

SPECIAL COMMITTEE OF THE WHOLE MINUTES

November 9, 2010

The Special Committee of the Whole meeting was held on November 9, 2010, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 6:30 p.m.

PRESENT: Committee Members: Vince Gentile, Dan Kasaris, Gary Petrusky, Larry Antoskiewicz, John Nickell, Don Willey, Paul Marnecheck; Administration: Mayor Robert Stefanik, Law Director Tom Kelly, Finance Director Karen Fegan, Legislative Services Director Laura Haller, Community Development Director Tom Jordan; Other: Bruce Noll, YMCA, Glenn Haley, YMCA, Gary Guzy, YMCA, Rick Parker, Brandstetter Carroll, Holly Grambort, Brandstetter Carroll, Steve Nock, Panzica. There were many other residents and interested parties in attendance. This list is available in the Council Office.

APPROVAL OF MINUTES

No Minutes to approve at this time.

UNFINISHED BUSINESS

1. **Facility proposed functions**
This item can remain on the agenda.
2. **Facility proposed capacity(s)**
This item can remain on the agenda
3. **Milestone Dates:**
 - a. **Borrowing of public funds**
Dates in Agreement
 - b. **Proposed bid date**
Dates in Agreement
 - c. **ORC Compliance for municipal construction projects**
Dates in Agreement
 - f. **Final Specifications (12-31-10)**
 - g. **Substantial Completion Date (11-1-11)**

NEW BUSINESS

1. Schematic Design

Mr. Jordan addressed the committee and said that the YMCA in conjunction with Panzica Construction, Brandstetter Carroll and Bowen & Associates have been meeting over the last several months to come up with a preliminary design program which is now a schematic design program. Mr. Jordan said they are prepared this evening to present the schematic designs to the committee. He said with Council's approval of the schematic design they will move ahead to construction drawings and bid documents.

Mr. Jordan said when they started this program there was an assigned budget. He said he has provided to Council a current draft of the budget along with the work schedule. He said there have been additions to the structure including the addition of Parma Community Hospital. He said because of the additions and the work involved with them, the Architect's fees and the Construction Manager's fees have also increased.

Mr. Jordan said the work schedule which is also attached is currently in draft form. He said as long as everything meets with Council's acceptance, this is generally what will be formally submitted to Council at a later date in the work schedule. He said their goal is to get the construction drawings and bid documents finished so this can be bid out this winter in order to utilize the full construction season in 2011.

Mr. Parker from Brandstetter Carroll gave an overview of where they are on the project. Mr. Parker said the original design was a two story scheme wherein they were inserting a second floor level into the

existing structure. He said they then discovered that they would have had to add stairs and an elevator and the total square footage had grown to over 50,000 square feet. He said the present design has brought them closer to the target of 45,000 square feet and they are back to a one story scheme with two additions including the pool and the hospital. Mr. Parker introduced Holly Grambort and asked her to discuss this in more detail.

Ms. Grambort discussed the site plan and said the drive for the facility will remain the same and will come in both off of Wallings and State Road. She said they are trying to do as little site work as possible as far as the drives and parking spaces, however there will be a separate entrance for Parma Hospital.

Ms. Grambort said the design is a one story scheme with two additions including the pool and locker room addition as well as the space for the hospital. She said as far as the floor plan is concerned some of the re-shuffling they did when they took out the second floor was due to the fitness area. She said they have taken the gym and shifted it over to make room for the fitness area. Ms. Grambort said the main entrance will remain the same. She said through the entrance will be the registration area upfront then the group exercise area and the pool addition with the whirlpool, sauna and an office for the Aquatics Director. Ms. Grambort said there will also be some locker space in that area. She said a portion of the existing banquet room will include the gym and some offices for administrative purposes. She said in the back is the Easy Line Program and the cycling room. Ms. Grambort said the area that was the break room at the Avalon Center will be used as a conference area for the YMCA to use or for community groups that may want to rent out the space.

Ms. Grambort discussed the hospital's side of the facility. She said they will have their own entrance as well as an entrance from the YMCA. She said they will also have therapy rooms, a therapy pool, treatment rooms, and changing rooms.

Mr. Parker said one of the hardest things to do as an architect is to squeeze down and make things efficient. He said he feels they have been able to do this well and said he believes the YMCA agrees.

Ms. Grambort showed the committee the design of the front of the building. She said they have taken off the front canopy and opened up the area. She said the Child Watch area will be in the front of the building. Ms. Grambort said the pool addition will be a little different from the existing building. She said since this is the centerpiece of the program they wanted to do something a little different by placing some larger block patterns in the area along with some glazing.

Ms. Grambort said as far as the hospital's space is concerned, they will use the same materials as the existing building with a little bit of a reverse on it so the hospital will stand out a bit from the rest of the building.

