

THE CITY OF HURON, OHIO
Proceedings of the Huron City Council
Work Session Meeting Tuesday April 25, 2017 at 5:30p.m.

A work session meeting of the City Council of the City of Huron, Ohio was called to order by Mayor Hartung on Tuesday April 25, 2017 at 5:30p.m. in the Council Room of Huron City Hall, 417 Main Street, Huron, Ohio.

The following members of Council were present: Rick Schaffter, Trey Hardy, Phyllis Wassner, Brad Hartung, Joe Dike, and Glen Ginesi. Members absent: Sam Artino.

City administration/staff present: City Manager Andy White, Law Director Laura Alkire, Finance Director Cathy Ramey, Assistant to the City Manager Mike Spafford, City Engineer Doug Green and Management Services Coordinator ~ Clerk of Council Christine Gibboney.

New Business

2017 Goals/Objectives:

Municipal Building -Facility Analysis

The Mayor referenced the Municipal Building Analysis that was provided to Council previously. He explained that Council should consider the vision for the Main Street corridor and future use when weighing the repairs needed to the building. He pointed out that many issues exist: roof leaks/roof replacement, plumbing, heating/air, exterior issues, water infiltration to the foundation, and insect issues. He noted the city does not have a Maintenance Department.

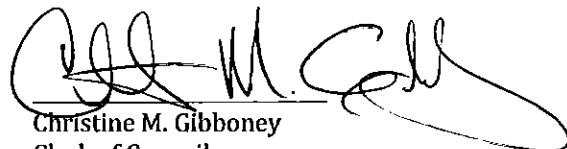
Mr. White advised that Council review the report, but also consider the real estate value of the building and potential relocation options, which, depending on the direction Council desired would dictate the level of repairs/ remodeling. Discussion ensued on the need for more storage space as record storage has been an issue for some time. A brief discussion ensued on previous discussions relative to relocation and preliminary conversations with Firelands Regional Medical Center of utilizing the current building for a medical facility.

Mr. Green advised that the total to complete repairs for the exterior of the building and the HVAC Systems was approximately \$200,000: (\$120,000 for the roof, \$30,000 for exterior sealant and east landscaping area, and \$50,000 for HVAC repairs). Summary report with costs distributed (**attached and made part of minutes**). The Mayor then conducted a tour of the facility with Mr. Green pointing out identified areas of concern. Mr. Green stated that he would prioritize the work as follows: Roofing, tuck pointing of building, specific exterior issues related to water infiltration, and heating/air.

Discussion then focused on Fire, Police and Municipal Court and the office on Wall Street that currently houses Parks & Recreation.

In conclusion, the Mayor recommended that Mr. White talk to the city's Economic Development consultant and Firelands Regional Medical Center but added that he thinks repairs to the exterior of the building need to be done regardless.

The work session meeting of April 25, 2017 adjourned at 6:29p.m.


Christine M. Gibboney
Clerk of Council

Huron City Hall Improvements:

Task A: Building Envelope

Item:	Description:	Est. Cost:	Importance:
1) Roof Replacement	Existing membrane is failing. Need to replace before insulation & substrate is damaged further.	\$120,000.00	Immediate Concern
2) Exterior Sealant	Exterior walls have never been sealed. Multiple signs of water infiltration present throughout building. If allowed to continue this will damage masonry joints, steel lintels, etc. Need to seal all exterior walls and fascia, repair mortar joints and caulk windows	\$26,000.00	Immediate Concern
3) East Landscaping Area	East side landscape area between Fire and Admin holding water against exterior wall & foundation. Need to cut landscaping back away from building and install yard drain.	\$4,000.00	Immediate Concern
	Building Envelope Total:	\$150,000.00	

