Joint Finance and Streets Committee Meeting
January 19, 2024, 7:30 a.m.

Present: Porter (Streets), Berger (Finance), Galicki (Finance), Canton, Mayor, Streets Commissioner Alder, Fiscal Officer Romanowski, Engineer Haibach

Berger called the meeting to order at 7:30 a.m. The topic of the meeting was the salt dome and its replacement. Berger provided the following policy statement: from a snowplow perspective in South Russell, clean roads. The Street Commissioner thought this was an unwritten thing. Berger said in defining the policy, the Village uses more salt than neighboring communities on a per mile basis. The Street Commissioner said that they use more than Russell but not Chagrin or Bainbridge. Berger clarified that the statement was saying the Village wants the roads as safe as possible for residents. The Street Commissioner concurred. Berger concluded that the Village may have more equipment than it needs and may have more salt than it needs and as a result a bigger place to store it than the Village needs. But this is the Village's commitment to its residents. Berger said that if the Village is going to have this policy and needs all the equipment to make it happen, then it needs to store salt in such quantities to ensure it can implement the policy. Porter felt the Village is committed to this policy. The Village has not used as much salt in recent years, but that does not mean that it will not go back to what was previously needed. Long term, the Village wants to have a resolution about what the storage facility will need to be. The current one needs to be replaced because the foundation is questionable, and the options considered to repair the building would be higher than building a new one. The Engineer concurred. Porter continued that what needs to be determined is the size of the salt dome, the costs that will be incurred, and the source of the money.

The Mayor thought there was an effort that would continue by the State of Ohio and Ohio Environmental Protection Agency (OEPA) to reduce the amount of salt used by municipalities. He thought the Village should look into ways it can reduce the amount of salt. The Mayor added that he thought the discussion should include design, whether to include tarp or roof and the associated costs. He brought up the Orange Village salt dome that has a truss roof with wings. He thought it was dumb to have three or four vehicles sitting out in the winter.

Berger said the second component of the issue is the constraints that the State puts on the Village for purchasing salt. The Village pays the lowest price in the State for salt, but the terms dictate that the Village commits to a quantity and the shipment period is January to March. The salt providers will store the salt for the Village, but not well. The Street Commissioner advised that the Village has committed to 1,000 tons of salt for 2024. Currently, there is a little more than half in the salt dome. Berger concluded that the salt will be delivered between now and the end of March and that the salt dome will be full. The Street Commissioner said he was going to try to delay delivery until the construction was done. Berger asked if this was possible, and the Street Commissioner said they could do an extension, but he did not know for how long. The Engineer cautioned that there would be a big lead time on the project and the Village would be lucky to have it done by fall.

Berger verified that the current capacity of the salt dome is 2,000 tons and the Village buys 1,000 tons per year. He asked if the Street Commissioner had any numbers of the amount of salt used. The Street Commissioner explained it has been going down and that the dome is full at the end of the year. He thought between 1,000 and 1,500 tons per year were used.

Porter stated that the Engineer had provided estimates for 2,000-ton, 1,500-ton, and 1,000-ton facilities. The Engineer reviewed the estimates (Attachment 1). The estimate developed in 2022 by the CT Consultants structural department was $703,000 with a 20% contingency bringing it to $844,000. He asked them to refresh that number given a year has passed, and with increased costs, they said it would be between 5% and 8% which would bring the cost to $772,000 plus contingency for 2024 for a 2,000-ton salt dome. For a 1,500-ton facility it would be $667,000 and $547,000 for a 1,000-ton facility, plus contingency. Galicki asked on what salt dome design the costs were based. The Engineer said it was based on a rectangular hard surfaced salt dome. The sidewalls would be made from reinforced concrete, a wood framed and trussed upper section with a shingled roof, and a big rectangular opening at the end. Domes are no longer being constructed as they are more complex and expensive to build, and the expertise is lacking among contractors. He explained the history and rationale behind the salt dome trend and why ultimately problems resulted.

