

Cuyahoga Falls City Council
Minutes of the Public & Industrial Improvements Committee

April 20, 2020

Members: Mary Nichols Rhodes
Frank Stams
Jeff Iula

Ms. Nichols-Rhodes called the meeting to order at 8:08 p.m. All members were present.

The minutes of the February 3, 2020, Public & Industrial Improvements Committee meeting were approved as written.

Legislation Discussed:

Temp. Ord. A-19

Temp. Ord. A-20

Temp. Ord. A-21

Temp. Ord. A-22

Discussion:

Temp. Ord. A-19

An ordinance authorizing the Park and Recreation Board to enter into a contract or contracts, according to law, for the repair of roof areas E and I of the Natatorium, and declaring an emergency.

Ms. Sara Kline, Park and Recreation Superintendent, presented Temporary Ordinance A-19. The Natatorium roof areas E and I over the warm water therapy pool and Western Reserve Physical Therapy Offices are slated for repairs in 2020. The roofing repair program will ensure a safe and stable environment in the building for many years in the future. The Park and Recreation Board would be authorized to enter into a contract or contracts, according to law, for the repair of roof areas E and I of the Natatorium. The Finance Director will be authorized and directed to make payment for same from the Leisure Time Fund, line item Capital Outlay.

Ms. Nichols-Rhodes asked if it is going to be the same amount of roof that is going to be repaired. Ms. Kline stated that it is the same amount that was anticipated in this repair. She stated that, during the shutdown, they have been busy at the Natatorium doing other things. They are preparing for a soft opening as soon they get that opportunity. She anticipates it would be a phased approach.

Mr. Iula moved to bring out Temp. Ord. A-19 with a favorable recommendation, second by Mr. Stams. Motion passed (3-0).

Temp. Ord. A-20

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An ordinance authorizing the Park and Recreation Board to enter into a contract or contracts, without competitive bidding, with David Pellegra and Architects, Inc. for architectural and design services for the renovation of Brookledge Golf Club clubhouse, and declaring an emergency.

Ms. Sara Kline presented Temporary Ordinance A-20. The Brookledge Golf Club Clubhouse was built in 1992. The City desires to develop and implement an architectural design considering interior and exterior components that is appropriate for the community, modernizes the look and feel and improves functionality of the existing structure. The City plans to incorporate several known capital maintenance projects within the overall design. The Park and Recreation Board would be authorized to enter into a contract or contracts, without competitive bidding, with David Pellegra and Architects, Inc. for architectural and design services for the renovation of the Brookledge Golf Club Clubhouse. The Director of Finance would be authorized and directed to make payment for same from the Leisure Time Fund, line item Capital Outlay.

Mr. Stams stated that he has a problem with this ordinance at this time. He is not saying that the golf course does not need these improvements to capture more revenue, but, at this time, with all the unknowns and the layoffs, \$150,000 spent right now is a lot for a golf course that is structurally sound. He does not think this is the right time for this. He asked if it is appropriate that this ordinance be tabled for the time being for further discussion. Mr. Iula stated that he agrees with Mr. Stams.

Ms. Kline stated that when Mr. Stams toured the facility, it was January, and they did not go down to the lower level where the carts are stored and there is evidence of water damage. She stands behind this legislation. It is a good use of their money in the Leisure Time Fund given that this is going towards a project they anticipate would increase their revenues. With this ordinance is permission to do the design engineering work. This will be before Council, in 2021, for a separate appropriation for the construction. Should things not pan out in 2021, this will still be money well spent with Leisure Time funds. These funds are supported through fees in Park and Recreation and not tax dollars. If they do not embark on construction, they would at least have plans. They are looking at this an opportunity to potentially increase revenue at one of Leisure Time funds facilities.

Mr. Brillhart stated that he is very much in support of this legislation. They want to spruce it up a little bit, so that people will spend a little bit more money there. It could be cost-justified because there is less competition right now. This is just to have an architect look at it. They can see how things go later. Mr. Balthis stated that his understanding is that this would come out of Capital Funds out of the Leisure Time Fund. That does not come from the tax dollars; also, the fact that it is from capital uses this for project, not for the same fund as what forced layoffs. That would make him more inclined to support this. This has been a project that has been planned. It would use a revenue source from Parks and Recreation that had to be used for projects.

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Mr. Hoffman stated that that is correct. This would be capital funds that were going to be used to pay for this renovation. Those dollars are not specified for operating costs such as salary and benefits to help operate the golf course. They look at this as a long-term investment that can be made at this time, so that, as they move into the next several years, they will be well positioned at the golf course to take advantage of golfers coming out and being able to stay at a renovated clubhouse for a longer period of time, eat, drink, and maybe purchase items that we don't necessarily have at this point in time out at the clubhouse and make it more of crown jewel of one of the City's recreational facilities.

