the pool area shall determine the roof covering for that area?

Mr. Griffith responded could alter it if done as a natatorium but would need to know what will be done in that roof to determine what kind of roof. A current roof by code is R-25 and like to put R-35 assuming it would be a natatorium someday. R-25 may make a difference of 8% or 9% with a slight reduction in price.

Madam Coyne stated with talking about a roof why would the city invest in a design dehumidification system if not planning on the pool.

Mr. Griffith responded I only design roof and walls; have nothing to do with Heating, Ventilation and air-conditioning (HVAC) or lighting. None of that was on the docket it was just making the building safe and secure.

Madam Coyne asked what is your fee for preparing plans, specifications, advertising for bids and contractors to provide masonry and drainage repairs?

Mr. Griffith responded have already been paid my fee, don't remember what it was, don't keep the books for the firm.

Madam Coyne requested the law department to draft the proper legislation authorizing the Mayor to enter into a contract with Construction Resources for professional services, would like to appear on the next Caucus Prior to agenda.

Mr. Troyer stated I knew much of what you told us and also sad it's going to cost this kind of money. First question is the last time you were here I think Mr. Mencini asked about a vapor barrier or not it would be the same roof? Now changing that because you were told by the previous administration. The roof being talked about here, at this amount, can be for a pool or something else.

Mr. Griffith responded yes, code requires an R-25 value.

Mr. Troyer continued wanted to clarify that because of discussions of a vapor barrier that is a big talking point of what roof would be put on with arguments of being a pool or not.

Mr. Griffith stated I was told to take into consideration that someday that would be pool and used that thinking when designing the roof that would work for a pool or something else. A normal roof will not work on a pool the roof I design will work for a pool and if there is no water inside will be a little more energy-efficient.

Mr. Troyer stated with the two numbers given at approximately \$8 million-dollars

Proclamations: cont.

Mr. Troyer stated would have been nice if Council would have been able to view them.

1. In recognition of Doctor Trenton Brown on receiving his PHD in Management and Criminal Justice followed by a speech from Dr. Brown.

Mayor Orcutt stated a few weeks ago I mentioned how Officer received his doctrine and was told by Council to appear at a Caucus meeting to publicly congratulate him. Officer Brown started with the Brook Park police department in 1998 and has received many certificates from the Ohio Peace Training facility and also worked as an instructor in criminal justice since 2015. Officer Brown obtained his doctorate from the Colorado Technical University and congratulated Officer Brown on receiving his PHD.

Officer Brown thanked Mayor Orcutt and it was nice to see former Mayor Coyne come in since he swore me in as officer on March 4, 1998 and what this city has meant for me coming from Dayton, Ohio. The department has afforded many opportunities and want to thank everyone for those opportunities. Received bachelor's degree in 2002 and the master of evidence certificate opened many doors with as far as teaching at a local college for ten years. Received master's degree supported through the Fraternal Order of Police allowing me to teach online. Today police officers are struggling due to no one interested in becoming a police officer so police officers need to do more to reconnect with the community and younger generation. Working with Council in your wards is an important step with interacting with the public when there isn't a crisis. Appreciate this opportunity and my family for supporting me through this three-year process.

2. 1st - 2nd Grade Coed Basketball Tournament Champions - 'Celtics'.
3. 9th - 12th Grade Boys High School Basketball Tournament Champions - 'Falcons'.
4. 5th - 6th Grade Boys Basketball Tournament Champions - 'Blazers'.
5. 3rd - 4th Grade Boys Basketball Tournament Champions - 'Pelicans'.
6. 3rd - 4th Grade Girls Basketball Tournament Champions - 'Pacers'.
7. 5th - 6th Grade Girls Basketball Tournament Champions - 'Thunder'.
8. 7th - 9th - Grade Girls Basketball Tournament Champions - 'Jazz'.

Mayor Orcutt presented the proclamations to the basketball teams.

Mr. Mencini stated this was a whole new team and the girls worked together and very easy to coach and thanked the girls, parents, grandparents and coach Rob.

Planning committee - Chairman, Troyer: cont.

Mr. Troyer stated there is one big lot a small lot to be consolidated into one lot and split evenly.

Mr. Poindexter asked the split will be 50-feet in each direction?

Mr. Troyer concurred.

Mr. Mencini asked at the Planning commission meeting did any neighbors come and express any issues?

Mr. Troyer responded no and it was unanimous.

Mr. Poindexter asked if any designs were brought forward for a proposed home

Mr. Troyer responded no, the owners have not made a decision on what would be done.

Mayor Orcutt stated it is two parcels that will be made 50 foot each.

Mr. Roberts stated this is three streets away from my home and have not received any calls.

Motion by Mr. Mencini, supported by Madam Coyne, to have the proper legislation drafted and placed on the next Council agenda.

ROLL CALL: AYES: Mencini, Coyne, Scott, Troyer, Salvatore, Poindexter, Roberts
NAYS: Unanimous.

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

ROLL CALL: AYES: Mencini, Troyer, Scott, Salvatore, Poindexter, Roberts
NAYS: Unanimous.

Madam Coyne stated to Mayor Orcutt would have been nice if Council had the presentation to review prior to this meeting.

Mayor Orcutt responded that can be provided.

Madam Coyne continued also brought the 2017 study for comparison and next time Council should have information ahead of time to be prepared.

Mr. Poindexter stated the technology committee has a meeting tomorrow and may task them with hot-wiring of the system. In the past, the technology committee wanted to look at the system but did not have access to the room or server.

Discussion: cont.

asked Mr. Griffith to explain what is a puff-roof and where are they installed in this country?

Mr. Poindexter stated the \$4.9 million-dollars doesn't include the roof and walls of the natatorium which I thought we were discussing; now talking about the entire roof and walls.