Ms. Grambort displayed the two side elevations. She said on the hospital side there will be an open glass entrance to their side of the building. She said on the pool side there will also be glass that will open up that side of the building.

Steve Nock from Panzica Construction discussed the budget for the building. Mr. Nock said about a month ago they were approximately \$1,000,000 over the budget goal for this project. He said in working with Brandstetter Carroll and Bowen & Associates they are within approximately \$300,000 of the initial budget goal and feel they are in good shape. Mr. Nock said approximately \$1.7 million is for the YMCA renovation, \$2.8 million for the aquatics and \$1.4 million for the hospital. Mr. Nock said their goal is to bid this project out in the winter months then start the project when the weather permits.

Mr. Jordan said with the assistance of the YMCA, the city has applied for the \$500,000 ADA Grant. He said we will not know about that award until next spring. He said this grant is centered on trying to make sure the building is fully accessible and help to defray the cost of the structure through the county's Municipal Grant Program.

Mr. Jordan said Mayor Stefanik convened a meeting recently to include the North Royalton City Schools Superintendent, Business Manager, members of the swim team, and the YMCA CFO and Executive Director. He said while some progress was made relative to the numbers associated with the extra two lanes to the pool, they will continue to meet with representatives from the school. He said the initial program included a four lane pool which is now a six lane pool. Mr. Jordan said it is our intention at this point, as long as we receive some level of assistance from the school and the YMCA, and with the Mayor's commitment to work it out between the parties to find the money to try do the design, to move towards an alternate bid on the two lanes. He said we are also exploring an alternate for a walking track. He said both of these alternates are approximately \$430,000 each.

Mr. Gentile asked about the \$1.4 million cost of the hospital. He said with this addition the total cost of the project will be approximately \$5.9 million. He asked Mr. Jordan if the \$1.4 million for the hospital addition will be paid back to the city or the YMCA. Mr. Jordan said it will be paid back to the city. Mr. Gentile asked if the YMCA's hard cost will be \$4.5 million as the \$1.4 million is the hospital's cost. Mr. Gentile asked Mr. Jordan if part of the soft cost estimate includes the architectural and engineering work for any or all of the soft cost estimates. Mr. Jordan said the \$430,000 did include the soft and hard costs of the alternates but we are not seeking any authority at this time. Mr. Gentile asked if we add the alternates and have the monies available to do the architectural and engineering on these items when this would take place. Mr. Jordan said first we would need money for design on one or both of the alternates which would only get us through the design; it does not find us the money for construction. Mr. Jordan said it is the YMCA's recommendation that we do not pursue the alternates. Mr. Gentile asked what the design estimate is. Mr. Jordan said the estimated cost is \$25,000 for the design and bid. Mr. Haley from the YMCA said they would need to know if this is an option by next week.

Mr. Antoskiewicz asked Mr. Haley if the YMCA is expecting this commitment to be picked up by an entity outside of the YMCA or is the YMCA looking at other donors. Mr. Haley said the money needs to be found before these alternates will be approved. He said the YMCA will not assume this obligation.

Mr. Gentile asked Mayor Stefanik where we are with the schools as far as a monetary commitment. Mayor Stefanik said we did get a commitment that the schools will work with the YMCA as far as trying to get a long term lease agreement. He said part of the problem is that the Superintendent and Asst. Superintendent have been out of town this past week so nothing is finalized. Mayor Stefanik said we have a commitment from some of the swim team parents to raise approximately \$7,000-10,000 per year if we build an eight lane pool.

Mr. Willey asked if the \$850,000 is not available by next Tuesday does that mean that these alternates will not even be considered. Mr. Jordan said no, that is not the case. He said we would need the design money at the least in order to proceed.

Mr. Nickell said he would not mind a walking track but feels this might be a lower priority as there are other places in the city to walk. He said he feels the pool is going to be a draw to the city. Mr. Nickell said he discussed with the Mayor possibly using the Recreation Fund to help pay for the pool. He said we need to get this right the first time. Mr. Nickell said he realizes there are some residents who want a walking track, but said the people who have been showing up at the meetings are the residents who want the pool.

Mr. Willey commended Mr. Nickell on his enthusiasm but said he does not believe we should commit money that we do not have. He said we should stay within the structure and move forward with that.

Mr. Kasaris said he concurs with Mr. Nickell. He said we have a future Capital Improvement Fund that replenishes itself on an annual basis of roughly \$300,000. He said he would like to ask the

Administration and Finance Director to look into how much we can pledge from a future Capital Improvement Fund.

Mr. Antoskiewicz said he believes the Capital Improvement Fund ultimately is taxpayer money. He said this money is for the good of the residents and taxpayers. He said he does believe that the pool is a good project, but said we have already made a big commitment to this project. He said we need to remember that this is a YMCA not a city recreation center.

