

**Minutes of the Buildings, Lands, Vehicles & Equip.  
Sheffield Lake, Ohio  
October 6, 2011**

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The regular meeting of the Buildings, Lands, Vehicles & Equipment was held Thursday, October 6, 2011. Chairman Steve Kovach called the meeting to order at 7:06 PM.

**ROLL CALL OF MEMBERS:**

Present: Kovach, Huska, Stark

Attending: Service Director Smith, Law Director Graves

**READING OF THE MINUTES:** \*Motion by Huska/Second by Stark to accept the minutes of the July 7, 2011 meeting with any corrections. Yeas All.

**CORRESPONDENCE:** **None.**

**PRESENTATIONS:** **None.**

**OLD BUSINESS:**

**Shoreway Shopping Center** – Service Director Smith reported everything that is under Old Business is all involved in my report. We are currently dealing with several issues and timing and separate time lines for it all to come together are essential. So it is a fun process. We have pulled the curb sections at the north end of the shopping center to define the asphalt on the northern line. Today we finished moving the fire hydrant in front of Dollar General out to a specific location to accommodate the new parking diagram and parking areas. We have staged equipment and will be installing a catch basin in the grass area running northeast across the road to the Bowling Alley catch basin on the north parking lot of the Bowling Alley. We are currently working with a plumber and a roofer on the roof drains and the installation of them on the Rite Aid roof. We did have a car go through the front wall of Rite Aid last week. A little old lady hit the gas peddle when she pulled into the parking stop and floored it and her foot got stuck and a car jumped a curb and went through the front wall. The Service Department was able to secure the wall with new T111 (siding) and cleaned up the mess, we still have the wall on the inside of the building that is busted in and that has been turned over to the city's insurance or will be. As you know, the Mayor asked me to put together a plan to revitalize some of the units at Shoreway and part of which is the repaving of the parking lot is involved. The other thing is we have 6 vacant spaces – 5 of which can be regarded, 1 has no service master or any utilities because of

that split in a large space. So that is going to separate but I am going to be installing electric meters on 5 of the 6 existing spaces, this will give us lights and the ability to clean up and get those units on a one by one basis or two by two basis cleaned, operating and rentable and that is the goal. With Rite Aid, we still have the floor tiles to do and that is tentatively scheduled for the beginning of next week. Then of course we have the milling, the repaving of the Shoreway Shopping Center sections. The small city repairs that we are going to do in section D and the storing of the grindings that we are going to be doing in the back of the Shoreway Shopping Center – in the back area.

**General maintenance in city buildings** (*lights, furnace, filters, ceiling tile, hot water tank*) – Service Director Smith reported city hall, police, fire and the service buildings; we just have basic maintenance going on, nothing real big at the time but did develop a leak at the Fire Station and I will be addressing that. It is a small leak and I think it is probably an existing leak but I am not certain yet.

**Joyce E Hanks Civic Center** – Service Director Smith reported as far as the Hanks Civic Center, I am waiting for the pole to be removed in the front next to the lighted sign, it is a big slant – crooked. We still want to side the entrance before the weather breaks which is above the doorway, put that in siding and remove some of that spare brick adhesion board and use that for fixing areas that are missing brick around the other area of the building so that it will match. We have the electrician in there dealing with a couple of small circuit breaker issues and supposedly that will be resolved shortly. That just has to do with some issues that Pat has when he rents the center, we have a light switch and something else – it has nothing to do with the solar. But speaking of the solar, I have discussed with the Grant Writer several times recently in the last week about different options we have for the credit – selling the credits on the open market or how we are going to do that. I am going to recommend the 5-year which is the shorter term and I am going to recommend that to the Mayor and I am sure that he will have to discuss that with others but that seems to be the best. One of the reasons that I like it is because there is no guarantee the program is even going to exist in a couple of years. So if we can get locked into a short term contract for a lot of money then we would make our best mark quickly. If we get 3-years or they are saying a 5-year guarantee for selling the credits to them, to the one company that we did get this high bid for – it is only a 5-year term unlike a 10-year term with a lower amount. Chairman Kovach asked what exactly are you talking about here? Service Director Smith answered the from the wind turbine, the renewable energy credits. As you know the Joyce E Hanks Civic Center has a 17.5 kilowatt solar generating facility on top and the recs from that could pay for according to the Grant Writer, although he ended up using my numbers. We both did an analysis on changing over to high energy bulbs through the whole; City Hall, Police, Fire, Service, Civic Center – the whole nine yards upgrading to the high energy efficient fluorescents that Ohio Edison has in

