

**MINUTES OF CITY COUNCIL WORKSESSION
SHEFFIELD LAKE, OHIO
January 20, 2009**

The regular meeting of the City Council Worksession was held Tuesday, January 20, 2009. Council President Edward Podmanik called the meeting to order at 7:20 PM.

ROLL CALL OF MEMBERS:

Present: Podmanik, Rosso, Bring, Kovach, Elliott, Smith, Diebold, Mayor
Piskura, Law Director Graves

Absent: Huska, Finance Director Smith, Treasurer E Hoenig, Safety/Service Director Arendt (excused)

PRESENTATIONS: None.

*******COMMITTEES*******

ROADS & DRAINS: Mr. Diebold asked is Allied going to come in and try to supplement those big garbage cans in the City of Sheffield Lake? Clerk Fantauzzi answered it is a pilot program. Chairman Smith advised they are going to try to push it. Mr. Diebold advised just curious if they are going to try that and if they do, it is tough for an old person to bring that big of a garbage can out to the street especially when there is snow on the ground. There was a brief discussion on possible program. Mr. Smith asked how long is our current contract, when is it up? Law Director Graves answered I think it is a 3 or 4 year deal. Chairman Smith stated 3 or 4 years, so we are one of the last cities that actually have unlimited pick-up. I think that is why we signed early because they were willing to give it to us so we still got 3 years on that. Mr. Diebold asked can we get that figure because old people can't take that out. There was a brief discussion on how long was left on the contract. Chairman Smith asked Stormwater Utility, are they going to have it this month or are they going to cancel? Clerk Fantauzzi answered they canceled for this month./**SAFETY:**

None./BUILDINGS, LANDS, VEHICLES & EQUIPMENT: None.

/ORDINANCE: Chairman Elliott advised other then to mention Council#003 which is on the bottom of the sheet, I have nothing./**FINANCE: None./PARK BOARD:**

None.

*******ADMINISTRATIVE*******

MAYOR: Mayor Piskura advised does anybody have any desire to have a quick synopsis of the BFI stuff prior to Dave Kidder coming. We get Solid Waste Grant money every year, I don't know the exact dollar figure but we get in the neighborhood of \$68,000.00 a year. That is a formula from the Solid Waste District. The commissioners have put a mandate on each and every city that we have to at least do a pilot program before the recycle cart containers, the automated thing where the guy comes up with the truck and takes the big cart thing. We have to do at least 900 homes, we have to do it for at least 1 year in order to be eligible for an additional \$68,000.00 that we can basically spend as we see fit. President Podmanik asked an additional \$68,000.00? Mayor Piskura confirmed yes an additional \$68,000.00. We don't have to participate in the program but if we don't participate we won't get the

