

**ITEMS TO BE CONSIDERED  
AT THE CAUCUS PRIOR TO THE COUNCIL MEETING  
HELD ON TUESDAY, JUNE 4, 2024**

**I. ROLL CALL OF MEMBERS:**

**II. PLEDGE OF ALLEGIANCE:**

**III. DISCUSSION:**

1. ALTERNATIVE TAX BUDGET

**IV. LEGISLATIVE COMMITTEE - CHAIRMAN, SCOTT:**

1. A RESOLUTION HONORING REVEREND JAMES STENGER, PASTOR OF MARY QUEEN OF THE APOSTLES PARISH, AND DECLARING AN EMERGENCY. Introduced by Councilman Mencini, C/W and Mayor Orcutt.
2. AN ORDINANCE AMENDING SECTION 101.08(d) OF THE BROOK PARK CODIFIED ORDINANCES ENTITLED 'CHARGES FOR SERVICE REQUESTS; COPIES OF CITY RECORDS' AND DECLARING AN EMERGENCY. Introduced by Councilman Dufour.
3. AN ORDINANCE ENACTING NEW SECTION 351.20 OF THE BROOK PARK CODIFIED ORDINANCES ENTITLES 'PARKING IN ELECTRIC MOTOR VEHICLE CHARGING STATIONS' AND DECLARING AN EMERGENCY. Introduced by Councilman Dufour.

**V. SERVICE COMMITTEE- CHAIRMAN, ROBERTS:**

1. AN ORDINANCE AUTHORIZING THE TO ENTER INTO A CONTRACT WITH GARLAND/DBS, INC. FOR THE BROOK PARK NATATORIUM ROOF AND WALLS REPAIR PROJECT (CT 202408) AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt. **Tim Hollo will be in attendance with a presentation.**
2. AN ORDINANCE AUTHORIZING THE CONSULTING ENGINEER TO PREPARE PLANS AND SPECIFICATIONS AND THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT(S) WITH THE LOWEST AND/OR BEST BIDDER FOR THE HOLLAND ROAD PAVEMENT REPAIRS PROJECT (CT 202401) AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

**VI. ADJOURNMENT:**

Posted 5/31/24

**ITEMS TO BE CONSIDERED  
AT THE CAUCUS PRIOR TO THE COUNCIL MEETING  
HELD ON TUESDAY, JUNE 4, 2024**

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

**TROYER, ROBERTS, DUFOUR, POINDEXTER, MENCINI, McCORKLE, SCOTT**

Also in attendance were Mayor Orcutt, Law Director Horvath, Finance Director McGann, Recreation Director Wentmore, Safety Director Sensel, Service Director Beyer and Engineer Piatak.

**DISCUSSION:**

1. ALTERNATIVE TAX BUDGET

Mr. McGann stated the county requires that Council adopt the alternative tax budget in order to set the property tax rates. The city is requesting a total of 4.45 inside millage broken down as: 3.50 millage - General Fund; .030 millage for Police Pension Fund; .030 - Fire Pension Fund. This has been the city's property tax rate, without a change, for the past 50 years. In addition, the city also requests a 0.30 millage outside millage dedicated for Southwest General Health Center; voted upon by the residents.

**Motion** by Mr. Scott, supported by Mr. Dufour, to place on Council agenda following under Verbal Approval.

**ROLL CALL: AYES:** Scott, Dufour, Roberts, Troyer, Poindexter, Mencini, McCorkle  
**NAYS:** Unanimous.

**LEGISLATIVE COMMITTEE - CHAIRMAN, SCOTT:**

1. A RESOLUTION HONORING REVEREND JAMES STENGER, PASTOR OF MARY QUEEN OF THE APOSTLES PARISH, AND DECLARING AN EMERGENCY. Introduced by Councilman Mencini, C/W and Mayor Orcutt.

**Motion** by Mr. Poindexter, supported by Mr. McCorkle, to place on Council agenda following.

**ROLL CALL: AYES:** Poindexter, McCorkle, Mencini, Scott, Troyer, Roberts, Dufour  
**NAYS:** Unanimous.

2. AN ORDINANCE AMENDING SECTION 101.08(d) OF THE BROOK PARK CODIFIED ORDINANCES ENTITLED 'CHARGES FOR SERVICE REQUESTS; COPIES OF CITY RECORDS' AND DECLARING AN EMERGENCY. Introduced by Councilman Dufour.

**Motion** by Mr. Dufour, supported by Mr. Roberts, to move to June 11th Caucus agenda.

**ROLL CALL: AYES:** Dufour, Roberts, Troyer, Scott, McCorkle, Mencini, Poindexter  
**NAYS:** Unanimous.



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

- 3. AN ORDINANCE ENACTING NEW SECTION 351.20 OF THE BROOK PARK CODIFIED ORDINANCES ENTITLES 'PARKING IN ELECTRIC MOTOR VEHICLE CHARGING STATIONS' AND DECLARING AN EMERGENCY. Introduced by Councilman Dufour.

