

**Minutes of the Buildings and Lands Committee meeting**  
*Sheffield Lake, Ohio*  
**September 5, 2013**

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, September 5, 2013. Chairman Kovach called the meeting to order at 7:05 PM.

**ROLL CALL OF MEMBERS:**

Present: Kovach, Smith, McCullough

Attending: Law Director Graves

Absent: Mayor Bring and Service Director Smith (excused)

**MINUTES:** June 6, 2013 - \*Motion by McCullough/Second by Smith to accept the minutes with any corrections. Yeas All.

**PRESENTATIONS:** None.

**CORRESPONDENCE:** None.

**OLD BUSINESS:**

- A) Shoreway Shopping Center to include repair maintenance needed – Law Director Graves advised nothing new. Councilman McCullough asked so we are down to 3 long term tenants? Law Director Graves advised Chase, Rite-Aid, Dollar General and Family Dollar. But Dollar General more than likely will be leaving, hence depends on the court action. Councilman Smith stated I thought that was done? Law Director Graves answered the second time after it was remanded to the common pleas court the Zoning Board of Appeals and a group of residents who are opposing have appealed that to the common pleas court. So that has been filed; the city and Dollar General have filed a joint motion to dismiss that appeal. Dollar General has filed motion to intervene and we filed a motion to reassign it back to Judge Rothgery who heard the original appeal. This one has been assigned to Judge Miraldi. Some briefs were due by the appellants on August 23 but they filed a motion to extend that dead line. Our brief won't be due until a month after their brief is due, ours is a reply. I think the court needs to rule on our motion to dismiss the appeal first based on lack of standard. Councilman McCullough clarified okay we have 3 or 4 long term in the center itself. Law Director Graves advised Chase, Rite-Aid, Family Dollar, Dollar General and Apples.
- B) General maintenance in city buildings (lights, furnace, filters, ceiling tiles, etc.) Law Director Graves advised between Mayor Bring and Pat Hastings – they are trying to keep Service Department rolling while the Service Director is dealing with his issues.

C) Joyce E Hanks Civic Center – None.

**NEW BUSINESS:** Councilman McCullough advised we need to look at raising the rates of the Community Center for rentals and also raising the amount security deposit because here is what is happening. Even though being a member of that industry (the wedding industry) has slowed down. Those that are still in business are still demanding some money to rent their halls along with their catering. We have become the cheapest best place in town to rent because we are half of what everybody else is. The problem with that is we are also attracting not the best cliental that is not from this city. Chairman Kovach asked you and the Board over there come up the prices that you would like to? Councilman McCullough answered no we just started discussing it but Pat and I talked about it and I think they are charging a \$100.00 security deposit and these people are walking away and we are paying Pat to clean it because for \$100.00 who is going to clean. So basically they are getting a hall for \$400.00 and they can trash it and walk away and what is going to eventually happen is this continues to go even though Pat does a great job at cleaning the wear and tear will start showing because it is not being properly handled. Then recently he allowed people to put things on the walls so they put it on a painted wall and when they went to pull it down it just tore the crap out of it. I think he is looking for direction from somebody that the city can say no this is what it is and so Pat can say listen this went through Council and this is how it is going to be. Chairman Kovach advised I thought in the agreement that you couldn't put anything on the walls. Councilman McCullough answered it is but he has allowed that and even if you can't put anything on the walls, if you tear down the walls. Councilman Smith clarified the jurisdiction of the Civic Center, that doesn't fall under Parks – just the maintenance of it does right? Law Director Graves answered right, the exterior. The Community Center Advisory Board sets the rules and regulations for the use of the Center but the rental rates are by ordinance. Councilman Smith advised I don't know anything about this rates, maybe get some rate rentals from different places to see where we are at? Councilman McCullough stated here is the easiest way to figure it out, I think it holds 125. Chair rentals for those style of chairs that we have down there rent for \$2.00 each so that is \$250.00 in chair rentals and not to mention the tables at \$10.00 each of which you would have 10 so you are at \$350.00 just in table and chair rentals not to mention the garbage, the electricity, the heat, the preparation. We are very, very, very inexpensive. We are the cheapest place that allows liquor. Councilman Smith advised I just have to educate myself on rates and that sort of thing. I am not against it at all. Chairman Kovach stated again my question is does Pat want us to set the rate as opposed to what he thinks the rate should be or the Advisory Board? You would think he would have a price in mind? Councilman Smith stated because otherwise this committee will have to start getting all the information or can Pat gather the information on rental rates around and what the