extra money and it might even be just a little more than \$68,000.00. I can't remember the number off of the top of my head. It has to be 900 homes and what we have kind of got them agreed to is that the 900 homes will be an allotments on the streets that are conducive to these contraptions for the moment. So most likely Ward 1 – Lynne, Gayle, Erieview, Thelma and then Ward 3 Holl, Knickerbocker, Belle, Brockley – to get our 900 homes. If we have to reach out to another subdivision to actually get the 900, they are okay with it as long as we keep massive blocks in one area. It doesn't have to be done until the end of the year, there is no big rush, there is no big sense of urgency but Kidder is like the regional manager for Allied Waste. He wants to come in, explain the whole program to you, explain the mandate for the commissioners and explain the money that we have available to us if you choose to do this. I think Lorain, did Lorain already do it? There are communities that have already done it and there is a lot that haven't already done it. Mr. Diebold stated also keep to Parkview; paved, curbed streets where these heavy trucks don't tear up the birm on the street. Mayor Piskura advised it will be up to you actually where this program is done but that is what he wants to come and talk about. Like I said no sense of urgency unless well actually there is none. Mr. Smith asked would we have to buy the containers or would they supply them? Mayor Piskura answered they supply them. Mr. Elliott asked is that the first one or after they wear out do they have to be paid for? Mayor Piskura answered well this is a pilot program, we are only mandated to do it for a year and if we adopt the program or somebody needs an additional one because one is broke or whatever then we can address that with them because I really don't know, I can't answer that. Their goal was to reduce the amount of recycle material that is being thrown away in the trash, reduce their labor to pick it up. They will give you the pitch. Mr. Elliott asked that is just for recyclables? Mayor Piskura answered just recycles. Law Director Graves asked does that correspond with the limit on the regular trash? Mayor Piskura answered yes, you get 2 carts I believe. They are 95 gallon containers – 1 is for trash and 1 is for recycles. Law Director Graves stated one of parts that they talk is that they could potentially use smaller trucks which are a lot less wear and tear on the road. Mayor Piskura stated no crisis, no rush – you got to the end of the year, if you want the money he will come in and explain it and we will go from there. Joe is not here, as far as Shoreway is concerned the guys are stripping the inside. We are getting bids for several companies about the demo of the southern half that we have already identified and what is keeping the bids low is the actual salvage of the material inside. If everything goes as quickly as it can. There are some issues that we have to resolve with some tenants that are there, as long as the snow holds off – we are going as quickly as we can. We can actually probably have it fenced off and be demo-ing in about 2 to 3 weeks. Apples has been working over there, they ripped out the produce case and they are buying a whole new one I guess it was just too far gone. They did a bunch of drywall-ing, they painted the entire store on the inside – it looks 10 times better just with fresh paint on it and they are having their graphic design people come up next week to start laying out the interior decoration. Which brings us to the redevelopment effort, we are engaging city

architecture out of Cleveland. It is a firm that does a lot of planning for municipalities – the Principal's his name is Paul Volve. We have already had 2 meetings with him, both at his downtown firm. He has all of the material now that we have generated – he has the corridor study, he has the TLCI stuff, he has all the appraisals, he has the urban renewal plan, he has all of the stuff from RMS and the lease and everything that we already have in place that would limit the expansion. The only thing that would limit the expansion is remember the linear feet of development along Lake Road with Giant Eagle but that was the big thing. They are going to be here tomorrow, him and the other guy he has working on it. I think David and Joe are going and we are all going to drive around together and give them kind of the grand tour. The engagement of the planning firm isn't the issue for the moment, what is the issue for the moment is there is a developer that is very, very interested in this property that we have been talking to quite frequently that wants to be a part of this planning process. The biggest reason he wants to be a part of this planning process is because he wants to build it when the plan is all done. We have a couple of developers interested, he is not the only guy but he is the only guy that has wanted to be involved in the actual creation of the plan and helping us with running whatever market numbers and all that kind of crap that I really don't know about. David has his kind of his latest proposal for memorandum of understanding and none of us are comfortable with anything in it but I can see a need to engage a developer in some capacity to help advise in the building. We can talk about it more as it comes. Mr. Diebold asked could it be like a downtown Sheffield Lake would that be the nucleus of this whole city? Mayor Piskura answered that is what we are all looking for and that is what the planner is gearing toward, kind of like we looked at last time with some public component to it; a public building – city hall, civic center. Something down there with a public component but also with a series of out buildings as much as possible to create a main street, take advantage of the lakefront – Lake Road. Even to the extent where I think they are going to start trying to figure out how to acquire the properties on the lake side. That is exactly what they are going after, when they are done which they are telling me they can be in the final touches in about 60 days. They will not complete anything until you have had a chance to review it and we have had our public consensus meetings to make sure that it has some public consensus. Right now the only obstacle that I see is not only getting a developer involved in the planning process but choosing who that developer should be and how to get them involved and not pay them anything. Let me tell you what it is, this guy is hot to trot, he wants this property, he wants to build it, he wants to buy it, he wants to get involved. Mr. Diebold asked what's he want to build on it? Mayor Piskura answered whatever the planners come up with, after they have run the numbers – if it is a feasible project, a viable project he wants to build it. In exchange for the work he is doing as a developer being involved in a planning process, he wants us to give him the exclusive right of first refusal which we can't legally do to begin with – everything has got to be bid. There is a need for a developer and we want a developer working on the project because I can just pull numbers out of the air too and say oh yea