Task B: Environmental

	Item:	Description:	Est. Cost:	Importance:
1)	Water Heater & Pump	Existing water Heater and Recirculation Pump at City Hall are past expected useful life. Replace soon to prevent outage and increase unit efficiency.	\$3,200.00	Near Future
2)	Court/Admin HVAC	(2) rooftop units are 22 yrs old and past life expectancy. Replaced heat exchangers already on at least 1 of the units. Typically failures will continue to happen at this point. Need to replace both units.	\$20,000.00	Near Future
3)	PD HVAC	Police Station rooftop unit has bad heat exchanger. Need to replace for same reasons as above. This unit also controls conference room and nearby offices. Need to check/adjust zones and distribution system when replacing unit.	\$12,800.00	Near Future
4)	Radio Room PTAC unit	The in-wall heating/AC unit in the PD radio room is quite old. Unit currently running constantly in summer to attempt to keep up with demand and could fail soon.	\$1,400.00	Near Future
5)	Fire Station HVAC	One of the two rooftop units at the fire station currently has a bad heat exchanger. The second unit is in good working order but has old style thermostat. Recommend replacing heat exchanger only (unit can be saved) in one unit and installing programmable thermostats for both units to increase efficiency.	\$1,100.00	Near Future
6)	Fire Station Unit Heater	There are 3 unit heaters in FD garage. Once was replaced in 2017. The other 2 units are past expected service life and once currently has a bad heat exchanger. Need to replace the 2 older units.	\$2,600.00	Near Future
7)	Duct Cleaning	HVAC ductwork throughout building is very dirty and cleaning should be performed. Replace damaged/missing duct insulation as necessary during cleaning.	\$5,800.00	Near Future
		Environmental Total:	\$46,900.00	

Task C: Secondary Concerns

Item:	Description:	Est. Cost:	Importance:
1) Concrete Pavement	Several potholes in concrete drives/parking. Recommend replace section as needed.	\$12-\$15/sf	Possibly combine with future paving work to lower cost.
2) Main Corridor	Existing main hall has bad acoustics & dated finish. Install acoustical ceilings, flooring, lighting & duct to provide architectural improvements.	\$20,000.00 (Budget)	Optional
3) PD Flooring	Squad room floor has large holes/missing tile in floor. Remove all tile, remove/replace concrete leveling course and install new vinyl tile flooring.	\$4,000.00	Perform as funds allow
4) PD Sallyport	Floor and embedded steel angle at overhead door is in poor condition and should be replaced. This work was done to FD overhead doors recently.	\$3,500.00	Combine with pavement repairs during future paving work
5) FD Exhaust System	Vehicle exhaust system in FD garage has damaged connection hoses/fittings. FD reports that these are seldom used due to the necessary replacement cost and has been operating without them.	\$10,000.00	Perform only if FD needs system. Currently not used.
6) Men's RR sink	Automatic sink faucet in Men's restroom not working. Replace transformer located under sink.	\$550.00	
7) Men's RR Toilet	Toilet in H.C. stall of Men's restroom not tightly secured to wall. This is not affecting its operation but could be problematic in future.	\$125.00	
8) FD kitchen sink	FD kitchen sink is old and in poor condition. Replace.	\$2,000.00	
9) FD Mop Sink	FD utility sink is old and in poor condition. Replace.	\$1,500.00	
10) FD Exercise Room	Exercise room in FD is musty and shows signs of excessive moisture. Report recommends installing dehumidifier system.	\$2,400.00	Hold off. Moisture problems may be resolved with building sealing. (Item #2 of building envelope)
11) Building Lighting	All Building lighting upgraded to newest (at the time) fluorescent lamps in 2008. Newest LED technology allows for LED lamps to be installed in existing fixtures. Installing LED lamps, cleaning/replacing dirty lenses and installing occupancy sensors in rooms without them would provide better light levels with less maintenance. Annual energy savings of \$4,620.00 is expected.	\$15,000.00 **this amount would be offset by energy savings in approximately 3 years.	Recommend performing this as soon as fund allow given energy savings.

*May use for 2
Larger folder openings
That don't meet new
firecode standards.*