

# **RAVENNA TOWNSHIP BOARD OF TRUSTEES**

## **MINUTES OF SPECIAL MEETING OF JULY 07, 2021**

---

The Ravenna Township Board of Trustees met in Special Session at the Ravenna Township Trustee's Meeting Room, 6115 Spring Street, Ravenna, Ohio, on July 07, 2021. Trustee Vince Coia called the meeting to order at 6:00 P.M.

Roll call showed the following present: Trustees Vince Coia and Pat Artz; Fiscal Officer Gail Pittman; Zoning Inspector Jim DiPaola, Fire Chief Mark ; Trustee Hank T. Gibson arrived later.

### **AUDIENCE**

Representatives from J. Herbert Construction, Scott Mingus, Shelby Mingus, and Grant Mingus. Attorney Chad Murdock arrived about 7:00 pm

The purpose of the special meeting is to review, discuss, and approve the construction contract for new building and to review and discuss a request for loan modification submitted.

J. Herbert Construction representatives started discussion with regard to their revised contract for construction of the new meeting room building. It was noted that there was a significant increase from the original estimates to this new quote. Vince stated that it seemed like the bulk of the increase is in HVAC, electrical and plumbing and the contractor's agreed. He also asked if it was due to supply chain problems as a result of the pandemic and they replied yes. Pat also pointed out that the architect and design fees that are included in this contract were not presented on the original estimate. Shelby stated that was because they did not have the amount from the architect to put on there. They also did not have the contingency on the original estimate. Pat asked about the performance bond and felt that the contractor should be paying for that and not the township. There was additional discussion about the built-in amount for contingencies and what would be considered an unforeseen cost that we could be responsible for vs. what the contractor would be responsible for. Pat felt that their original request was misleading because it omitted so many amounts. Gail recalled that they did tell us that the architect and design fee was not on the original estimate when they originally presented it. Grant pointed out that aside from the architect and design fees, the construction costs had increased about 9% from the original construction estimate.

Shelby stated that they had several items they wanted to review with us because we could save money off of the price if we chose different items than what the engineers put in the cost estimates. The trustees settled on these items: 1. Lennox instead of Trane for HVAC, 2. Remove entryway heater, 3. Regular flush toilets instead of auto flush toilets \$3,000, 4. Midrange LED light fixtures instead of top end, 5. Reduce floor receptacles from 5 to 2. All of these items reduce the cost by \$13,200.00. It was noted that the full contract price is \$402,200.00 and since \$9,000.00 was already approved, it was backed out of the total of this contract; and then a reduction of the line items of \$13,200.00 left the final price of this contract at \$389,000.00. Vince also stated that he wants occupancy sensors in the bathrooms for the lights; they stated they were included. The generator is not included in this price and is completely separate. It was also noted that any change orders in the future would either reduce or increase the price depending on the content of the change.

**RES #21-095** A motion by Vince Coia, seconded by Hank Gibson, to approve and accept the revised contract with J. Herbert Construction to move forward with the construction of the meeting room building. The township currently has no regular meeting facilities that will permit social distancing to mitigate Covid-19 while holding public meetings and employee training and it is necessary to move forward with construction. Currently meetings are being held in the garage bays in order to remain 6 feet apart, but that is not a long-term solution and the building is necessary. R/C: Mr. Coia, yes; Mrs. Artz, yes; Mr. Gibson, yes. Motion Passed.

Pursuant to R.C 121.22(g) Executive Session was requested to discuss consult with legal counsel.

A motion by Hank Gibson, seconded by Vince Coia to suspend Regular session at 7:10 pm. R/C: Mr. Coia, yes; Mrs. Artz, yes; Mr. Gibson, yes. Motion Passed.

A motion by Vince Coia, seconded by Hank Gibson to enter into Executive session at 7:10 pm. R/C: Mr. Coia, yes; Mrs. Artz, yes; Mr. Gibson, yes. Motion Passed.

Roll call showed the following present: Trustees Pat Artz, Hank Gibson, Vince Coia, Fiscal Officer Gail Pittman, and Attorney Chad Murdock.

A motion by Vince Coia, seconded by Hank Gibson to close Executive session at 7:51 pm. R/C: Mr. Coia, yes; Mrs. Artz, yes; Mr. Gibson, yes. Motion Passed.

A motion by Hank Gibson, seconded by Pat Artz to re-enter into Regular session at 7:51pm. R/C: Mr. Coia, yes; Mrs. Artz, yes; Mr. Gibson, yes. Motion Passed.

Roll call showed the following present: Trustees Pat Artz, Hank Gibson, Vince Coia, Fiscal Officer Gail Pittman, and Attorney Chad Murdock.

The purpose of the Executive Session was to consult with legal counsel.

No action was taken.

### **ADJOURNMENT**

A motion by Hank Gibson, seconded by Pat Artz to adjourn the meeting at 7:51 pm. R/C: Mr. Coia, yes; Mrs. Artz, yes; Mr. Gibson, yes. Motion Passed.

ATTEST:

---

CHAIR

---

TRUSTEE

---

FISCAL OFFICER

---

TRUSTEE