Galicki verified that the quote provided by the Engineer was not based on a salt facility in one of the Village's neighboring communities, with wings for parking. The Engineer said this salt facility was used as the model for the quote because it was a good bang for the buck and a smart design. Galicki clarified that he wanted to ensure that if amenities like wings were added there would be additional costs. Galicki asked if the wings were enclosed, and the Engineer said they were open to the air. Galicki verified that the vehicles would still be exposed to the weather, and the Engineer said initially, it was not thought that vehicles would be put in there, just peripherals that go with the salt dome. Galicki explained that he had heard that for the new drone team unit, a climate control area was needed, and he again verified that none of the cost estimates include any provisions for enclosed storage or climate control. The Engineer said absolutely not. Berger asked if some portion of the wing could be enclosed and the Engineer said in the future, it could be framed with an overhead door.

Berger asked about salt facilities with tarps, and the Engineer looked into this and said the tarp storage facilities are constructed much more quickly and can be disassembled and moved more quickly as well. The longevity of the tarp itself varies greatly. The lifespan depending on damage is 10 years. A wood truss facility will last 50 or more years. He could not pin down the cost for the tarp due to the variety of sizes. His impression from Streets Committee is that the Village wants a permanent storage facility. Berger still wanted a quote for a tarp facility for comparison and to be able to justify the cost to the residents. This is the biggest out of pocket project the Village is likely to ever do unless it replaces the Police or Service Departments or build a campus.

The committees discussed that the current salt dome is 30 years old and has been reroofed at least once, which was expensive. Porter thought that a truss facility would provide for better containment of the salt and would not get as beat up as a tarp facility. Berger felt that a quote

should be obtained for a tarp facility and that an analysis is due to the residents. He did not think it would change the desire to go with a fixed structure, but there needed to be a record showing an analysis was done.

A decision also needed to be made about building capacity. If the Village planned to continue to purchase 1,000 tons per year to meet the policy statement, he did not think the Village would want a 1,000-ton storage facility because it would run out of space. Berger asked how much the Village paid for salt on the 1,000-ton contract, and the Street Commission said $45. If the Village were to buy less than 1,000 tons and then run out, Berger asked if the Village could purchase more. The Street Commissioner explained that they would have to pay the going rate, which he did not know. Berger said the committees need this information for cost analysis. Would the penalty paid by the Village exceed the savings of having the smaller salt dome? Porter recalled a time when the Village was running out of salt and could not get it delivered and the price was tripled. Berger reiterated that an analysis was still needed.

Salt pricing was discussed.

The Mayor summarized that the committees want to know the age of the present salt dome and the cost of the tarp dome. The Mayor was also concerned about the view of the salt dome from neighboring residents. The Engineer said a hard sided shingled building would be less visible to the surrounding area than a bright white or blue tarp. The Street Commissioner explained that topsoil, gravel, the backhoe for the Cemetery, etc. would be stored under the wings. The Mayor thought the information could be available for the February 12th Council meeting.

Salt purchasing was discussed.

The Engineer explained the timing of bidding for the project.

The committee discussed the wisdom of having the ability to store 2,000 tons of salt. Canton asked how much the Village provides to the schools. The Street Commissioner thought it was a couple hundred tons per year. Galicki verified that at the end of the season, the Village typically has 1,000 tons left, and Porter explained that this serves the purpose of weather that may hit in the fall and before January. Galicki asked how much salt is used a day during a snow event, and the Street Commissioner thought it was between 30 and 50 tons.

