

**NORTH RIDGEVILLE CITY COUNCIL
BUILDING AND LANDS COMMITTEE MEETING MINUTES
CITY COUNCIL CHAMBERS – 6:30 P.M.
MONDAY, AUGUST 20, 2018**

To Order:

Chairman Bruce Abens called the Building and Lands Committee meeting to order at 6:30 p.m. with the Pledge of Allegiance.

Attendance:

Members present: Chairman Bruce Abens, Councilman Bob Chapek and Councilwoman Michelle Hung.

Also present: Mayor David Gillock, Safety-Service Director Jeffry Armbruster, Councilman Dennis Boose, Councilman Martin DeVries, President Kevin Corcoran, Engineer Dan Rodriguez, Assistant Clerk of Council Tara Peet, Auditor Jeff Wilcheck, Jason Mould - President of EMD Studio, Inc., Matthew Wolf with EMD Studio and Councilman Gregg Westover.

Minutes:

Chairman Abens asked if there were any corrections to the minutes dated May 21, 2018. No discussion was offered. The minutes stand approved as submitted.

Discussion regarding T 78-2018:

Jason Mould, President of EMD Studio presented his sketches to the Committee. He also introduced Matthew Wolf with EMD Studio.

Mr. Mould stated he took a look at the existing building and added a tower. He noted the building and tower would be ADA compliant. He showed a partially renovated first and completely renovated second floor in a sketch drawing to the Committee.

Councilwoman Hung asked what the square footage of the addition would be.

Mr. Mould stated 2,000 square feet. He noted that the building was a very structurally sound building and very pretty.

Councilman DeVries, through the Chair, asked the Administration what maintenance has been done on the building.

Safety-Service Director Armbruster stated a roof was added a few years back so the roof is pretty new as well as abatement of asbestos. He further noted the City had a grant and only spent \$21,000 to remove the asbestos. Safety-Service Director Armbruster stated there are no environmental hazards in or outside of the building.

Councilman DeVries asked if the plan was to house all of City Hall at the new building or just specific departments.

Mr. Mould stated this plan would help alleviate some of the congestion some departments feel at City Hall. He was uncertain of the Administration's overall plan.

Councilman DeVries stated he was shocked how tightly packed most departments are. He noted he thought it would be great for the Police Department to extend out in City Hall and expand. Councilman DeVries asked if there was additional property to expand on at the AT&T site.

Safety-Service Director Armbruster stated there were about 3.5 acres that could be expanded.

Mayor Gillock stated he would like to see the Building and Engineering Departments moved to the new building. They are the two most overcrowded departments in City Hall. He also stated he is considering the Utilities/Water Department as well.

Councilman DeVries asked how the Administration came up with EMD Studio as the architectural firm.

Safety-Service Director Armbruster stated back in 2006 they used a firm by the name of RWL. They stated it would be about \$1.58 million to renovate the building. Another study was done in 2008 for a higher estimated price. EMD did a sketch for Council Chambers a few years back. Mr. Mould also works with the City's Building Department on commercial plan review. Mr. Mould has a team of people he is working with on the plan.

Mr. Mould continued to explain his preliminary sketches. He stated a conversation would need to be had with the departments to understand future staffing needs for space. He noted this could be a short term solution or a long term investment.

Safety-Service Director Armbruster stated the renovations could make the building more marketable if the City decided to lease or sell it in the future.

Councilman Chapek asked if the City had land to build a new City Hall/Senior Center.

Mayor Gillock stated there is land near the parking area where the aquatic center is slated to go. The parking area is low and he was unsure if the area is feasible to build on. Mayor Gillock stated the fire station property back towards the water tower is City owned land as well as the Olde Towne Hall, but the City does not own the Manning office or the tattoo parlor. Mayor Gillock also noted the area where Park and Rec sits as well as the Senior Center could be considered. He added the City would need to figure out how much square footage they would actually need.

Safety-Service Director Armbruster stated in 1991 or 1992 when City Hall was renovated, it was only to be a five year fix. He also noted the Senior Center is made up of two manufactured homes bolted together. Safety-Service Director Armbruster stated

the wall in Council Chambers facing Avon Belden Road is actually separating from the building and will need to be addressed in the near future.

Chairman Abens asked if anyone in the audience had any questions.

Martin Austin, 34897 Shawn Drive asked how a dollar amount could be quoted when the City has not addressed what it actually needs for a future plan.

Mr. Mould stated this was part of the first steps in getting to that point. His team consists of civil engineers, electrical engineers and encompasses the bid process and programming in trying to establish what the City needs. The \$219,000 is a full package.

