

Village of Bratenahl
Public Improvements Committee Meeting Minutes
July 1, 2021

Call to Order:

The meeting of the Public Improvements Committee was held on July 1, 2021 at the Community Center and called to order by Joyce Burke-Jones at 5:30 PM.

Attendance:

Committee Members: Chairperson Joyce Burke-Jones, Councilpersons Keith Benjamin, and Gina Huffman

Agenda Presenter: Joe Zalar, Village Service Director

Approval of Minutes:

Mr. Benjamin made a motion to approve the March 4, 2021 minutes and Ms. Huffman seconded the motion. Minutes were approved.

Agenda: 2021 Public Improvement Infrastructure/Building Projects & Repairs Update

Lakefront Fence at north end of Bratenahl Road

- Fence has been on order for months – Mr. Zalar will get update but anticipates by fall of this year.

Roadwork & Sidewalks

- **Completion of Lakeshore Blvd.** Roadwork from Holden to Bratenahl Road
 - Paint lines are awaiting ordered reflective additive to add to paint
 - Bicycle sharrow stencils and road signs are needed
 - The committee advised that
 - NOACA lends stencils for Village use.
 - Village Engineer, Mr. Beirut can provide road locations for bicycle sharrows.
- **Additional Roads** - Mr. Zalar indicated that southwest corner of Eddy Road, Lakeshore Boulevard from Bratenahl to Eddy Road will need work in the future. Garfield, Burton, and Foster will also require future work.
 - After Mr. Benjamin mentioned the opportunity to partially fund through grants, discussion ensued regarding grant funding and village administration's indication that there was not enough staff or expertise to pursue grants.
 - The Village Engineer has provided the village grant preparation services for primary roads in the past.
 - There will be grants application requests this fall.

- Committee discussed that expertise should not be a barrier. Ms. Huffman indicated that Cleveland State Univ. could provide resources to respond to grant announcements.
- **Uneven sidewalk** areas have been identified for repair. The village will test a new product that evens sidewalks more cost effectively in front of Village Hall and will monitor results.

Village Hall Tuckpointing & Painting

- The committee asked how soon the approved but delayed tuckpointing and painting contracts would go out to bid. Mr. Zalar indicated Village administration had not given go ahead.
- The committee indicated the building will be in use for years and need to be weather tight and painted. Village finances are clear for the projects, so they should be bid before it is too late to complete this year. Bids documents are prepared and should be ready for issue.

Recreation Center ADA Compliance

- The committee indicated the **ADA project** should be bid as soon as approval of the funds transfer from Columbus occurs. The request will be on the July council agenda.
- **Parking Lot** – Mr. Zalar indicated the parking lot is in poor shape and a back entrance requires repair, but no funds have been allocated.
 - Committee asked if the disrepair affected ability to rent space for events and activities. Ms. Capella indicated residents complained and it was an embarrassment.
 - The committee asked for if quotes could be obtained for these improvements.

Bratenahl Center Repairs

- Mr. Zalar indicated that in addition to the **need to repair the roof, the mechanical (HVAC) system and water lines (plumbing & fire suppression) are not operational**. He procured estimates to **repair the roof** for as much as \$112,273.00.
- Mr. Zalar recommended temporary repair of roof, securing building, and keeping it closed and unoccupiable.
- The committee recognized that uncertainty of whether the Cleveland Metropolitan School District would make use of their Pre-K lease option in the next four and a half years made repair decisions difficult. Even if it were decided the village would not use the building.
- Ms. Burke-Jones indicated **concern of mold growth** (and subsequent building materials deterioration) without ventilation system even if the roof is repaired.
 - This cost to remove & replace deterioration would be beyond the over \$1M estimate to rehabilitate the building if eventually used.
 - Additional changes required to house new functions and occupants in the building were not included in the estimate.

- Cost to protect the building from future cost increases may cost at least \$200,000.00 per Van Auken Akins Priority 1 Rehabilitation estimate.
- **Lease Discussion Request** - The committee determined it would be best to determine if Cleveland would use the building in the next four and a half years.
 - Ms. Burke-Jones to discuss end of lease option with Mr. Matty, village counsel
 - Committee recommended discussion of this issue in the July Committee of the Whole meeting
 - If the Village cannot get an answer, we need to plan to make the building safe & secure.
 - The Committee concluded that we have an asset that is losing value without investment.
- **Roof** - The committee recommended at this time that the service department repair the holes in the roof as recommended by Mr. Zalar. It also requested that the village - architecture firm be consulted on this remedial repair to determine minimum necessary work.
- **Next Step** – The committee indicated that the Business & Community Development Committee, of which Ms. Huffman & Mr. Benjamin are also members, need to move forward with Forum Series.
 - A Bratenahl Center walk-through, open house date should be scheduled within the month.
 - A narrative identifying building issues should be provided for attendees
 - Village residents also must be aware of conditions and costs of repairs of all facilities, cost of new, and opportunity for revenues.

Dog Park

- The committee asked for an estimate to move the dog park toward the highway wall and away from resident backyards.

Adjourn:

At 7:10 PM, Ms. Huffman made a motion to adjourn, and Mr. Benjamin seconded the motion. The motion carried.

Respectfully submitted,

Joyce Burke-Jones