

Cuyahoga Falls City Council
Minutes of the Finance and Appropriations Committee Meeting

March 5, 2018

Members: Tim Gorbach, Chair
Jerry James
Mary Ellen Pyke

Mr. Gorbach called the meeting to order at 7:14 p.m. All members were present.

The minutes of the February 20, 2018 Finance Committee meeting were approved as written.

Legislation Discussed

Temp. Ord. A-19

Temp. Ord. A-23

Discussion:

Temp. Ord. A-19

An ordinance authorizing the Director of Public Service to execute a modification of Contract No. 7495 with Nathan Contracting, LP, for repairs to the Green Parking Deck, and declaring an emergency.

Mr. Tony Demasi, City Engineer, stated that during the improvements to the Green parking garage last year and this year, several additional locations of structural repairs were required that were more than what was anticipated. This included repairing broken post tensioning strands located within the concrete slabs. These could not have been known until getting into the slabs during repairs. There were also additional broken concrete repairs and additional traffic coating. During the budget process last year, these costs were anticipated and budgeted for appropriately. Even with these modifications, the garage repair projects are finishing up basically where estimated when the project estimate was put together in 2016.

Mr. Gorbach asked what the anticipated completion date is. Mr. Demasi stated that the structural repairs are essentially completed in all three of the garages. Right now, they are finishing up the lighting, elevator work and traffic coating. They anticipate that the garages will be totally completed by May or June of this year. Mr. Colavecchio asked the age of the Green parking deck. Mr. Demasi stated that he has that information, but did not bring it with him. Mr. Colavecchio asked if it was unusual that this garage had deteriorated or been in that condition in the amount of time that that garage was sitting or is it faulty workmanship. Mr. Demasi stated that it was not unusual for a structure of this design use and age to deteriorate in this manner.

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

Finance and Appropriations Committee
March 5, 2018 – Page 2

Temp. Ord. A-23

An ordinance authorizing the director of law to enter into a contract or contracts, without competitive bidding, with Benesch Friedlander Coplan and Aronoff, LLP for legal services related to labor negotiations, disciplines, resolving contract disputes through mediation, arbitration or conciliation, or any other matter related to labor employment matters or collective bargaining, and declaring an emergency.

Mr. Gorbach stated that they discussed this item in Executive Session, and asked if there were other comments Mr. Russell Balthis, Law Director, would like to make for the meeting. Mr. Balthis stated that he covered everything in Executive Session.

Ms. Catherine Basile, 2220 Maitland Avenue, stated that she doesn't understand why anyone would chose a no-bid contract. Mr. Gorbach stated that it is language that legally has be used for this type of situation. It doesn't mean that they don't always go out to the find the best price for things like office supplies, but there's a little difference with a Personal Services contract. Mr. Balthis stated that "competitive bidding" is very specific language in the Ohio Revised Code which requires a very specific process. It must be posted and so many days must pass before people apply. It's usually used for thing like notebooks, tables or vehicles that are very comparable. He stated that he can assure Ms. Basile he talked to multiple vendors with this contract to try to get pricing, but the code of the process isn't followed exactly, because it's different. In ordering something like a Ford F-150 truck, someone gives one price and someone else gives another price. In dealing with an attorney or an engineer, they're not always the same in their experience or their billing practices, so there is more flexibility to get the best price. In this case, they talked to at least three different firms about pricing, and this firm that came back with the best overall pricing for this matter. Mr. Balthis asked if that answered Ms. Basile's question. Ms. Basile stated, to some degree, it did. Mr. Balthis stated that he would be happy to stay afterward and speak with her about it if that helps.

Mrs. Pyke moved to bring out Temp. Ord. A-23 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

The meeting adjourned at 7:21 p.m.