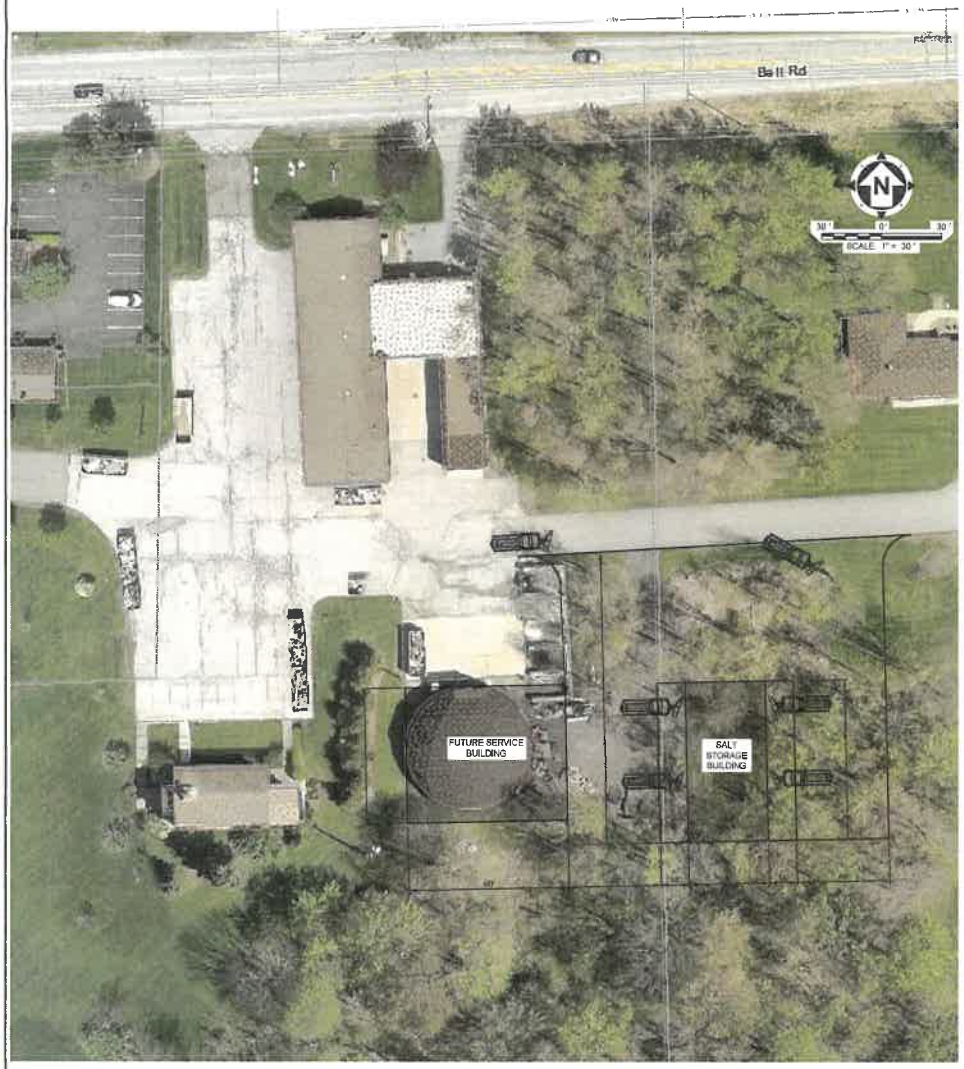
Berger verified the Engineer, and the Street Commissioner could obtain the numbers requested by the committees which could then be emailed to Council to allow the committees to make some recommendations by the first meeting in February. Porter summarized that the goal would be to decide the size of the facility, create the bid specifications, bid it out, build it this year, and have it done before November 1st.

Berger added that the additional goal would be to take down the existing salt dome in 2025. The Mayor asked if vehicles could be stored in the old salt dome. The Street Commissioner said they could once it was cleaned out. Porter questioned whether they would want to, given the building is being replaced due to safety concerns. The committees concurred that the salt dome should remain until the salt is transferred to the new facility and then demolished in 2025.

