

**Minutes of the Buildings, Lands, Vehicles & Equip.  
Sheffield Lake, Ohio  
February 3, 2011**

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The regular meeting of the Buildings, Lands, Vehicles & Equipment was held Thursday, February 3, 2011. Chairman Steve Kovach called the meeting to order at 7:05PM.

**ROLL CALL OF MEMBERS:**

Present: Kovach, Stark

Absent: Huska (excused)

Attending: Service Director Smith, Law Director Graves

**READING OF THE MINUTES:**\*Motion by Stark/Second byKovach to accept the minutes of the January 6, 2011 meeting as written. Yeas All.

**CORRESPONDENCE: None.**

**PRESENTATIONS: None.**

**OLD BUSINESS:**

**Shoreway Shopping Center**–Service Director Smith reported the first thing is the trucks have worked great. We did have a transmission down in the 1992 Ford which is the old blue truck that we had painted and cleaned up/painted orange and cleaned up. We lost a transmission in it, the transmission done and we had the truck before the ice storm with a 2-year warranty. So I am real happy with a 2-year commercial warranty on a plow truck. With a big truck like that it is well worth it. We had several issues over the several weeks about the parking lot lights over at Shoreway Shopping Center, they turned out to be a broken and corroded wires inside a ground vault that is out in front of Family Dollar. We had a commercial electrician come in and he took care of that issue and double checked it to make sure that we didn't have any electrical bleed in the ground vault; you know in case it fills up or whatever. He did it according to code and did everything right and he got the power back on on the lights and they were actually back-feeding electricity back to the back of Shoreway on the timers which was causing our timer issue. As the wires got corroded the issue degraded real quick over a matter of 2 weeks but we did find that and he got that fixed. Now we are waiting for the weather to break but he has got an open PO (purchase order) and he is already actively working on replacements of all the burnt out lamps and ballast. He is also going to be over here and do the outdoor lights here on the bay doors of the Fire Station, that has an electrical problem with the whole circuit – it keeps shortening and shortening out the breakers. So he is taking care of that, so that is in process. We have a heater down at Dollar General just out of Shoreway, a big one and Giesel will be there in

the morning taking care of that or looking at it and give us a low down on what is going on. Our gutters because of the ice storm filled up with a lot of ice so we had a gutter partially break away from the fascia board over on the Fire Station taking the 911 wire that was underneath it or at least a phone wire. I don't know if it was 911, I really don't believe it is because it comes over to this city hall. I think it is just an outside line but it comes in off of Harris and it was underneath the gutter but there is so much in the gutter we can't do anything with it right yet. So I had the guys bust off the ice that was icicled and then take a 2 X 6 and pry it up underneath it to keep it from coming down onto the wire until we can get that fixed. I don't want to mess with anything because of all the ice in the gutter is just a solid thing of ice. So we took care of that. There has been several calls about plowing areas that people claim are streets that the Road Department hasn't plowed in 10 to 20 years. All of a sudden I have got 4 or 5 streets that have never been plowed before and people are complaining about how come it is not being plowed. So I don't know why those issues are, I think they are right-of-ways and one even had no road base in it – it was mud. So I am going to be working on getting the clarities on where every single right-of-way exactly is in this city and every legal road because it is adding to confusion that there is no reason for. I don't know if someone is trying to make an issue out of something for other reasons but there are some areas that I got, especially at the old electric railroad properties; the Tennyson/Hawthorne splits – the inter-urban railway issues. Some streets were abandoned and some weren't, some are private streets, some are still there, some aren't private streets and some aren't streets at all. Little spots here and there, like up off of Grantwood. I have got to get more determinations but what I did was I went ahead and plowed them and had them taken care of anyways. It is just something that I think we need a little more defining on. I talk to the guys and they are like we have never plowed that, so it is kind of like why all of a sudden are these things coming up if they have never done it for 10 or 15 years. I do have as of quarter after 4 today we did have a roof leak start over at the Shoreway Lounge and the roofer will be stopping there this evening and looking at it to make a determination of what needs to be done. Vehicles all ran good and everything is up and running, we are 5 trucks strong ready for Saturday. I believe that the Road Department did a fantastic and Water Department did a fantastic job and I got to say also Annie and Lisa forwarding the calls so that they all can be logged any of the complaints. I keep an active complaint log, the problem is I got a lot of anonymous people for some reason, I don't know why they don't want to leave their name. I look at it and it is kind of interesting because I do respond to them even though they are anonymous. They are bringing something to my attention but really bothers me is why are they afraid to leave their name. There is no reason that they should be afraid to leave their name or their address and I try to reassure them I am just logging the call and the whole purpose of me running these logs that I do