their programming. Bill has applied for a grant to cover most of the costs of doing that, there is a cost but the first several years of the recs that we would get from the solar over at the Civic Center if we could lock into short term would pay for the additional amount of money that we would have to come up with and then could get the Civic Center turned over into high efficiency bulbs on that program and that would just change the amount of electricity we use even to make our efficiency that much more better. It is something that I wanted to bring up and wanted everyone to understand what we were doing. I think the dollar amount was around \$9000.00 for the total year that we have to come up with for that program and if we get like \$3000.00 a year for 3 years that would be paid for as it would generate that fund. It would keep Sheffield Lake a green energy example, the Civic Center is a really good example. I get compliments from it all over, I recently had an inquiry from Avon Lake Science Teacher about bringing his High School class out to understand a little bit about the examples that we have of green energy here in Sheffield Lake with 3 wind turbines and 1 solar generating facility.

Service Director Smith advised there are several park issues but we do not have an active board at this time, so at least with the lands portion of this committee I just wanted for everybody's information to know what is going on. The building over there at the Ferndale Park has been painted dark green, it looks really good. The old free-standing concrete little building. The parks look really, really good. I have to compliment Jerry and his crew, they have really got them looking good. We did get a request from the United States Coast Guard in Buffalo New York about adjusting our flashes on our strobes at the Boat Launch. I have Tom looking into it and he is going to be re-setting the strobe pattern as he did it once before on the 2 beacons; the green light and the red light that are setting over there and then we will get that back to US Coast Guard. As a side note and the last thing I really got is the street sections; they are going to be started by Cook Paving and hopefully we should have that on the go maybe next week. We have one more city prep job to do which over on Maple, after that is done then they got the green light. I would imagine they will be staging equipment here very shortly. They told me on Monday that they are waiting on the weather to break, so today is Thursday – so 2 days of dry weather to kind of dry things out. Law Director Graves stated you mentioned that is a 17.5 kilowatt solar panel, do you know what percentage of the power required for the Civic Center that that would produce? Service Director Smith answered depending on the usage from what I understand it will take care of all the Civic Center's needs. Law Director Graves confirmed 100% when it is operating at a peak efficiency? Service Director Smith answered when it is operating at a medium efficiency, I think there is some usage where we use more but yes. It is really a big deal. Law Director Graves stated that is going to power all their refrigerators and everything in there in the kitchen area? Service Director Smith answered from what I understand, yes on an average. That is not all the time

but that is on an average. We haven't got our first bill, I tried to get our first bill for September. I haven't been able to make that analysis and I actually talked about it the other day so I could bring actual numbers. Law Director Graves asked is there a dual metering system? Service Director Smith answered the meter goes backwards, you have to look at your usage from the previous month and then look at how much you generated and subtract it – without a bill you can't tell. Law Director Graves asked did we have a dual metering agreement like we did with Apples with the wind turbine? Service Director Smith answered an interconnect agreement I thought we have. I believe Firelands had negotiated that, I have the whole thing over there. It is still tied into the grid, the solar is tied into the grid. Law Director Graves stated I will talk to you a little more about, I just remembered there is a lot of documents that we had to go over and everything with the wind turbine at the shopping center and I haven't really seen anything as far as the Civic Center. Chairman Kovach stated wasn't that more so because the actual tenant was involved with that. Service Director Smith advised we had a third party with the wind turbine where we had the city renting back to Apples. Law Director Graves advised right we are still the party on the contract with the turbine at the shopping center. Service Director Smith stated I can get you everything that I have over there. Councilwoman Stark asked the new sign for Joyce E Hanks, when are we talking about putting that up because when we have elections and stuff people are driving by and they are used to seeing it on the sign. Service Director Smith advised very soon the Mayor wanted to have a dedication day and I just have to time everything right. The sign is all together and is ready to go up, Pat just has to verify a couple anchoring areas on the wall because the bolts that were in the old sign had to be replaced and can no longer get the same ones. So they had to acquire new ones and the depth is different and I believe that the bolts come with studs that are 8-inches long and they need only 4-inches or something like that. That is still something that they are still trying to figure out as of this week.