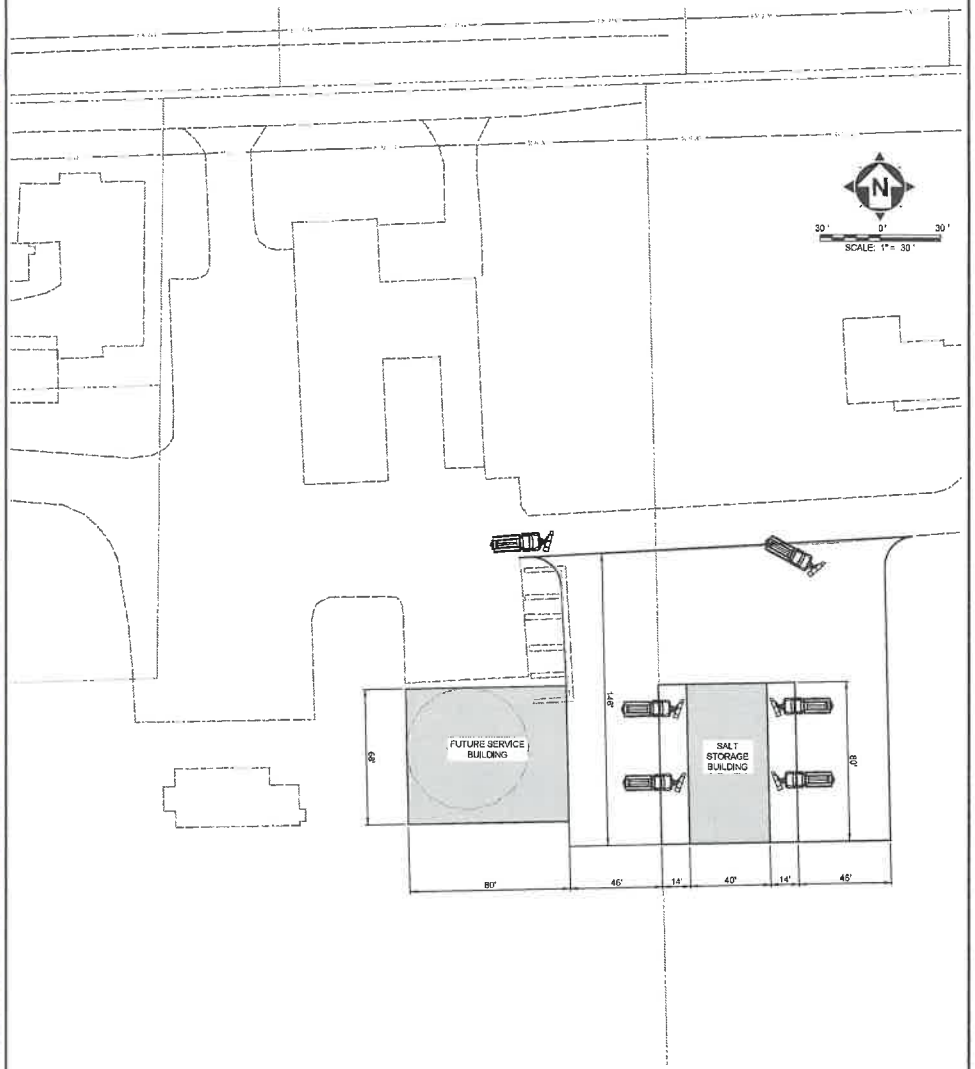
Porter asked about the portion of the quote that pertained to land clearing and thought that the Service Department personnel could do it. Porter noted this was a $60,000 cost that could be eliminated, and the Engineer said that the contractor would still want to grade the site and do the excavation for the foundation. Galicki noted that it would really be a matter of moving costs, not reducing costs because of the cost of the Village's labor.

The visibility of the structure was discussed, and the Street Commissioner did not think it would be visible to Kensington Green.

Berger adjourned the meeting at 8:22 a.m.



SITE PLAN WITH AERIAL PHOTO



SITE PLAN

PRELIMINARY

your trusted advisor consultants — engineers architects planners

NO	REVISION	DATE

VILLAGE OF SOUTH RUSSELL

SALT STORAGE BUILDING IMPROVEMENTS PROJECT

GEAUGA COUNTY SOUTH RUSSELL, OHIO

ISSUED FOR:	XX% REVIEW
ISSUE DATE:	2/16/23
SCALE:	AS SHOWN
DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX

SITE PLAN

PROJECT NO.	230202
DISCIPLINE	CIVIL
SHEET NAME	Site Plan
SHEET	1
OF	1

12/2022 Salt Storage Estimate 2000 Ton

$652,303.60	Construction Cost
$51,000.00	Design
$703,303.60	**Subtotal**
$8,000.00	Geotechnical
$5,000.00	Houly Svcs During Construction
$716,303.60	**TOTAL**

01/2024 Salt Storage Estimate 2000 Ton

$705,000.00	Construction Cost
$54,000.00	Design
$759,000.00	**Subtotal**
$8,000.00	Geotechnical
$5,000.00	Hourly Svcs During Construction
$772,000.00	**TOTAL**

01/2024 Salt Storage Estimate 1500 Ton

$600,000.00	Construction Cost
$54,000.00	Design
$654,000.00	**Subtotal**
$8,000.00	Geotechnical
$5,000.00	Hourly Svcs During Construction
$667,000.00	**TOTAL**

01/2024 Salt Storage Estimate 1000 Ton

$480,000.00	Construction Cost
$54,000.00	Design
$534,000.00	**Subtotal**
$8,000.00	Geotechnical
$5,000.00	Hourly Svcs During Construction
$547,000.00	**TOTAL**