Councilwoman Hung asked Mr. Mould to go through the estimated breakdown in his contract.

Mr. Mould stated the schematic design is estimated at \$37,000 which will state what the City needs and the lay out. The design development which is estimated at \$38,200 is done by the engineers and they decide if the layout works. Mr. Mould stated construction documents estimated at \$63,000 compiles everything together in order to acquire the building permits. The bidding and negotiation which is estimated at \$12,300 is the preparation to get the project prepared for bid. Mr. Mould stated construction administration is his company seeing the project through to completion assuming nine months to include weekly meetings and making sure everyone is doing what they need to do estimated at \$41,500.

Mayor Gillock noted that engineering and architectural costs are usually between ten and fifteen percent of the total estimated project. He guessed the project would be about \$2 million based on previous estimations. He further added most contracts don't include the reconstruction which is included in this estimate. Mayor Gillock felt the numbers were pretty reasonable.

Holly Swenk, 3629 Center Ridge stated the County Auditor website lists the property at roughly \$105,000 and asked how sinking this amount of money in would be justified.

Mr. Mould stated a building could not be built that solid today. He further added that he could not speak to the Auditor's valuation.

Chairman Abens stated the building could not even be torn down for that dollar amount and further added the Auditor's estimate is not fair market value.

Councilwoman Hung stated the appraisal states the building is worth \$220,000 and the land is worth \$60,000 which was done in 2015.

Councilman Boose asked what the \$2.2 million would include in renovations.

Mr. Mould stated the City provided a budget of about \$2 million. This was not a dollar amount established by EMD Studio. Currently the building is a shell. The drawings are preliminary showing a renovated second floor and a partially developed first floor. He further noted the basement was not really considered in the drawing for office space.

Mayor Gillock stated the \$2 million range was based on two other estimates from 2006 and 2008.

Chairman Abens stated this was the process that needed to happen to come up with an estimated total cost.

Councilman Boose felt the cost would be more because the City did not know what it needed just yet.

Mr. Mould stated he consulted with a commercial construction company to give him a schematic estimate. When drafting the agreement, he tried to keep the \$2 million dollar mark as the premise.

Councilman DeVries asked if he understood the renovation drawings to include a first and second floor, basement and an additional tower as part of the \$219,000.

Mr. Mould stated yes.

Carl Baker, 6094 Jaycox Road asked why the City didn't spend a little more money to address fitting everyone in the building if the current building was in such rough shape.

Mayor Gillock stated he didn't think there was enough room at the AT&T to move all staff. The Police Department cannot move to that building because of jail cells and certain equipment.

Mr. Mould stated the square footage of the AT&T building was roughly 18,009.

Mayor Gillock stated it was worth taking a look.

Councilman Chapek asked if the conceptual design was for 1.5 floors and not three floors.

Mr. Mould stated it would be up to the engineers. The whole building would be rehabbed to include drywall, lighting and paint.

Mayor Gillock stated the first and second floor can be used for office space but he was unsure of the basement.

Councilwoman Hung asked Safety-Service Director Armbruster to explain to the Committee what has been spent so far.

Safety-Service Director Armbruster stated \$272,000 for the purchase of the building, \$21,000 for asbestos removal and the cost of the new roof.

Councilwoman Hung stated to include this Ordinance; she is getting a grand total of \$540,000.

Chairman Abens felt this was a good thing and it could be done in phases without having to ask residents for money or bond it.

Councilwoman Hung stated she felt her job was to speak for the people. She felt the people wanted the City to look at land or the current building. She also felt another committee should be established to study the issue. She also added the City should look at its options but move quickly. Councilwoman Hung stated she felt a small amount of money should be set aside for a study.

Councilman DeVries felt the City Hall building was bursting at the seams. The AT&T building was built to last and would be here in one hundred years. The City owns the building and the City has invested in it. He felt no committee was needed to study the issue as it is before the Building and Lands Committee and this was the purpose of the Committee. He stated he felt that Council should move forward on the legislation.

Councilman Chapek asked if the building could be built up adding additional floors.

Mayor Gillock stated the City can work with EMD to determine if that is possible.

Mr. Wolf stated he thought it was possible.

Moved by Chapek and seconded by Abens to recommend City Council adopt T 78-2018 as submitted.

A roll call vote was taken and the motion carried.

Yes – 2

No – 1 (Hung)

Adjournment:

The meeting was adjourned at 7:21p.m.

Date Approved: _____

Tara L. Peet, MMC
Assistant Clerk of Council