Mr. Antoskiewicz discussed the open swim time and said he has an issue with the amount of open swim time we will have available for the residents. He said he supports the swim team and would like to see them get what they need, but said we also need to do what is good for the majority of the residents. Mr. Antoskiewicz also said he disagrees with some of his colleagues as far as the walking track is concerned. He said he feels a walking track is important. Mr. Antoskiewicz asked the representatives from the YMCA how much free swim time there will be for residents to swim in the pool. Mr. Haley said he does not want to get into the programmatic issues for the YMCA, but said Mr. Guzy did turn down a team for the pool because it would have interfered with opening up the area for residents to swim. Mr. Marnecheck asked if there is an estimation of how much time is allotted for free swim. Mr. Guzy said there are four hours available in the morning, two hours in the afternoon and two hours in the evening.

Dave Olivier, a swim team parent, said he uses the Ridgewood YMCA and said if North Royalton builds an eight lane pool the swim team can get everything done in less time than they can with a six lane pool.

Mr. Gentile said he feels we have to try to get the money together so we can at least include the eight lane pool in the bidding process. Mr. Nickell said if we do not bid this we will never know if we were able to do this.

Mayor Stefanik said we do want to make this eight lane pool happen but currently we are in negotiations with the school system to see what they are going to do for their swim team. He said he feels the school system should help pay this cost, it should not all fall on the city's shoulders. He said we should consider paying the \$25,000 to at least get a bid on this eight lane pool. Mayor Stefanik said we need to keep negotiating with the schools.

Mr. Petrusky asked the residents in the audience if they have gone to the school to see how they are planning to help support this project. Kriste Smith said at the last meeting the school did make an offer but it was rejected by Mr. Haley. Mr. Haley said the School Board offered to lease the pool after construction which he said is an acceptable deal. He said the problem is that we need to raise \$450,000 now to build the pool. The School Board did not make an offer on this. He said when we gave the school a proposal of what it would take to get there the School Board rejected that proposal. Mr. Haley said Mr. Jordan now has a new proposal on the table. Mr. Jordan said he is not aware of a meeting between the YMCA and the School Board where Mr. Haley asked for budget support. Ms. Smith said Mr. Haley did address the School Board. Mr. Haley said he met with the School Board to present the concept of the YMCA to them. Mayor Stefanik said he was at that meeting and told Ms. Smith that she left the meeting early and after she left Mr. Haley and the Superintendent got together and committed to one another that they would try to come up with a number for a lease payment that would work for both of them. Mayor Stefanik said this is what they are currently doing.

Mr. Petrusky said his suggestion to the swimmers is to go to the School Board and ask them for a commitment before the pool is built to insure that we get the eight lanes. Mr. Antoskiewicz said although the schools have agreed to help after the pool is built he feels what it comes down to is if we commit to the \$25,000 design fee, we are actually making more than a \$25,000 commitment. He said Council is not looking for a \$25,000 commitment to get a plan design they are actually looking for a \$500,000 commitment. He said he does not know if he is ready for this large of a commitment.

Mr. Jordan said this is a little more complicated than it appears. He said what he has learned from the school district is that prior to 2010 the schools did not help defray the cost associated with renting pools for the swim team. He said individuals were told they had to raise their own funds if they wanted a swim team. Mr. Jordan said in the meantime the schools were paying for coaches and facilities for other organized sports, which they recently realized is unfair to the swim team. He said the schools now have committed to supporting the rental costs for the swim team which is 100 percent more than they committed to in prior years.

Mr. Gentile asked Mr. Haley if an increased long term lease payment could be used as debt reduction for hard costs. Mr. Haley said any additional revenue they get from any source when the project begins helps reduce and pay debt. He said he would also like to set the record straight and said there has been no offer made by the school district other than to pay for the swim team on the back end when the facility opens. He said the school currently pays \$12,000 for the four month season and they agreed to pay \$15,000 which does not take care of any up-front costs.

Mr. Gentile asked if we get a commitment to fund the design for an alternate and if we can get a commitment from other entities over a long period of time that we can identify to target for that money will that work for the YMCA. Mr. Haley said all money has to be identified up front. Mr. Gentile asked if the YMCA would need the money in their hand up front or if they will take a commitment. Mr. Haley said if there is a commitment from the school district that would be a commitment from the school district to the city then the city would in turn make a commitment to the YMCA. Mr. Gentile said if we do not have a direction on these alternates by next Tuesday this project will move forward without the consideration of the alternates. Mr. Jordan said Mr. Haley has indicated that he would like a commitment by next Tuesday. Mr. Jordan said he may ask for more time than that.

Mr. Gentile asked if from the architect's standpoint is it possible for them to move forward then come back and do the design on the alternate. Mr. Nickell said he feels we should at least pay the \$25,000 to have the architect include the alternates in the design.