2022 ESTIMATE

PROJECT: SRV Replacement Salt Storage Barn
New
PROJECT #: 22003601

OPINION OF CONSTRUCTION COST

Item No.	Spec. No.	ITEM			Unit of Measure	Unit Cost	Item Cost
		COSTS FOR BIDDING					
CONSTRUCTION COST:							
1		Clearing		1	Unit	$10,000.00	$10,000.00
2		Site Grading - 34,000SF, 2,500CY cut		1	Unit	$50,000.00	$50,000.00
3		Concrete Paving		4,550	SF	$10.00	$45,500.00
4		Gravel Paving		16,500	SF	$2.50	$41,250.00
5		Mobilization and Construction Aids[3]		1	Unit	$4,930.00	$4,930.00
6		Wood Scissor Trusses at 2'-0" o.c.		4,230	SF	$9.00	$38,070.00
7		Wood Flat Bottom Trusses at 2'-0" o.c.		2,120	SF	$7.00	$14,840.00
8		Wood Beams		220	LF	$47.00	$10,340.00
9		Wood Stud Walls		3,210	LF	$23.00	$73,830.00
10		Wood Posts		0	MBF	$6,438.00	$1,287.60
11		Interior Concrete Push Walls		86	CY	$807.00	$69,402.00
12		Exterior Knee Walls		50	CY	$598.00	$29,900.00
13		Wall Footings		163	CY	$540.00	$88,020.00
14		Isolated Footings		4	CY	$696.00	$2,784.00
15		Reinforced Concrete Slab		118	CY	$325.00	$38,350.00
16		Reinforced Concrete Apron		4	CY	$325.00	$1,300.00
17		Concrete Delivery		425	CY	$180.00	$76,500.00
18		Roof (plywood decking and shingles)		6,400	SF	$6.00	$38,400.00
19		Siding (architectural plywood)		1,900	SF	$4.00	$7,600.00
20		Misc. Electrical and Plubming		1	Unit	$10,000.00	$10,000.00
21		Design Fees:Survey, Civil, Structural, Architectrual, Plumbing, Electrical[4]		1	Unit	$51,000.00	$51,000.00
						Subtotal =	$703,303.60
						20% Contingency =	$140,660.72
		PROJECT SUB-TOTAL[1,2]				Rounded to Nearest $100 =	$844,000.00

PROJECT TOTAL[1,2]	$703,303.60
PROJECT TOTAL WITH 20% CONTINGENCY[1,2]	$844,000.00

Notes

[1] The construction costs shown herein are not guaranteed and are budgetary estimates to assist in determine the next course of action for this facility.

[2] The construction costs herein are approximation of the project requirements as determined from the sample set of drawings for the subject facility. The actual construction costs may change or flucuate from the shown values once all project elements have been determined and finalized.

[3] Construction Aids includes, but is not limited to, cost for aerial lifts, shoring, and equipment to construct repairs.

[4] Design Fees do not include construction administration services.

Village of South Russell
5205 Chillicothe Road
South Russell, Ohio 44022
440-338-6700

Service Department
Tim Alder-- Street Commissioner
streets@southrussell.com
Direct Line 440-338-3891

Questions from streets/finance meeting 1/19/24 7:30am

1) Can we postpone ordering salt until the new salt storage building is completed ?

Yes, 2024 Road salt order can be postponed no later than thanksgiving.

2) Will the state store our salt order?

No, the state will not store your nondelivered salt order quantity; however, you can reduce your order by 25% but you must pay $7.00 per ton for the non-delivered quantity.

3) Can we order more salt over the requested quantity?

Yes, any salt ordered over the requested amount (over 1000tons) will be invoiced at $15.00 per ton over the quoted amount $46.81+ $15.00=$61.81 per ton.