**Motion** by Mr. Troyer, read in committee. Lack of second.

Mr. Poindexter stated this piece of legislation will need more discussion; especially with the parking ordinance on tonight's Council agenda.

**Motion** by Mr. Poindexter, supported by Mr. Roberts, to move to June 11th Caucus agenda.

**ROLL CALL: AYES:** Poindexter, Roberts, Dufour, Troyer, Scott, McCorkle, Mencini  
**NAYS:** Unanimous.

**SERVICE COMMITTEE- CHAIRMAN, ROBERTS:**

- 1. AN ORDINANCE AUTHORIZING THE TO ENTER INTO A CONTRACT WITH GARLAND/DBS, INC. FOR THE BROOK PARK NATATORIUM ROOF AND WALLS REPAIR PROJECT (CT 202408) AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt. **Tim Hollo will be in attendance with a presentation.**

Mayor Orcutt thanked Council for allowing this to appear on the pre-Caucus due to getting into summer there are timelines that must be met. The natatourium roof and walls has been a topic for many years in this city. This is a second opinion concentrating on the roof and masonry walls to be repaired, to stop the water from coming into this building. The city will act as the general contractor and work with City Council and the community to see what is best for the interior. Dan O'Leary and Tim Hollo from Garland, DBS (Design, Build, Solutions). Also, the city will be utilizing City Engineer Piatak to administer this project.

Dan O'Leary  
General Manager  
Garland, DBS  
3800 East 91st Street  
Cleveland, OH

Tim Hollo  
Technical Representative  
Garland, DBS  
3800 East 91st Street  
Cleveland, OH

Mr. O'Leary thanked Mayor and Council for the opportunity and the intent of being here is to answer any questions.

Mr. Hollo thanked Mayor and Council for the opportunity and stated can go through the scope of work and explain the process.

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

Mayor Orcutt clarified the scope of work is part of the packet. What was handed out this evening is the structural report.

Mr. Gardner stated DBS is a manufacturer located in Cleveland and has a team of engineers on staff; who came and looked at the roof and walls. Conclusion majority of beams and wood decking are in good condition there are things won't know about until peeled off. Was recommended to replace the two (2) beams on the north and south walls and repairing the walls. They put their analysis on the approval on this and the next step is the scope of work in order to move forward.

Mr. Hollo stated this is the process because at the end of the day our company in on the hook for that warranty.

Mr. Mencini thanked the gentlemen for coming and stated the price is substantially lower than prior quotes received. Have been in that area many times and see a lot of things wrong; don't want to see in five (5); ten (10) or 20 years from today still having issues, that area has been a monster for this city and recreation center for many years.

Mayor Orcutt stated the information in the Caucus packet if for a 40-year roof at a proposal at \$179,000.00. Also within that scope of work there is a certain amount of decking that needs to be replaced; masonry work that needs to be done, tuck-pointing and a helix screw for walls where necessary. Attached to the legislation is an itemized quote broken down by line items for the roof, walls and deck replacement.

Mr. Poindexter stated with the original quote provided was for \$3.2 million-dollars for replacement of masonry, deck and main structural. Think the proposal is good but would like information about Garland company.

Mr. O'Leary stated our company looks at every single situation in the eyes of the owner to help them save money. Working with a great company that has been in business since 1895; with a five-star rating with the Better Business Bureau (BBB). The company is financially strong and takes care of the warranties and any issues that may arise, hope there isn't any. At the end of the day we are partners with the city.

Mr. Hollo stated have been with the company for 12 years and is not a company that gets the job and then goes away, will be here almost every day making sure all contractors comply with the scope of work. All engineers are certified to do this type of work; Garland is a service manufacturer and employee owned.

Mr. Poindexter continued will the work be subbed out to contractors.

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

Mr. O'Leary responded Garland has sub-contractors that work for the company and are held accountable for putting the products down.

Mr. Poindexter stated local laborers are the cornerstone of the community. With the 40-year warranty does that mean the roof is warrantied for 40-years?

Mr. Hollo and Mr. O'Leary concurred. The only thing that the city will need to do is making sure the gutters are cleaned out and being a local company if there is ever an issue one or both of us can come out.

Mr. Poindexter to Mayor Orcutt, important to fix the building, protect city's asset, can argue what will go in there later.

Mr. Troyer concurred the roof and walls need to be done. The quote talks about a vapor barrier would that be from the outside in or a pool vapor?

Mr. O'Leary responded a vapor barrier is imperative to force humidity outside.

Mr. Troyer clarified a vapor barrier to operate a pool.

Mr. O'Leary concurred.

Mr. Troyer continued the scope of work talks about the installation of half-inch gypsum board with approved adhesive.

Mr. O'Leary responded that is a heavy duty board specific to roofing. More resilient than drywall and great for impact resistance i.e. hail.

Mr. Troyer asked the scope of work speaks of gray coating, what is that?

