

THE CITY OF STREETSBORO, OHIO

SPECIAL FINANCE COMMITTEE MINUTES

Monday, June 8, 2020

This Special Finance Committee Meeting was called to order on Monday, June 8, 2020 at 9:38 p.m. by Justin Ring, Chairman.

PRESENT: Jon Hannan, John Ruediger, Justin Ring, Mike Lampa, Chuck Kocisko, Julie Field, Jennifer Wagner

ABSENT: None.

ALSO PRESENT: Glenn Broska, Mayor
Frank Beni, Law Director
John Cieszkowski, Planning Director
Jenny Esarey, Finance Director
Joe Ciuni, City Engineer
Patrick O'Malia, Economic Development Director
Caroline Kremer, Clerk of Council
[by Zoom video conferencing:]
Darin Power, Police Chief
Rob Reinholz, Fire Chief
Sara Fagnilli, Assistant Law Director
Bill Miller, Service Director
Greg Mytinger, Parks and Recreation Director

Special Business

T-6847 Award Bid for 10-Bay Service Garage

Mayor Broska said the administration wanted to move this forward. Ms. Esarey had sent Council a memo outlining what the administration wanted to do. Jason Nolde, GPD, was on Zoom to answer questions. Mr. Ring said GPD had provided the quote that was requested at the last meeting removing all the alternates except the restroom/locker room. There was some concern that if an additional wash bay was to be added at a later date it would be much more expensive than doing it during initial construction, but Mr. Ring noted that when this was presented to the voters it was to be a 10-bay garage. Mr. Ring suggested accepting the bid with only the alternate for the restroom, which put the cost at \$911,830, and kept the job much closer to the budgeted price of \$800,000.

Mrs. Field agreed it was proposed to the voters as a 10-bay garage. She said if Council had known all these extra things were wanted/needed then Council could have asked for a different levy figure to get the right dollar amount they needed. She found it frustrating to be talking about something different after it had gone to the voters. Council had realized the \$800,000 amount was an estimate, but this was very different. Mrs. Field had wanted to do it right from the beginning. She wanted any big project to have the right dollar amount so the City would get what was wanted/needed. She said

if a 10-bay Service garage is what Council was told, then they should do a 10-bay Service garage.

Mr. Ciuni commented that even if Council chose to do an 11th wash bay in the future all the underground work will already have been done.

Mr. Kocisko asked how this went to bid with so many additions/alternates; who decided to do that when the budget and the levy was set at \$800,000? Mr. Nolde said the original estimate of \$800,000 was assembled years ago and they attempted to stick to that budget with a bare bones facility, but through the programming process they identified some additional items that would be serviceable to the Service Department so they were incorporated as alternates. This was to provide the City the ability to “menu select” what to incorporate into the project. Mr. Kocisko said he would have expected the Mayor or Mr. Ciuni to not go so far over what the City had determined it could afford and wondered why they did. He added that the City really didn’t need this kind of issue with the upcoming City Hall construction project.

Mayor Broska said it was originally proposed as a bare bones structure at \$815,000. When they met with the Service Director afterwards to see what he needed they learned the Service Department didn’t have adequate bathroom/locker room facilities. Mayor Broska said he didn’t think adding about \$100,000 to this project would cause so much consternation. Mr. Kocisko thought the administration should have brought the issue of additional needs to Council sooner. Mayor Broska said they could still go back to the bare bones structure. Mayor Broska said he could have included Council in the planning process but he didn’t see the need for just a basic garage at less than \$1 million.

Mr. Hannan recalled that the Service garage was added at the last minute when Council was discussing a levy for the new fire station and decided to add a little bit for the Service garage and there wasn’t really a lot of discussion on what was needed. Mr. Hannan said he was comfortable with adding some money for the bathrooms because he felt they were needed. He noted that he hadn’t heard anything about a City Hall construction project, but it was just mentioned tonight and also over the weekend. Mayor Broska said it was just for future discussion.

Mrs. Field commented that the levy had gone to the voters with an amount that Council thought was enough for what was needed. She was fine adding a bathroom, but wanted to do it right the first time and not keep tweaking it. If the need for a bathroom and an extra bay had been known, Council could have asked for a little more from the voters and not have to pay the extra now. In the future she thought the planners needed to make sure they had it right before moving a project forward.

MOTION: TO MOVE THIS TO TONIGHT’S REGULAR COUNCIL MEETING.