OHIO DEPARTMENT OF TRANSPORTATION

FY2024 - SALT PRICES

018(24) Salt Contract

Crawford	City of Bucyrus	1,000
Crawford	City of Galion	500
Crawford	Crawford County Engineer	1,000
Cuyahoga	City of Bay Village	900
Cuyahoga	City of Bedford	2,800
Cuyahoga	City of Bedford Heights	2,000
Cuyahoga	City of Brook Park	3,000
Cuyahoga	City of Cleveland	55,000
Cuyahoga	City of Cleveland Heights	5,500
Cuyahoga	City of East Cleveland	1,200
Cuyahoga	City of Fairview Park	2,200
Cuyahoga	City of Garfield Heights	3,000
Cuyahoga	City of Highland Heights	3,800
Cuyahoga	City of Lyndhurst Service Department	2,500
Cuyahoga	City of Maple Heights	2,500
Cuyahoga	City of Parma	9,000
Cuyahoga	City of Parma Heights	3,000
Cuyahoga	City of Pepper Pike	3,200
Cuyahoga	City of Richmond Heights	3,000
Cuyahoga	City of Rocky River	2,200
Cuyahoga	City of Seven Hills	2,000
Cuyahoga	City of Shaker Hts.	8,000
Cuyahoga	City of Solon	10,000
Cuyahoga	City of South Euclid	3,500
Cuyahoga	City of Strongsville	7,000
Cuyahoga	City of University Heights	2,500
Cuyahoga	City of Warrensville Heights	4,200
Cuyahoga	City of Westlake	4,500
Cuyahoga	Cleveland Metroparks	1,000
Cuyahoga	Cuyahoga Community College District	1,000
Cuyahoga	Mayfield Village	1,500
Cuyahoga	Northeast Ohio Regional Sewer District	154
Cuyahoga	Ohio Turnpike Commission	4,200
Cuyahoga	Olmsted Township	1,500
Cuyahoga	Orange Village	1,000
Cuyahoga	Strongsville Board of Education	250
Cuyahoga	Village of Bentleyville	100
Cuyahoga	Village of Bratenahl	250
Cuyahoga	Village of Chagrin Falls	1,200
Cuyahoga	Village of Cuyahoga Heights	400
Cuyahoga	Village of Gates Mills	1,400
Cuyahoga	Village of Glenwillow	400
Cuyahoga	Village of Hunting Valley	1,000
Cuyahoga	Village of Moreland Hills	1,800

Cuyahoga	Village of Newburgh Heights	250
Cuyahoga	Village of North Randall	75
Cuyahoga	Village of Oakwood	700
Cuyahoga	Village of Walton Hills	1,500
Cuyahoga	Village of Woodmere	350
Darke	City of Greenville	850
Darke	Darke County Engineer	500
Darke	Village of Versailles	150
Defiance	Defiance County Engineer	1,000
Defiance	Village of Hicksville	50
Delaware	City of Delaware	1,200
Delaware	Delaware County Engineer	7,000
Delaware	Genoa Township	800
Erie	City of Vermilion	1,000
Erie	Margaretta Township	150
Erie	Ohio Turnpike Commission	5,500
Fairfield	Amanda Township	50
Fairfield	Berne Township	100
Fairfield	Bloom Township	750
Fairfield	City of Lancaster	1,000
Fairfield	City of Pickerington	700
Fairfield	Clearcreek Township	200
Fairfield	Fairfield County Engineer's Office	3,500
Fairfield	Greenfield Township	175
Fairfield	Hocking Township	100
Fairfield	Liberty Township	100
Fairfield	Pleasant Township	300
Fairfield	Richland Township	50
Fairfield	Village of Baltimore	100
Fairfield	Village of Carroll	22
Fairfield	Village of Lithopolis	70
Fairfield	Violet Township	500
Fairfield	Walnut Township	300
Fayette	City of Washington Court House	400
Fayette	Fayette County Engineer	800
Franklin	City of Canal Winchester	250
Franklin	City of Columbus	13,432
Franklin	City of Dublin	4,000
Franklin	City of Grove City	2,000
Franklin	City of Groveport	600
Franklin	City of New Albany	1,700
Franklin	City of Reynoldsburg	1,100
Franklin	City of Upper Arlington	1,500
Franklin	City of Westerville	1,500

Franklin	Columbus Regional Airport Authority	500
Franklin	Franklin County Engineer	4,000
Franklin	Franklin Township	150
Franklin	Jackson Township	100
Franklin	Jefferson Township	400
Franklin	Ohio State University	500
Franklin	OSU Airport	30
Franklin	Prairie Township	200
Fulton	Amboy Township	125
Fulton	Dover Township	30
Fulton	Franklin Township	24
Fulton	Fulton County Engineer	1,000
Fulton	Fulton Township	25
Fulton	Ohio Turnpike Commission	1,400
Fulton	Pike Township	25
Fulton	Swancreek Township	100
Fulton	Village of Fayette	25
Fulton	Village of Lyons	22
Fulton	Village of Swanton	50
Gallia	Gallipolis Township	50
Geauga	Auburn Township	2,000
Geauga	Bainbridge Township	3,000
Geauga	Chardon Township	1,000
Geauga	Chester Township	3,000
Geauga	City of Chardon	3,100
Geauga	Geauga County Engineer	6,000
Geauga	Hambden Township	800
Geauga	Munson Township	1,500
Geauga	Newbury Township	1,050
Geauga	Russell Township	1,600
Geauga	Thompson Township	450
Geauga	Village of South Russell	1,000
Guernsey	Cambridge Township	100
Guernsey	City of Cambridge	750
Guernsey	Jackson Township	100
Guernsey	Village of Byesville	75
Hamilton	City of North College Hill	250
Hamilton	Colerain Township	1,000
Hancock	City of Findlay	1,500
Hancock	Hancock County Engineer	1,000
Hardin	Village of Ada	80
Harrison	Harrison County Engineer	800
Harrison	Village of Cadiz	200
Harrison	Village of Hopedale	25