Mr. Willey asked Mr. Petrusky if we can get an update on our Capital Improvement Fund at the next Finance Committee meeting. He also asked what the cable franchise fees are intended to do. Mrs. Fegan said those are going into the future Capital Improvement Fund.

Mr. Gentile said we can make a recommendation this evening and have legislation drawn up for consideration at next week's Council meeting to approve the schematic design as presented. He said we would also need an appropriation amendment to transfer \$25,000 that we would have to commit for the design. He said we would then have to trust that independent groups and the schools can come together with some type of financing to fund this if the bid comes back and the alternate is exercised. Mr. Jordan said he does not need further legislation to accomplish either one of these items. He said tonight they are presenting the schematic design. He said they did not want to prepare construction drawings that are inconsistent with Council's wishes. He said they have Council's approval to move forward with the schematic one story design with a budget of \$5.8 million with the hope of getting that down to \$5.5 million. Mr. Jordan said tonight they are presenting to Council the documents they intend to move forward with for the construction documents. Mr. Jordan said if Council would like to move ahead with the alternate on the pool the YMCA has indicated that they cannot fit this into the \$5.8 million and they will not fund this. He said if it is Council's wish or recommendation that we find the resources to do the \$25,000 or \$50,000 worth of design money they can let the YMCA know this evening. Mr. Jordan said funds in the amount of \$330,000 have already been dedicated towards architectural fees for this project. Mr. Gentile asked Mr. Jordan if he has enough money in this fund to cover the \$25,000 design fee. Mr. Jordan said currently to make the \$5.8 million or \$5.5 million he will be short the extra \$25,000 or \$50,000 and would have to seek appropriations.

Mr. Petrusky asked if Council was interested in paying the \$25,000 or \$50,000 this would have to be discussed at the Finance Committee meeting on Monday. Mr. Jordan said he does not believe that he

needs any additional action from Council to proceed. Mr. Gentile said it is not clear on whether or not these alternates are being funded. Mr. Kelly said he believes it is prudent for Council to recommend this to the Finance Committee meeting. Mr. Gentile agreed.

Mr. Antoskiewicz asked if we will have any type of commitment from the school by next Monday or Tuesday. Mr. Jordan said he is not sure.

Mayor Stefanik suggested also doing a motion for the walking track. Mr. Gentile said he will do that in a separate motion.

Mr. Petrusky said these recommendations should come out of the Finance Committee. Mr. Gentile said Finance can explore this on Monday, but he said we need to move on this now so it will be on the Council agenda on time.

Mr. Antoskiewicz asked if all we are currently asking for is to make a recommendation to Council for the design of these alternates. Mr. Gentile said he is asking that legislation be drafted to appropriate the \$25,000 for the design phase for the two additional lanes on the pool. Mr. Gentile said this is a recommendation not an approval.

Mr. Kelly said he and Mrs. Haller can prepare for Council's consideration and the Finance Committee's consideration three pieces of legislation without a vote. He said they will prepare legislation for the design of the two additional lanes of the pool, the design for the walking track and also the resolution approving the schematic design at this stage. Mr. Kelly said we will also need a fourth piece to amend the appropriation amendment. Mr. Kelly said Council will need sponsors for this legislation. It was determined that all members of Council will sponsor the above mentioned legislation other than Mr. Marnecheck who is undecided.

Maggie Gormley, President of the Swimming and Diving Club in North Royalton, discussed open pool time and said with a six lane pool she said there will still be two open lanes for open swim even if the swim team is practicing. Ms. Gormley said she is willing to pledge \$35,000-40,000 over the next 4 or 5 years for this facility.

Mr. Jordan told Ms. Gormley that the city appreciates her support.

Mayor Stefanik asked residents to talk to the YMCA representatives before leaving and fill out a pledge card to help support this facility.

Dan Wolke, a swim team parent, commented on the Avon facility. He said he visited this facility this past weekend and said although it is a beautiful facility, there is no spectator seating for swimming. He said he is hopeful that there will be spectator seating at the North Royalton facility. Mr. Haley said the YMCA does not design competitive swim venues as that is a multi-million dollar adventure. He said what the YMCA did was to design that facility to host swim teams with minimum spectator participation. He said this is a practice facility for small meets.

A North Royalton resident stated that he feels the Ridgewood YMCA is one of the worst facilities around. He said the non-competitive swimming team puts the most money into the Ridgewood YMCA and does not believe the Ridgewood YMCA would be able to function if the non-competitive swimming did not exist. Mr. Haley disagreed. He said one of the YMCA's biggest drivers is instructional swimming.

Mr. Nickell suggested placing video cameras into an overflow room which can be used for spectator seating.

ADJOURNMENT

Moved by Mr. Nickell, seconded by Mr. Willey **to adjourn the meeting**. Yeas: 7. Nays: 0. **Motion carried.**

Meeting adjourned at 8:20 p.m.