with the complaint log is so that I can re-evaluate at a later date some of the issues and prepare next November when we go back into snow time because it is real easy over that 7 month period or 6 month period to forget about all these little deals. So that is one of the reasons that I do do that and it is for an analytical approach and it works out real well. There was a brief discussion on anonymous callers. Service Director Smith advised I only have 2-pages of complaints for the whole season and I am pretty happy about that. The last 2 storms I have documented as many as I possibly can that came in, no matter how bad or how good they are. I just haven't documented the compliments, I have gotten written compliments and the guys have gotten lots of compliments. We got a letter hanging up with stuff that they say hasn't happened before, so I am real proud of what they are doing. I can't say enough good about what they have done and the trucks have worked out fantastic. Law Director Graves asked how is the skid steer and the push box doing up at the shopping center. Service Director Smith answered the skid steer and the push boxes worked out fantastic. We hit city hall usually; the Police Station, although we did the back-hoe last time – the Police Station, city hall then it heads out and does the Civic Center and then it goes over and does Shoreway. It cleans out all of the Shoreway complex and Pat is usually back here and doesn't miss a lick. Law Director Graves asked it has handled the heavy snow very well? Service Director Smith answered absolutely, you could talk to them and I would recommend anybody to ask Pat how the equipment changed. That was another purchase that we did, we purchase the push box and we purchased that used skid steer and the equipment to winterize it. It has got an enclosure, it has got a heater in it now and snow tires on it and the thing just works fantastic. Law Director Graves stated much lighter and much wear and tear on the parking lot. Service Director Smith stated this time because of the conditions of the ice we used the truck over there after we set the area. I don't know if you have noticed what we have done to Shoreway, we don't plow the whole thing. We set the traffic pattern up by what we do plow and we made it to what is accessible on the average size of traffic and just kind of went from there. He knocks it out real quick and he loves the equipment and he says it works fantastic. It has really been an asset. One more thing, I did purchase 2 big fans that go in the eaves over in the back building and I am going to have those wired up and that is for ventilation so that when the diesels are started up and they fill the back service building with smoke the fans can be on to exit the exhaust fumes.

**General maintenance in city buildings (lights, furnace, filters, ceiling tile, hot water tank) –None.**

**Community Civic Center** – Law Director Graves asked any kind of time frame on the Community Center, where we are with the renovations or the signage and everything is? Service Director Smith answered I don't have anything on the sign and we can't really do the siding until the weather breaks to finish that last bit up

and Pat is handling the cabinetry and the locks that were going in and I think that we just got that resolved last week. We have been in contact with Lowe's but I don't have a time frame on a schedule of when everything is going to be in. One more thing, we are in the process of redoing the bathrooms here at city hall; up here that are open to the public. Had the tile scrapped up and we are reusing some of that gray tile that we have and putting in new floors, painting the walls, repairing the bathroom fans that have been out of order and having the bathrooms spruced up a lot too. Then when we are done with these 2 we will go downstairs and get that one painted up too, those 2 down there.