ORANGE VILLAGE
SERVICE DEPT.


BRINE 23 0/0
SCRAP
METAL
ONLY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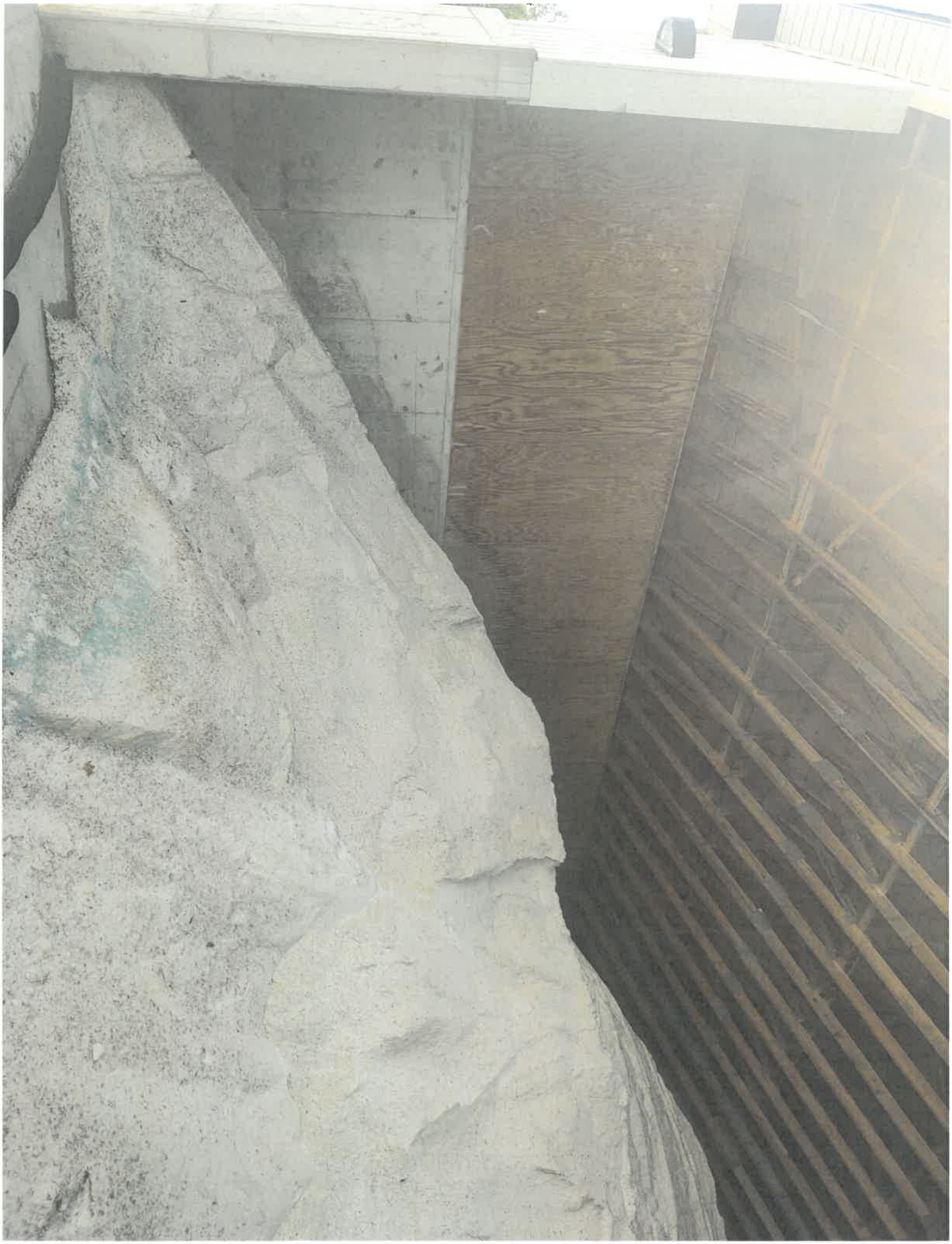

