

**Minutes of the Buildings, Lands, Vehicles & Equip.  
Sheffield Lake, Ohio  
January 5, 2012**

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The regular meeting of the Buildings, Lands, Vehicles & Equipment was held Thursday, January 5, 2012. Chairman Steve Kovach called the meeting to order at 7 PM.

**ROLL CALL OF MEMBERS:**

Present: Kovach, Smith, McCullough

Attending: Councilwoman Belaska, Service Director Smith

**READING OF THE MINUTES:** \*Motion by McCullough/Second by Smith to accept the minutes of the December 1, 2011 meeting with any corrections. Yeas All.

**CORRESPONDENCE: None.**

**PRESENTATIONS: None.**

**OLD BUSINESS:**

**Shoreway Shopping Center** – Service Director Smith reported I have brought a few things but the one major thing that I want everyone to be aware is that we are looking at a salt storage replacement; the timbers and rust on that housing that we have over there out back. We are looking at probably a 60 X 30, in other words 30 feet deep/60 feet across or somewhere in that range. Almost like Snow King Enterprises in Avon. We went out and looked at the City of Avon's, the City of Bay Villages of which they are a little longer and require a little more but I have contacted Snow King Enterprises and they are actually going to give us some help in figuring out and determining what is going to be the best application for us and our use depending on our space and that. They are actually the ones that did the work for the City of Avon. One of the most interesting things that we found out is not to use concrete as a base – you use asphalt as it works so much better than concrete because salt is corrosive which will corrode the concrete and rips it apart. The asphalt is rubber and impervious porous thing so you get a thick asphalt base down and is easily repaired too if you chip it up but it doesn't allow the salt to deteriorate. He continued we have had an engine issue with one of the salt trucks, we had an over-heating situation going-on requiring a lower half rebuild on the block. International's – all the cylinders are sleeved and on the bottom of the sleeves that are pressed into the block are rubber O-rings that separate the water

section from the oil section. That designed engine happens after it gets so many miles and by the way it has an overheat shutdown, in other words the vehicle never overheats it shuts down. The fix is to replace those O-rings that underneath the sleeves that are pressed into the block and we should have it back by the end of the week and it will be with a warranty. I didn't want to look at purchasing a new one or a long block because they were way out there, so we went with what they call an in-frame rebuild. He continued I am looking in 2012 at purchasing an asphalt roller, our current roller which is constantly stripping out the bolts on the drum is at the point now where Molan can't get any parts for us. We have searched the internet, we are on the internet all the time looking at what we got. This last fix and it is the only way we are going to get it to work is welding it up and then it is however it works. Hopefully we will be rolling it into Molan itself on a trade-in. We have been working with getting really good costs on an asphalt roller. We have been out and looked at several asphalt companies, used rollers that they had for sale and it is not junk but this one roller for the roads might work out real well. It is under 10, it is a big one the same size as ours. It will take a wheel kit meaning we could tow it if we find down the road that we want to purchase a wheel kit for it/2 giant wheels and a boom that go underneath it and lift it up and you can tow it or otherwise it has to be trailered. But we are looking at that. City Hall had another water heater failure today again, we have it on a repeated basis over the last 2 years since I have here. It has happened several times and the last time we finally figured out that we have an undersized water heater, we would deal with just repairing what we had to do and move along and then look at it. This time we are looking at replacing it and I have discussed it with the Mayor. We would be replacing the 40 gallon water heater that heats all the water for this complex, it is undersized and Geisel has been out and it is way undersized. We need to put at least an 80 or what they call a 75 which is basically an 80 gallon to replace and then in discussing it with the Mayor – he thinks that we could add the recirculating pump to the water line which they have a kit to do which will constantly move the hot water instead of letting it sit in the lines and cool. So if you would imagine the water heater way at the other end of this building in the basement, the water in the lines cooling down – how much of that water you have to use before you actually start to get warm water circulating through the pipes. This system constantly feeds the water, it circulates it and keeps water hot. So Dennis wanted me to look into that and I have got Geisel working up estimates on that.

**General maintenance in city buildings (lights, furnace, filters, ceiling tile, hot water tank)** – Service Director Smith reported City Hall had another water heater failure today again, we have it on a repeated basis over the last 2 years since I have here. It has happened several times and the last time we finally figured out that we have an undersized water heater, we would deal with just repairing what we had to do and move along and then look at it. This time we are looking at replacing it and

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with that. Councilman McCullough advised on the pillar on the right of Dollar General – the base of it is one of the drain pillars and it looks like it ready to come down. Service Director Smith answered that whole porch roof is being redone. The roofer is actually donating the rubber for that. Councilman McCullough asked the next time you are there would you tell the Lounge to fix their sign, it just bugs me I am sorry. If you got a business, either turn your lights on or turn them off. Service Director Smith advised The Family Dollar sign has 2 letters out and the bar Shoreway Lounge there is a letter out and they are responsible for them. Councilman McCullough stated on the hot water tank, what do we use hot water for other than wash our hands? Do we have that many prisoners that are taking showers, what have we gone through in this building that we would a circulator because I know that circulators are great idea and yes when you turn the hot water on you are not wasting water to get the hot. The only problem I would have with that is it going to costs us more money because you are recirculating it. Service Director Smith answered in my discussions with Geisel, the discussion was there is 2 types – there is direct heaters that force water through a heater and then there is just a circulating pump. From what I understand we are just talking a circulating pump, we are not talking about the direct heaters like an electric water heater. A lot of the newer homes don't have water tank heaters; they are tank-less heaters that have a water line running through electric heating elements that heat that water up so you never run out. If that changes though I will bring it up. Councilman McCullough asked I am assuming gas hot water tanks everywhere, are we flushing those every month to make sure that we don't sediment so that they will last longer. Service Director Smith answered we have a hot water where I am at and we have 1 over here but Fire has their own. They are checked as we have Geisel come same as with the air conditioners too but I do not have a maintenance record on it.

**Joyce E Hanks Civic Center** – Service Director Smith advised first of all Columbia Gas - I have left several messages and have not gotten a call back through the holidays from them about the manifolds in the back for gas service for the 6 units. Councilman McCullough asked did you get the business card of the guy that was here the other night. Service Director Smith answered yes Joe Faga and the pole was removed the following day after the last Council meeting. So that just leaves for us to remove the sign and then we can get the hang sign mounted and up and going. But that pole is gone, he expedited that very quickly.

**CITIZEN'S COMMENTARY: None.**

**MEETING ADJOURNED:** With no further business before this committee, Motion by McCullough/Second by Smith to adjourn at 7:17 PM. Yeas all.

**CLERK OF COMMITTEE AFFIRMATION:** This Meeting Of The City Committee Of The City Of Sheffield Lake, Ohio Was Held And Conducted Under All Rules And Regulations Governing The Sunshine Laws Of The State Of Ohio As They May Apply. All meetings are recorded and available in council's office.

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CLERK OF COMMITTEE

*Kay Fantauzzi*

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CHAIRMAN OF COMMITTEE

*Steve Kovach*

I, Kay Fantauzzi, duly appointed Clerk of Committee Of Sheffield Lake DO HEREBY CERTIFY that this Is a true and exact copy of the Minutes of Committee Of January 5, 2012.

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PRESIDENT OF COUNCIL

*Edward R Podmanik*

*and/or*

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COUNCIL PRO TEM

*Richard Rosso*