



CITY OF LORAIN

Board of Control

Meeting of May 31, 2019

MINUTES

I. ROLL CALL

The Board of Control meeting was called to order at 10:35 a.m. by Mayor Chase Ritenauer. In attendance were Mayor Chase Ritenauer, Safety/Service Director Daniel Given, Paul Wilson, Lori Garcia, Phil Turske, Joe Carbonaro Kellie Glenn, and Louise Kilbane.

II. MATTERS FOR DISCUSSION

Item #1 - A request from the Department of Public Property, Streets Division, to purchase from Concord Road Equipment Mfg, Inc., two (2) Spartan Leaf Pro leaf collection units for an amount not to exceed \$171,944.39. This purchase was approved by Council on 5/20/19.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Discussion: Will be able to be used year-round if necessary and only requires two individuals to operate, instead of four to five.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Item #2 - A request from the Department of Public Property to permit ALLphase Service Station Equipment to furnish and install two (2) (AST) Above Ground Tank Systems for diesel and unleaded fuels at the Lorain Central Service Complex for an amount not to exceed \$373,814.00. ALLphase holds Ohio State Contract Number RS902813. This purchase was approved by Council on 5/20/19.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Discussion: Will be the fuel-station for the whole City, replacing two old stations.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Item #3 – A request from the Clerk of Council for approval of the Annual Codification Supplemental Agreement with Walter H. Drane Company in an amount not to exceed \$10,000.00.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Item #4 – A request from the Utilities Department for approval of a purchase order for Azteca Systems for the asset management system in the amount of \$45,100.00 for the first year and \$17,500.00 for the second and third years. Funds will be split between Water, WPC and Storm Accounts. This request was approved by City Council May 20, 2019 via Ord. #69-19.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Discussion: For a Cityworks program for a much needed asset management program.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Item #5 – A request from the Utilities Department for approval of a purchase order for Paymentus for the IVR/IWR Voice and Interactive Web Response System for an amount not to exceed \$200,000.00 per year. Funds will be paid through Water, Wastewater, Storm and Trash accounts. This request was approved by City Council on May 20, 2019 via Ord. #71-19.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Discussion: For IBR/IWR services.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Item #6 – A request from the Utilities Department for approval of a purchase order for a sludge holding tank and grit building modification from Mosser Construction in an amount not to exceed \$273,900.00. Funds will be paid from the Water Pollution Control PQM Facility Improvement Fund 6130.P613,6420.6700.1500.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Discussion: This is a project to repair tanks; the base amount of the contract is \$249,000 with a contingency of \$24,900 for a total amount of \$273,900.00.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Item #7 – A request from the Utilities Department to purchase two Trail King TK4oLP tandem axle trailers from Ohio Cat in the amount of \$39,824.66 (\$19,912.33 each). The trailers are replacing two year old trailers within the Sewer Department fleet that were recently sold on Gov Deals. The Trailers were also budgeted in 2019.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Discussion: “Year” is a typo, there are two old trailers.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Item #8 – A request from the Department of Public Property to purchase a Stationary Wash Bay System from Enzo’s Cleaning Solutions for the new Central Service Complex for an amount not to exceed \$31,795.90. This price includes labor and installation. A verbal quote of \$54,000.00 was received from CJM Vehicle Service Equipment. Enzo is able to meet all required specifications and thus provided the lowest and best quote.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Discussion: Any city vehicle can be washed at this non-automated station.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Item #9 – A request from the Department of Building, Housing and Planning to approve new roof, gutters and downspouts at 2633 Marshall Ave for Edward and Angilar Morrow in the amount of \$8,849.50 (which includes a 10% contingency of \$804.50). The work will be performed by Neil Construction Co Inc. The City will pay Neil Construction Co Inc. Three quotes were received for the roof: Neil Construction Co Inc (\$8,045.00), Weather Seal Home Service, Inc (\$10,500.00), George’s Roofing (\$7,849.00) and Keselman Construction Group (\$5,400.00). Chief Electrician Velez determined that Neil Construction Co had the most comprehensive and descriptive quote for the necessary work. This work will be paid out of the Block Grant Emergency Home Repair funds.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Discussion: This project will assist a disabled veteran.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Item #10 – A request from the Department of Building, Housing and Planning to approve roof replacement in addition to waterproofing at 613 E. 35th St. for Rachel Davis