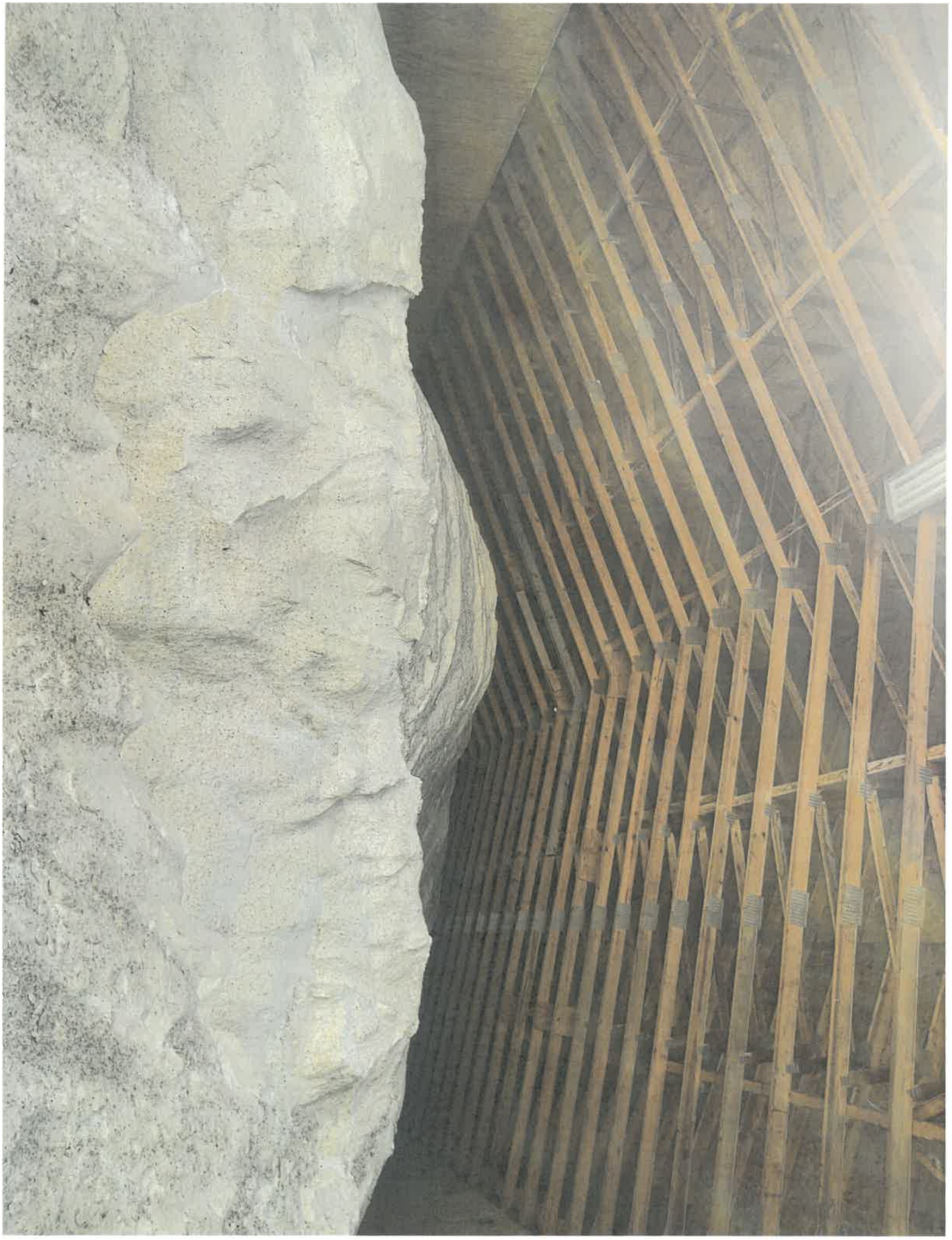


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