Moved by Mrs. Field. [There was no second to the motion.] Ms. Esarey said she had prepared the budget amendment tonight to include the whole amount for the minimum alternative of \$911,830 plus the additional \$80,800 for the wash bay and the plumbing because to add the wash bay and plumbing at a later time would cost about \$168,000-\$210,000. The administration thought it was a necessary useful item to have a dedicated wash bay and she suggested transferring the additional

\$80,800 now instead of spending two to three times as much at a later time. She was already adding the additional \$96,830 for the minimum alternate of \$911,830 to get bathrooms and also adding the additional \$80,800 to get the 11th bay because it was most economical in the long run. She could adjust the budget amendment if Council didn't want to do it.

Mr. Ring thought if a wash bay was so necessary, why was it not included in the original 10 bay garage proposal? He noted \$1 million for the road program was coming out of the General Fund now and the City still didn't know how the budget would work out for this year with a pandemic still going on. He didn't really want to add another \$80,800 expenditure for something he didn't think was a necessity, but a want.

Mr. Miller said when Council discussed the levy they wanted to keep it under 1 mill, so that limited what could go to the Service Department after the new fire station was covered. He said the wash bay was always going to be an alternate for this project because they had wanted to see how the bids would come in and then have the extra 11th bay. The bids came in a little bit higher than initially expected, but he agreed it was better for the City to do the wash bay now than wait till later at more than double that cost. Mrs. Field recalled the levy discussion and how the Service garage was added on. She wanted to do the project right and it made more sense financially to take care of this now so she supported transferring the additional money and getting the wash bay.

Mr. Ring said it would make more financial sense to do it now instead of later, but the City may not do it at all, and not spend any additional (\$80,800 or \$200,000) money. There was some discussion on how the Service Department washed their trucks now and how they might do it with a 10 bay garage, and not a dedicated 11th bay for washing trucks. Mayor Broska said the 11th bay would be used to clean the trucks and lots of other equipment too to make sure all the equipment would last longer. A lot of the dump trucks were not used year-round and needed to be stored.

Mr. Lampa noted that Mr. Kocisko had suggested a 1.5 mill levy during those discussions, but others wanted to keep the millage low, so the Service Department only got limited funding for what they needed. Mr. Lampa supported spending \$80,800 now vs double or triple that amount later for the wash bay that he felt was needed.

Mayor Broska recalled that the Service garage had been added to the fire station levy discussions and they tried to keep the millage low and still give the Service Department an amount close to what the estimates were for a basic 10-bay garage. Mr. Ring summarized that the amount wasn't calculated for exactly what the Service Department needed, but an amount Council could give them from a levy they were trying to keep low. The levy discussions all took place a couple years ago so it was difficult for everyone to recall.

Ms. Wagner commented that the 11th bay could be used for other City services if it was a dedicated wash bay and staff didn't need to move equipment out of the way to use it each time, like they would if it was only a 10-bay garage. Mr. Miller explained that the City was trying to work with Workers' Comp to get a specific power washer and a floor sprayer to clean the bottom of the vehicles that would go into the dedicated wash bay.

Mr. Hannan understood the history of how this came about. He was concerned if the City could afford to do these alternates in the current economic situation, but he would be comfortable moving forward with the bathrooms and the 11th bay if Ms. Esarey was comfortable that the money was available and not straining something else. Mr. Ring agreed, but had wanted to be very conservative in the uncertain financial situation.

Mr. Ruediger felt the City almost couldn't afford not to do this. He understood from his own vehicles how time consuming and frustrating it was to move vehicles around to get the one you wanted in the position you needed it; he felt this 11th bay would pay for itself in labor and fuel costs over time. Mr. Ruediger confirmed that Council was in consensus to include the 11th bay and asked if there was a need to amend the legislation to indicate that; there was no dollar figure listed in the ordinance. Mr. Beni said the dollar figure was in the budget amendment and this conversation recorded in the minutes was enough to clarify Council's intention.

MOTION TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mr. Ruediger, seconded by Mrs. Field. Upon voice vote, **motion carried.**

T-6849 Amend 2020 Appropriations [#7]

Ms. Esarey explained this was mostly ins and outs. There was a \$177,630 transfer out from the General Fund to the Capital Fund for the Service garage with the bathroom and the additional truck bay and wash bay interior. She noted the budget would limit the amount the City could spend on the Service garage even if no dollar figure was listed in the ordinance awarding the bid. She explained that every year the budget had to fully fund the Health Insurance Reimbursement Account per IRS regulations depending on how many enroll in Plan C, so there was a transaction in the budget amendment to transfer money into the 102- HRA Fund since more people had enrolled in Plan C.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mr. Ruediger, seconded by Mrs. Field. Upon voice vote, **motion carried.**

Announcements

The Regular Council Meeting will immediately follow this meeting.

There being no further business to come before this Special Finance Committee, and upon motion by Mr. Ruediger, seconded by Mrs. Field, this meeting adjourned at 10:11 p.m.

ATTEST:

Caroline L. Kremer, Clerk of Council

Justin Ring, Chairman