

**SPECIAL COUNCIL MEETING
OF THE COUNCIL OF THE CITY OF BROOK PARK, OHIO
HELD ON THURSDAY, DECEMBER 5, 2024**

The meeting was called to order by Council President Salvatore at 5:00 p.m., the clerk called the roll and the following Members of Council answered:

TROYER, ROBERTS, DUFOUR, POINDEXTER, MENCINI, SCOTT

Also in attendance were Mayor Orcutt, Law Director Horvath, Finance Director McGann, Recreation Director Wetmore and Service Director Beyer. Councilman McCorkle excused.

REMARKS FROM THE AUDIENCE ONLY ON SUBJECT MATTER BEFORE COUNCIL:

No one came forward.

ORDINANCES AND RESOLUTIONS FIRST READING:

Motion by Mr. Mencini, supported by Mr. Roberts, to go out of the regular order of business to item number two (2) and then item number one (1).

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

NAYS: Unanimous.

2. ORDINANCE NO. 11446-2024

AN ORDINANCE AMENDING THE ORIGINAL APPROPRIATION ORDINANCE NO. 11390-2024 AS AMENDED BY ORDINANCES 11417-2024, 11427-2024 AND 11444-2024 FOR THE CITY FOR BROOK PARK, STATE OF OHIO, FOR FISCAL YEAR ENDING DECEMBER 31, 2024 BY TRANSFERRING APPROPRIATIONS AND MAKING ADDITIONAL APPROPRIATIONS AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt.

Mayor Orcutt stated the tornado cleanup has been a lot of work behind the scenes and now have certified numbers. This amendment is on page five (5) 3/4 of the down the page Fund 553 - Recreation Center Renovation Fund. This fund will allow efficiency for the operation of the tornado cleanup. The fund has \$2,200,000.00 and an amendment is needed on page (5) for Fund 401 - Capital Improvements - Fund 429 Sewers and Drains currently has zero (\$0) and the amendment would be adding \$22,540.00 for a control board for the Sylvia Pump Station. Section Three (3) page two (2) would be amended from need from \$4,421,531.04 to \$4,444,071.04.

Motion by Mr. Dufour, supported by Mr. Roberts, to amend as stated.

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

NAYS: Unanimous.

Mr. Mencini asked Mr. McGann for an explanation on these funds, for the residents.

Ordinances and Resolutions First Reading: cont.

Mr. McGann stated approval has been given for the roofs but the city has not received the funds. The General Fund will provide the necessary monies to move forward with the project in Fund 553. Once the insurance proceeds are received those monies will replenish the General Fund.

Mr. Poindexter asked how much money will the city be reimbursed?

Mayor Orcutt responded looking at a quote to replace the poly-urethane foam roof at \$1.9 million-dollars and this legislation is not to exceed \$2.2 million-dollars. This is a little more money than the city will receive but will get away from the poly-urethane foam roof, which isn't durable for this region.

Mr. Poindexter stated the city is doing more than storm damage?

Mayor Orcutt responded yes, complete tear-off of five (5) roofs and replace with a more durable 30-year warranty roof.

Mr. Troyer clarified with Mayor Orcutt that extra monies are being spent to get a proper roof?

Mayor Orcutt concurred.

Mr. Troyer continued 100% on board with this and the \$1.9 million dollars for the roofs but the city is not done submitting to the insurance company?

Mayor Orcutt responded not at all, all ready to re-submit for other things. What happens is the insurance company rebuts asking for a repair breakdown for the repair, for checks and balances.

Mr. Troyer stated to Mr. McGann this has to be done a certain way and the final amount was \$4.4 million-dollars and looks to be a little over double of what is being spent, with the transfer of funds.

Mr. McGann explained monies must be transferred out of the General Fund to the new fund with the appropriation of \$2.2 million-dollars in Fund 553. It is \$4.4 million-dollars but the city is only spending \$3.2 million-dollars.

Motion by Mr. Poindexter, supported by Mr. Roberts, to suspend.

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

NAYS: Unanimous.

Ordinances and Resolutions First Reading: cont.

Motion by Mr. Poindexter, supported by Mr. Dufour, to adopt as amended.

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

NAYS: Unanimous. Ordinance No. 11446-2024, has passed under suspension of the rules. Adopted.

1. ORDINANCE NO. 11445-2024

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH GARLAND COMPANY AS A GENERAL CONTRACTOR AND SUPPLIER TO OVERSEE WORK TO BE PERFORMED ON THE BROOK PARK RECREATION CENTER ROOF AND DECLARING AN EMERGENCY. Introduced by Mayor Orcutt

Mayor Orcutt stated this legislation shows four (4) different companies bided on replacement of the five (5) recreation center roofs. One (1) benefit the city had been the one contractor Building Technicians Corp. is the same contractor that is working on the natatorium roof, that will be wrapping up; the contractor will then stay on-site and continue working on the other roofs.

Motion by Mr. Troyer, supported by Mr. Mencini, to have Tim Howell of Garland Construction speak and/or answer questions.

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

NAYS: Unanimous.

Tim Hollo
Garland Construction Regional Manager

Mr. Troyer thanked Mr. Hollo for coming will the roof be the same, as the natatorium roof?

Mr. Hollo responded same process with more tear-off to do the sheets being used is called a two-ply modified and has a 30-year warranty covers both labor and material. The surfacing will be different in a few areas where the sloped roof but some areas have 1/8th of an inch causing water to drain slower.

Mr. Troyer stated no puddles up there.

Mr. Hollo responded no puddles but water will drain slower.

Mr. Troyer asked if any of the exclusions mentioned will be needed?

Mr. Hollo responded some things have to be protected from coming in because there is water on that roof. Will be a basic interior protection but nothing extravagant like hanging from the ceiling.

Ordinances and Resolutions First Reading: cont.

Mr. Troyer asked Mayor Orcutt about the skylight?

Mayor Orcutt responded Monday, will be fixed, done by special order.

Mr. Troyer asked Mr. Hollo if the HVAC systems will be removed and put back.

Mr. Hollo responded if something needs to be put back are not doing the electrical aspects, will ask city personnel for assistance.

Mr. Mencini thank Mr. Hollo for coming and have concerns with the loose brick on the walls. What is being put up there so water can't rush in like in the past? What type of guarantee does the city have for that?

Mr. Hollo responded the integrity of the decking seem to be good but if there are any bad areas will need to be replaced at a minimal cost; Garland Construction is on the hook to make sure this is done right.

Mr. Mencini asked provided everything goes right, how will this take?

Mr. Hollo responded if the weather allows we will be out there estimate of three (3) working months moving from one (1) section to another.

Mr. Mencini asked if sections of the building will be closed off?

Mayor Orcutt responded if need be working with the contractor and section areas off, as is being done now. There is contingency money of \$20,000.00 built in.

Mr. Troyer asked Madam Horvath this is legal with the consortium and not going out to bid?

Madam Horvath responded yes, that is my understanding and proper.

Motion by Mr. Mencini, supported by Mr. Roberts, to suspend.

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

NAYS: Unanimous.

Motion by Mr. Mencini, supported by Mr. Troyer, to adopt.

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

NAYS: Unanimous. Ordinance No. 11445-2024, has passed under suspension of the rules. Adopted.


Special Council

December 5, 2024

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

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

Council President Salvatore declared this meeting adjourned at 5:27 p.m.

RESPECTFULLY SUBMITTED 
Carol Johnson
Clerk of Council

APPROVED January 7, 2025

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