Mr. Reilly stated that Brookledge is in his backyard, so he is all in favor of this. It is incredibly forward thinking to be working on this. If they do not move on this quickly, they are going to fall behind the curve. The architects that he has spoken to in the last week or two have said that it probably is going to be to their advantage to move on projects in the next couple months, because they are anticipating work actually being down. They might be able to save money on both the architecture design and construction. This is something that has been talked about and planned for a long time. It is a revenue generator for the City

Ms. Kline stated that she wanted to thank everyone for your comments. I understand that these are difficult decisions that everyone is being challenged to make in these times. If this comes successfully out of committee tonight, and anyone would like more information or would like to come out to Brookledge prior to next week, call or e-mail her, and the director of Brookledge's operations would be happy to answer any questions.

Mr. Gorbach stated that it is likely true that building expenses are going to be less this year than they will be next year, regardless if they are going through this pandemic. Typically, the longer one waits, the more expensive things become. That is even expanded given the occasion that it might be even be cheaper to build than it would typically at this time.

Ms. Nichols-Rhodes moved to bring out Temp. Ord. A-20, second by Mr. Iula. Motion passed (2-1). Stams

Temp. Ord. A-21

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for replacement of the waterline in Stow Avenue, from 2nd Street to 6th Street, and declaring an emergency.

Mr. Tony Demasi, Engineer, presented Temporary Ordinance A-21. The Director of Public Service would be authorized to enter into a contract or contracts, according to law, for replacement of the waterline in Stow Avenue, from 2nd Street to 6th Street. The Director of Finance would be authorized and directed to make payment for same from the Water Fund, line item Capital Outlay.

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Ms. Nichols-Rhodes asked if that that particular area was determined to be next in line because of the age of the line and breaks. Mr. Demasi stated that it is an old line that has recently broken and has broken several times since 2011. It is nearly 100 years old and is now starting to show its age.

Mr. Miller asked if the City was to receive any grants for this project. Mr. Demasi stated that there were no grants for this project. In the Water Department budget, expenses are shown and there is nothing shown in the revenue side for this project. Mr. Miller asked if there were any plans to possibly add this stretch of roadway to the resurfacing list. Mr. Demasi stated that they are always looking at resurfacing roads after waterline projects. They have changed the way they do patching on the waterline projects, and they seem to last much longer.

Mr. Iula moved to bring out Temp. Ord. A-21 with a favorable recommendation, second by Mr. Stams. Motion passed (3-0).

Temp. Ord A-22

An ordinance authorizing the director of public service to enter into a modification of contract no. 7882 with Kenmore Construction Company, Inc., and declaring an emergency.

Mr. Demasi presented Temporary Ordinance A-22. The 8-inch water main in Portage Trail between Front Street and 2nd Street failed multiple times recently and was in imminent danger of failing once more. Ohio Revised Code §735.051 authorizes this Council to waive formal competitive bidding and advertising for contracts where there is a real and present emergency arising in connection with the operation and maintenance of a municipally-owned utility. There exists a real and present emergency in connection with damage to the water main in Portage Trail between Front Street and 2nd Street, due to the aforementioned water main failure, such that normal competitive bidding for the waterline replacement cannot be accomplished without unreasonable risk to public safety.

The Director of Public Service would be authorized to enter into a modification of Contract No. 7882 with Kenmore Construction Company, Inc., in an amount not to exceed \$123,540.13. The total contract price after modification as authorized herein shall not exceed \$173,540.13. 33. The Director of Finance would be authorized and directed to pay invoices for work based upon the Contract as modified, in an amount not to exceed \$123,540.13 over the original estimated contract price, from the Water Fund, Line Item Other Operations. Furthermore, the Director of Finance is hereby authorized to increase appropriations in the Water Fund, line item Other Operations, by \$123,540.13, and reduce appropriations in the Water Fund, line item Capital Outlay by the same.

Mr. Miller stated that this was the waterline that was replaced on Portage Trail between Second Street and Front Street. It was completed by December 4th, which was pretty amazing. It was done very quickly, and people were grateful for that. He asked if Mr. Demasi would explain why Council is voting on this particular ordinance. Mr. Demasi stated that the original work that began

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on November 11 was an emergency project. There were impending failures that were going to happen unless the line was repaired. It was leaking. They hired Kenmore Construction to begin the emergency repairs authorized by a \$50,000 emergency purchase order that was issued last year before the project began. After the project was complete, Kenmore Construction went through their invoices and billings, and submitted the final bill for the whole project that came in at \$173,540.13. What this ordinance is asking for is authorization to add \$123,540.13 to the original \$50,000 contract, so that will bring the total authorized amount to the final invoices. The Engineering Department spent quite a few hours and weeks looking over those invoices and did verify all those costs.

Mr. Stams asked if the \$50,000 was to get the project going to get some emergency repairs done, and then the final bill was always expected to come later. Mr. Demasi stated that was correct. That is how the City handles emergencies. They cannot authorize any contractors to do anything unless they have a purchase order in place before the work begins. In this case, they initiated the first purchase order that allowed Kenmore Construction to begin the project. They have not spent any of the \$50,000, but they had to have the purchase order in place first before work could begin.

Ms. Nichols-Rhodes stated that it has worked really well. It was an emergency on a busy street, and they accomplished it pretty quickly.

Mr. Stams moved to bring out Temp. Ord. A-22 with a favorable recommendation, second by Mr. Iula. Motion passed (3-0).

The meeting adjourned at 8:38 p.m.