average is going and what they are renting and then we can all get close to that. Councilman McCullough stated for instance the VFW Hall is \$600.00 and may require security on top of it. Law Director Graves asked did the Advisory Board discuss this, did they recommend increasing the rates? Councilman McCullough answered no we just started discussing about the deposit and that is when I told Pat that I would talk to you about maybe looking at that contract and that is when you told me that is a thing for Buildings and Lands or for Ordinance. Councilman Smith stated I would be open just to get rental? Law Director Graves stated they can make a recommendations. Councilman Smith concurred yes get rental rates of other places and you know if we are \$175.00 and every other place is anywhere between 500.00 and 700.00 well then we need to bring them up to anywhere between 500.00 and 700.00 or whatever we decide. I would be honest with you without looking into it I have no idea, I couldn't make a decision. Law Director Graves advised when we raised it the last time which was 2009 it was based on Pat's recommendation. Councilman McCullough stated here is the deal, \$450.00 on a Saturday night – not to have to have security is cheap and it is a \$100.00 retainer or \$100.00 deposit and these people aren't even cleaning up. Chairman Kovach advised well we could do it like a house rental or just in the consideration where there is a security deposit equal to the rent. Let's just say that just to go 500.00 as an example and you have a 500.00 security deposit. Councilman Smith advised just get the information from other places and then bring ours within those current bounds. We don't want to lose the business but we want to be competitive. Councilman McCullough stated if you increase your rates 50% and you lose 25% of your business. Chairman Kovach stated it depends on which part of the business you are losing too. I have a feeling that a portion of the business you might lose are the people that are not taking the best care of the center regardless of where they come from. Councilman Smith stated you don't want to out price yourself either, you want them to look at it and say well you know for another 100.00 I could get that place over there. You want to still be competitive. Councilman McCullough stated no other place has that lake. Councilman Smith stated I think if we just get some prices on what everybody is getting and bring ours up to today's rates. I think that is what we are trying to do. So we will just get today's rates from surrounding areas and see where we are at and bring it up, that is what my suggestion would be. Councilman McCullough stated we don't need to increase all our residents all that much, that does need to go up some but like Steve said like a rental its security deposit equal to. Or we are going to have to start doing what everybody else but us do and that is require them to hire off duty Police. Councilman Smith stated I don't know, I always thought they were required to anyway. There was a brief discussion on ordinance requiring off duty Police. Councilman McCullough advised you can't rent Breezewood unless you get their catering. Comparisons would be places where you can bring your own

food in that you can rent in this area. Since Knights of St John's closed, there is nothing in Lorain that allows you to bring your food in except for the Polish Club and that is upstairs. Even the Slovak Club you got to use their catering. The next nearest place is Vermilion on the Lake that rents for \$1200.00 a night. Here in Sheffield Lake you have the VFW; Barnstead Hall and that rents I believe for \$600.00 plus you have to hire their bartender at \$200.00 plus you have to get security plus a security deposit and I don't know how much that is. Avon has the Knights of Columbus, you get a deal if you go with their catering but without their catering it is \$800.00 for the hall, \$200.00 for the wash and you have to hire their bartender at \$75.00 and you have to have security. We are I think there is allowed to be 125 in there (occupancy), our residents are paying I think \$355.00 and non-residents are paying \$450.00. Chairman Kovach advised have the Board come up with a price that they feel palatable and then we match the security deposit to that rate. If you want to suggest that they hire security that is up to you or we could include that in there but like I say I don't know how that effects. From what I gather there hasn't been a lot of fights where Police have been called or anything or anything to do with alcohol or that type of thing. There are certain things that we wouldn't increase rates for; card show. Chairman Kovach advised I would not have a problem letting them match the security deposit to the rent. Councilman McCullough advised the Advisory Board is me, Pat and Silvia. Chairman Kovach advised I don't think that raising it to \$500.00 per night would make us non-competitive. That is not suggesting that that is what the rate should be but I don't see how that would be. Councilman Smith advised you just want to be fair. Councilman McCullough added to be fair, price some people out too.

**CITIZEN'S COMMENTARY: None.**

**MEETING ADJOURNED:** With no further business before this committee,  
\*Motion by McCullough/Second by Smith to adjourn at 7:25 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 COUNCIL/COMMITTEES**

*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 the Buildings & Lands Committee of September 5, 2013.

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**CHAIRMAN**

*Steve Kovach*

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COUNCIL PRESIDENT

*Rick Rosso*

*and/or*

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COUNCIL PRO TEM

*Eric S Elliott*