Mr. Hollo responded that is an acrylic based coating that will be put on at the very end to serve as a suntan lotion for the roof due to getting beat up from the sun.

Mr. Troyer continued the contractor will provide a three (3) year leak free warranty and a 40-year warranty for the roof; is that for parts and labor.

Mr. Hollo responded that is parts and labor from the vapor barrier up that is all parts of the roof.

Mr. Troyer asked if anybody can tell the actual cost?

Mr. Hollo responded not right now, that is the reason for exhibit b that is the contingency outline of what contractors may run into.



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

Mr. Troyer asked Mr. Piatak what is your job with this project?

Mr. Piatak responded I will be the contract administrator for the city. Will be working with Garland inspectors and structural engineers, not qualified to do roof inspections.

Mr. Troyer read section one (1) of the legislation 'the Mayor is hereby authorized to enter into a contract with Garland DBS, Inc. for the work related to the Natatorium Roof and Walls Repair Project and in accordance with Attachment 'A' for an amount estimated not to exceed \$1,839,258.40. There is that number plus the Euthenics number that is not listed plus anything else that may be found. Glad to hear it's going to be done right but what will this project really cost. Would like a copy of the written warranty for this project.

Mayor Orcutt stated there is an attachment that shows 1,839,258.40 and attachment b described in section two (2) by adding those amounts together gives the full price of \$1.9 million-dollars. This administration is taking a different approach for this building with having items done in-house.

Mr. Scott clarified the \$1,839,258.40 is for Garland, DBS to do the natatorium roof and walls project? The \$78,000.00 is added on as an administrative fee.

Mayor Orcutt clarified that section one (1) speaks to Exhibit A for \$1.8 million-dollars and section two (2) explains the administrative fee that will be paid to the engineer. If there are no issues those contingency monies would come back to the city; the budget has \$3.8 million dollars 'earmarked'.

Mr. Mencini stated something has to be done.

Mr. Poindexter agreed with Mr. Mencini and Mr. Troyer about Council seeing the warranty prior to adoption.

**Motion** by Mr. Poindexter, supported by Mr. Scott, to place under letter M, first reading, and place on next Caucus agenda under discussion.

**ROLL CALL: AYES:** Poindexter, Scott, McCorkle, Dufour, Roberts, Troyer

**NAYS:** Unanimous.

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

2. AN ORDINANCE AUTHORIZING THE CONSULTING ENGINEER TO PREPARE PLANS AND SPECIFICATIONS AND THE MAYOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT(S) WITH THE LOWEST AND/OR BEST BIDDER FOR THE HOLLAND ROAD PAVEMENT REPAIRS PROJECT (CT 202401) AND DECLARING AN EMERGENCY.  
Introduced by Mayor Orcutt.

Mayor Orcutt stated this is for joint repairs on Holland Road between Eastland Road and railroad tracks, deferred to city engineer.

Mr. Piatak stated this legislation is to get this project moving forward with the \$250,000.00 county monies; if adopted this project will go out to bid in mid-July with the intent to have completed in 2024.

Mr. Troyer stated to Mr. Piatak the most the city can get for this program is \$250,000.00.

Mr. Piatak responded with the application with the county this is a 50/50 split with the county giving the city up to \$250,000.00; that would be the maximum assuming the project is \$500,000.00. Think the project was estimated to be more than \$500,000.00, more in the \$700,000.00 range with the county participation capped at \$250,000.00.

Mr. Troyer asked Mr. Piatak has the city incurred any of the fees listed?

Mr. Piatak responded the city has not been invoiced for any fees.

Mr. Troyer continued does the city owe any monies?

Mr. Piatak responded, no if the project doesn't go forward my company doesn't get paid. Will say that I have spent some time developing some of the plans and specifications so if the project is not approved that's at my own risk.

Mr. Troyer continued looking at some of the numbers it seems that the city can't get the \$250,000.00 without Euthenics services.

Mr. Piatak responded someone has to do the work.

Mr. Troyer commented thought this was going to be done in-house.

Mr. Piatak responded the cost of the overall project is in the \$700,000.00 range.

**Service committee - Chairman, Roberts: cont.**

**Motion** by Mr. Mencini, supported by Mr. Dufour, to place under letter M - first reading on Council agenda.

**ROLL CALL: AYES:** Mencini, Dufour, Poindexter, Roberts, Scott, McCorkle

**NAYS:** Troyer.

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

**ROLL CALL: AYES:** Mencini, McCorkle, Scott, Troyer, Roberts, Dufour, Poindexter

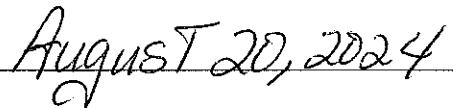
**NAYS:** Unanimous.

Council President Pro-Tem Poindexter declared this meeting adjourned at 7:46 p.m.

RESPECTFULLY SUBMITTED

  
Carol Johnson  
Clerk of Council

APPROVED



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