### **NEW BUSINESS:**

Law Director Graves reported I have some items to report as far as the shopping center. As you are all probably aware, the Post Office will be closing – I think it is October 19<sup>th</sup> will be the last day of operation. We did receive the other day a notice of their intent to terminate their lease and pursuant to the lease that we have with them they have the right. This is a lease that pre-exist to the city owning, it ran from 2006 to 2011 was the fixed term. They had a 5-year option from 2011 through 2016 that they exercised in 2009, so 2-years before the fixed term was over they had already exercised their option locking in all the way through 2016. The lease gives them the right to terminate that contract at any point with 30-days written notice during the fixed term. The fixed term is defined as that first initial 5-years – I am sorry anytime outside of the fixed term. So the fixed term is 2006 to

2011. Their argument will be they are outside of the fixed term they can terminate with 30-days notice. The city's argument would have to be that by exercising their option they have just extended the fixed term that is going to be a tough argument to make. So we will continue to look into that for you. If they do we will continue to look and I think the Service Director has some positive leads on getting some new tenants in there. I will also be talking to Council at some length about the future of the Bowling Alley and the Dollar General. Dollar General – they want to own the land. They want to build a free-standing building and they want to own the property. They are under contract with another piece of property in town. If they are going to remain at the center, they are going to want to buy a piece of the land and most likely the prime location along Lake Road so we would be carving off a chunk selling it to Dollar General and then they would build there. I don't know if that is wise and something that everyone has to continue to think about. The Bowling Alley – we have to make a decision and we have 3 options. I talked to the Mayor yesterday and he did purchase or his family did purchase 3 of the binoculars. They all were previously used at Niagra Falls; brass things and are ready to start the installation at the Boat Launch. The question is where and a concrete pad. I have to look into whether or not that is going to require Park Board authorization, I haven't really looked at that issue since they are permanent fixtures in the Park. So it may require Park Board approval but it may not but they are ready to go with that. They are very, very nice and will be a great addition to the Park. Chairman Kovach stated I would like to make one small comment on this issue with Dollar General, if you have seen any of their stand-alone buildings and there is one over on Colorado. I guess that would be okay in the shopping center but I can't see that being right on Lake Road. I think that would be a terrible choice. Service Director Smith advised they are currently requesting to be put on the Zoning Board of Appeals because in order to develop their store model on the corner of Harris and Lake Road – the property adjacent to the old Schunenmen's property. The Kolleda property between Robinwood and Harris would require a variance because from what I understand the corner lot would need a variance. Councilwoman Stark asked would that but up against the internet café we have right there? Service Director Smith advised he is closed. Councilwoman Stark asked I thought he was going to reopen? Service Director Smith answered he was but he is done, his license expired. Law Director Graves stated that is on the other side of Robinwood? Service Director Smith answered correct and he explained code that states if a business is not running for 30-days the license automatically expires. So after reviewing everything that is the approach I took and sent out a certified letter of notification to let him that his license was invalid and had expired and also the code that it expired to. Also advised him that he was to consider opening an IFC it would have to be the whole process all over again. I have not received anything back from him.

**CITIZEN'S COMMENTARY: None.**

**MEETING ADJOURNED:** With no further business before this committee, Motion by Stark/Second by Huska to adjourn at 7:28 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*

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 October 6, 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*