in the amount of \$18,892.50 (which includes a 10% contingency of \$1,717.50). The work will be performed by Stan's Roofing & Builders, Inc and Gonzalez Basement Waterproofing. The City will pay Stan's Roofing & Builders, Inc and Gonzalez Basement Waterproofing. Three quotes were received for the roof and gutters replacement: Stan's Roofing & Builders, Inc (\$9,675.00), Larry's Roofing (\$7,450.00), and Dan Williams Roofing (\$2,500.00). Three quotes were received for the waterproofing work: Gonzalez Basement Waterproofing (\$7,500.00), John Rogers Construction (\$28,500.00), and Ohio State Waterproofing (\$25,550). Chief Electrician Velez determined that Stan's Roofing & Builders, Inc and Gonzalez Basement Waterproofing had the most comprehensive and descriptive quote for the necessary work. This work will be paid out of the Block Grant Emergency Home Repair funds. The resident will pay \$3,892.50 to the City of Lorain. This amount is to cover expenses beyond the \$15,000.00 Emergency Home Repair program limit.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Discussion: Resident was cited for a roof violation and will make payments over a five year period. Note: street is E. 35th St., not E. 5th St.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Item #11 – A request from the Department of Building, Housing and Planning to approve plumbing repairs at 1128 W. 20th St. for Magdalena Rodriguez in the amount of \$1,805.00 (which includes a 10% contingency of \$180.50). The work will be performed by Raymond Plumbing and Heating. The City will pay Raymond Plumbing and Heating. Three quotes were received for the plumbing repairs: Raymond Plumbing and Heating (\$1,805.00), Reliable Contractor Services (\$3,500.00), and Rescue Rooter (\$3,527.00). Chief Electrician Velez determined that Raymond Plumbing and Heating had the most comprehensive solution and the best materials to address the plumbing repairs. This work will be paid out of the Block Grant Emergency Home Repair funds.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Item #13 – A request from the Department of Building, Housing and Planning to approve roof & gutters replacement and front porch repair at 904 W 11th St. for Mickalena Carver in the amount of \$12,952.50 (which includes a 10% contingency of \$1,177.50). The work will be performed by K&C Construction. The City will pay K&C Construction. Three quotes were received for the roof & gutters replacement and front porch repair: K&C Construction (\$11,775.00), ADT Construction (\$16,080.00), and Advanced Builders (\$10,750.00). Chief Electrician Velez determined that K&C Construction had the most comprehensive solution to address the front porch repair and replace the roof & gutters. This work will be paid out of the Block Grant Emergency Home Repair funds.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Item #12 – A request from the Department of Building, Housing and Planning to approve roof and gutters replacement at 1144 Parkview Ave. for Mary Ann Maltos in the amount of \$7,694.50 (which includes a 10% contingency of \$699.50). The work will be performed by Rancher's Roofing. The City will pay Rancher's Roofing. Three quotes were received for the roof & gutters replacement: Rancher's Roofing (\$6,995.00), Farley's Roofing (\$7,918.00), and Scott's Home Improvement (\$9,260.00). Chief Electrician Velez determined that Rancher's Roofing had the best price out of all the submitted estimates. This work will be paid out of the Block Grant Emergency Home Repair funds.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Item #14 – A request from the Department of Building, Housing and Planning to approve a Comprehensive Community Housing Study and Needs Assessment which will be conducted by Cleveland State University by the Center for Community Planning and Development Levin College of Urban Affairs in the amount of \$25,000. The study will include the following: Comprehensive Housing Market Assessment and Needs Analysis; Slum and Blight Study; Analysis of Impediments to Fair Housing Update; and Recommendations/Zoning Review. The Inventory and Conditional Assessment for the City of Lorain being conducted by the Western Reserve Land Conservancy, which is a data analysis of properties in low-income areas in wards 1-7, will be incorporated into this comprehensive housing study. This study will determine where infill housing should take place and assist the city with the demolition residential structures. Funding for this study will come from UDAG Contractual Services 2290.R225.7110.6300.1500 (\$20,000.00) and Block Grant Admin- Fair Housing 2260.R226.4000.7000.0486 (\$5,000.00). Presentations will be conducted to local officials and community groups/public once all the portions of the study have been completed. Note: There are very limited consultants that have the ability to do all the components that will be addressed in this study.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Discussion: This study will help to get approval to tear down residential structures in 2020 with 2019 fiscal funds.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Item #15 – A request from the Fire Department for approval of expenses per contract with Star Builders to build the New Fire Station #4. The contract was executed by Star Builders and City of Lorain on May 15, 2019 in the amount of \$825,000.00. The 168-page document is available through the Safety/Service Director's Office.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Item #16 – A request from the Lorain Police Department to authorize the continued use of Poly-Tech polygraph testing for police candidates (both sworn and civilian) for the amount of an additional \$4,500.00. Note that the City has previously spent \$3,180.00 with the vendor.

Mayor Ritenauer made the motion to approve the request: Safety/Service Director Given seconded the motion.

Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

Mayor Ritenauer made a motion to add the below emergency request from the Public Property Department to the agenda; Safety/Service seconded the motion. Emergency request added as Item #17 to today's agenda.

Item #17 – A request from the Department of Public Property, Building Maintenance Division to purchase necessary window repairs to City Hall by Coon Restoration for an additional \$7,600.00, increasing the original \$23,250.00 request which was approved on 5/6/19 to an amended total of \$30,850.00.

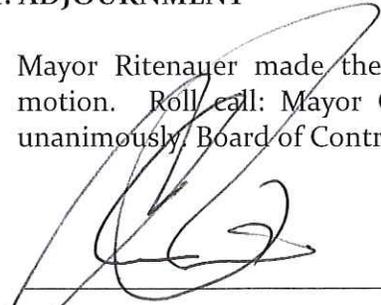
Mayor Ritenauer made the motion to approve the request; Safety/Service Director Given seconded the motion.

Discussion: This will come from a NOPEC grant and will complete the building.

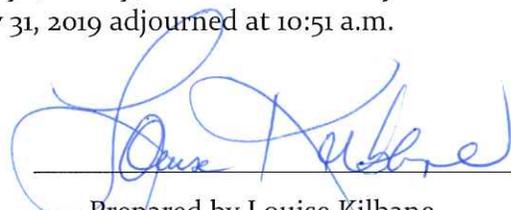
Roll Call: Mayor Ritenauer-aye; Safety/Service Director Given-aye. Motion carried unanimously.

III. ADJOURNMENT

Mayor Ritenauer made the motion to adjourn; Safety/Service Director Given seconded the motion. Roll call: Mayor Chase Ritenauer-aye; Safety/Service Director-aye. Motion carried unanimously. Board of Control Meeting of May 31, 2019 adjourned at 10:51 a.m.



Chase Ritenauer, Mayor
City of Lorain, Ohio



Prepared by Louise Kilbane
Assistant to Mayor Chase Ritenauer