Mayor Orcutt reiterated with the warranties we are reviewing how the contracts were written.

Mr. Griffith continued that commercial roofs insulation on commercial buildings started in 1981. The first insulation used was polyurethane that traps air as the foam rises up. It's the same chemicals making the same reaction on this roof that is uncontrolled meaning puffing of the roof due to chemical reaction. Foam is not a waterproof so silicone caulk is squeezed onto the surface to make the roof waterproof. Foam roofs don't do badly in San Diego or New Orleans due to having no ice so foam roofs are not used in winter climates, mostly in southern climates. There is one company that is willing to install a foam roof two hours from Brook Park, but there are scores of other commercial roofing companies that will install asphalt and many other roofs, but not foam roofs. Foam roofs are inexpensive roofs for a period of five-years but if looking at 50-years is not a good choice.

Madam Coyne asked Mr. Griffith if he reviewed the last estimates that were completed in 2017?

Mr. Griffith responded was given no documents.

Madam Coyne stated the clerk can provide a copy for comparison because I didn't see any code violations, at that time. With the deteriorating of the walls and roof in the pool area does that impose a problem to the rest of the building?

Mr. Griffith responded the roof itself, no, the walls yes.

Madam Coyne continued with the 2017 report it indicated the significant design considerations that need to be addressed to reopen the pool area, do you agree?

Mr. Griffith responded don't know what the reports are referring too?

Madam Coyne continued the 2017 report also recommended a new dehumidification system at an estimated cost of \$1,299,570.00.

Mr. Griffith responded no.

Discussion: cont.

do you have any numbers of the stuff not included?

Mr. Griffith responded that would take a different kind of engineer to look at the mechanical equipment and ductwork.

Mr. Troyer stated possibly 5 or 10%?

Mr. Griffith interjected a normal HVAC system on a roof is normally \$25 million-dollars, some are \$50 million-dollars and some are \$175,000.00.

Mr. Poindexter asked are you saying new units are needed up there?

Mr. Griffith responded the ones on roof H, the circular part of the building, look newer and assume those units will be fine. It's roof C, the lower elevation roofs that have a bunch of ductwork above the roof that look to be about 20 years-old, most units last about 20 years before replacement. A lot of the ductwork will also have to be replaced due to never going back together properly.

Madam Coyne clarified with requesting proper legislation that would be for the walls, not the roof.

Mayor Orcutt clarified the mechanical rooftop units were replaced a few years ago with the energy conservation project. What is not included in the \$4.9 million-dollars is the mechanical engineering and work needed to be done for the curb adapters to be raised, set back down and new ductwork. Secondly, am working with the law department for drafting of legislation for the \$3.1 million-dollars portion. With the \$3.1 million-dollars does not include the heating, air-conditioning, nothing mechanical, no sprinklers or indoor paint work. This is just for the exterior only and the numbers seen last year with the \$3.7 million-dollars was for both the outside, inside and the mechanical, that has been changed. This \$3.1 million-dollars is for exterior and structural only. The 8 million-dollars would be higher when adding the mechanical, engineers, ductwork, etc.

Mr. Troyer stated to Mayor Orcutt the \$3.1 million-dollars stabilizes the roof and walls.

Mayor Orcutt responded all the structural work that needs to be done with the joists, pillars, new roof and outside fascia.

Mr. Griffith gave a description of the repairs to the roof and walls in the natatorium.

Mr. Poindexter stated to Mr. Griffith you're confident the new girders would be

Discussion: cont.

indefinite?

Mr. Griffith responded yes

Mr. Poindexter asked will they have to be taken all the way down?

Mr. Griffith responded they will be shored-up and the columns will be rebuilt with new bearing plates.

Mr. Poindexter asked concrete or masonry.

Mr. Griffith responded they are masonry now and will be masonry. They never had bearing plates on the north or south joists even though the drawings reflected them, never installed originally. Will create bearing plates for the joists but concerned with the big timbers due to over time the chlorinates.

Mr. Troyer asked on those plates will they have a barrier so chlorine can't get to them again.

Mr. Griffith responded they will be galvanized and painted with an epoxy paint system that protects them from the environment.

Mr. Poindexter thanked Mr. Griffith for coming, good presentation, sad news but think we should move forward with the roof and walls with the higher R-value, don't know what the future holds. In the meantime with not focusing all that money on a pool would like a field-house with a temporary subfloor over the entirety of the room. Then roll out some AstroTurf for indoor soccer and flag leagues and rent out to softball teams for training in the winter. That would generate revenue that could be 'earmarked' in a special fund for eventually opening the pool or something else. That was brought up to the previous Mayor when the talk of costs to start up the pool was a sticky subject as a kind of solution. There is already stadium seating in there and could charge admission to watch the games generating revenue. Think that option would be far cheaper and provide immediate use for that facility.

Motion by Mr. Troyer, supported by Madam Coyne, that this was discussed.

ROLL CALL: AYES: Troyer, Coyne, Scott, Mencini, Roberts, Poindexter, Salvatore

NAYS: Unanimous.

May 10, 2022

There being no further business to come before this meeting a **motion** by Mr. Poindexter, supported by Madam Coyne, to adjourn.

ROLL CALL: AYES: Troyer, Coyne, Scott, Mencini, Roberts, Poindexter, Salvatore
NAYS: Unanimous.

Council President Pro-Tem Salvatore declared this meeting adjourned at 9:20 p.m.

RESPECTFULLY SUBMITTED *Carol Johnson*
Carol Johnson
Clerk of Council

APPROVED June 14, 2022

THESE MEETING MINUTES ARE A SYNOPSIS, NOT TRANSCRIBED IN THEIR ENTIRETY, ALTHOUGH ACCURATE.