Law Director Graves advised I was contacted last week by several entities regarding real estate for the city. Mr. DiBennidito has once again approached the city regarding the vacant lakefront property next to Shell Cove Park. He is kind of wished for the city to buy that for quite some time and it would be nice to own that, it would be nice to have that additional lakefront land and be able to expand Shell Cove Park. Previously he has wanted over \$300,000.00 for that property, his latest offer is \$273,000.00. I expressed that there is no way the city would be in a financial position to buy that unless there was a grant available for parks and recreation in land acquisition. It turns out there is some grant money available, the Service Director and the Grant Administrator are looking into that. I just wanted to make you aware that the city has been approached once again by Mr. DiBennidito in regards to us acquiring that land. Chairman Kovach stated that has been on-going since before I got on Council shortly after he purchased that land and there was talk on and off about trying to buy it and not buying it – it was costs prohibitive at the time. At the time there was absolutely no grants available for that. Law Director Graves advised I think it is 100 foot X 320 feet, it is a pretty good size piece of land there. Also I was approached by an individual who has been left a lot on Richelieu, it is non-buildable and it is a 35-foot lot and she wishes to either sell it to the city or maybe even donate it to the city. I said that if she wanted to donate it to the city we would probably take it but we are probably not in the position to buy it. I believe it is on that stretch over by Maple and Buckeye, east of Irving Park. There is some other lots in there which might be able to be acquired to assemble a buildable lot but this would be 35 X 100. Again someone else has approached the city about possibility of donating land. The other thing that I wanted to bring to your attention is Ed Roberts who owns the vacant land at the end of Oakwood, next to the Pit Stop where Oakwood doesn't go all the way through; it dead ends at Hawthorne. If you recall he has in the past purchased land from the city there, part of the old inter-urban property and also he bought right-of-ways. We didn't vacate Tennyson like he wanted and the paper street of Oakwood but we gave him easements, we sold him easements because a couple of years he was going to build. Apparently what he wanted to do was build a big home there. Now he has been approached by a retailer who wants to put a business

there, 8,000 square foot business. It maybe Family Dollar, they may be looking to relocate on the strip. Anyway several problems with that, first of all I don't want to say it is Family Dollar as it may not be but could be. They still have 3 or 4 years on their lease up at the shopping center. That area is zoned residential, he can try to get it rezoned. He is not going to meet the criteria for a use variance, he can try to go to Zoning Board of Appeals and get a use variance but a use variance requires a much, much stricter standard in area variance because it is spot zoning. He is going to try to get the place rezoned to a business district and he is going to try and say well you know you got the bar on one side and the gas station on the other side and you know there is business all along there and this should be business too. Chairman Kovach stated there is quite a distance between the bar and the gas. Law Director Graves stated the gas station is on the corner of West Shore and the bar is the end of Oakwood and there is also a house in between that. Law Director Graves advised well that is the argument he was making to me on the phone and I said all I can tell you is here the statute and have at it and make your application for rezoning but until that happens it is not going to happen. So that will probably be coming to Council and ultimately the Planning Commission to see what he wants.

**NEW BUSINESS:**Service Director Smith stated tomorrow I will be issuing the third Internet Sweepstakes café license. She called me this evening and she had 2 more things and achieved them today which was the Chief Building Official inspection by Phil Lahetta and the Fire Department inspection but we are done today. She will be in tomorrow and I should have the reports finalized tomorrow. I have had no response on that 4<sup>th</sup> one. Law Director Graves asked Duff's? Duff keeps saying they are coming in every time I see him. Councilwoman Stark stated there is a sign there. Law Director Graves stated I haven't seen a sign there. Chairman Kovach advised Service Director Smith you might want to check on that Len.

**CITIZEN'S COMMENTARY:**None.

**MEETING ADJOURNED:** With no further business before this committee, Motion by Stark/Second by Kovach to adjourn at 7:25PM. 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*

I, Kay Fantauzzi, duly appointed Clerk of Committee  
Of SheffieldLake DO HEREBY CERTIFY that this  
Is a true and exact copy of the Minutes of Committee  
Of February 3, 2011.

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CHAIRMAN OF COMMITTEE

*Steve Kovach*

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PRESIDENT OF COUNCIL

*Edward R Podmanik*

*and/or*

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COUNCIL PRO TEM

*Richard Rosso*