\$20.00 a foot but we actually do need somebody in the business that is current in the business that knows the business to help the planners. The problem is that we can't give him that right of first refusal, we can't give the right of first refusal to purchase it or develop it or anything like that so we are trying to figure out a way to engage this guy that is really interested in this without getting involved in something that we can't do legally. We haven't given a lot of discussion, we just got the initial proposal this morning. I am just letting you know this is what is going on. Law Director Graves advised the Mayor is continuing to talk with a lot of different developers and try to generate interest in the project. I talked to a great many already and a lot more still lined up and unfortunately a lot of the developers out there with deep pockets have passed on the project so far. But we are going to keep trying. This individual doesn't exactly have the deepest pockets and that is one of the drawbacks. Sometimes it boils down to show me the money. Mayor Piskura advised the guy that we are talking to did the 117th street project – Target and Giant Eagle and all that at 117th street off of Rt. 2 somewhere. I think he has probably got the ability if he can get some backing, he has got a lot of the relationships necessary for leasing with some of the stores and that kind of thing. It is just the idea that we don't want to strap the city into any exclusive deal and we don't want to strap the city into anything that we can't legally bind it to to begin with but we have to also recognize the fact that we need somebody in the development field to help us with this. Law Director Graves advised we also went around and around about whether or not the city should commit the resources to have the plan done or whether that is something we should ask the developer to do and the decision was made that from the city's perspective we stand in a much better position to approach developers if we have already gone out and put the money and the time into having a really solid master plan that takes into consideration the demographics of the community, current trends, what the city is looking for and everything that has gone on in the past as far as planning and put together a really first rate plan that we then will have. It will be in our possession, the city will own this plan and then we can go around and try to market that to developers and say this is what we are looking for. Mr. Diebold asked where does that plan come from? Law Director Graves answered City Architects, a company in Cleveland. They have done hundreds of projects all around Northeast Ohio, pretty much any of the major city renovations, development projects that you have seen they have more then likely played a part in. Mayor Piskura advised just to build off of what David just said, you know I have talked to a lot of developers, a lot of them want to come in and do their own thing, do their own market study but probably more then half of them say well, you know let's see your plan and we don't it. I don't want to waste a whole lot of money on paper that we are not going to use but I recognize the fact we actually do have to have some kind of redevelopment plan and we will keep you posted. Mr. Kovach advised this is the same route we took when we did the boat launch, over the 10 year period we went and we had several plans developed at our expense. Mayor Piskura stated we are absolutely going forward with the plan, we are using the city architecture and they have a website. You can look at all the stuff that

they have done if you want to. The only question is how do we involve the developer. That is what we are working on and that is pretty much the update for Shoreway./**FINANCE DIRECTOR: None./SAFETY/SERVICE DIRECTOR: None./LAW DIRECTOR: None./COMMUNICATIONS: None./OLD BUSINESS: None./NEW BUSINESS: None.**

ORDINANCES FOR COUNCILS AGENDA:

- 1.) Council#003 – SECOND READING – an ordinance amending section 561.02 of the codified ordinances of Sheffield Lake regarding cutting of grass and weeds by municipality.
- 2.) Council#0005 – EMERGENCY – an ordinance providing for the establishment and increase and decrease of certain funds within the annual appropriations ordinance of the City of Sheffield Lake, Ohio and the declaring of an emergency.

MEETING ADJOURNED: With no further business before this council, Motion by Kovach to adjourn at 7:45 PM. Yeas All.

CLERK OF COUNCIL AFFIRMATION: This Meeting Of The City Council 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 offices.

CLERK OF COUNCIL/COMMITTEES
Kay Fantauzzi

COUNCIL PRESIDENT
Edward R Podmanik

and/or

COUNCIL PRO TEM
Richard Rosso

I, Kay Fantauzzi, duly appointed Clerk of Council of Sheffield Lake DO HEREBY CERTIFY that this is a true and exact copy of the Minutes of WORKSESSION of January 20, 2009.

MAYOR
John J Piskura