

Buildings and Lands Committee meeting
Sheffield Lake, Ohio
February 6, 2014

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, February 6, 2014. Chairman McCullough called the meeting to order at 7:01 PM.

ROLL CALL OF MEMBERS:

Present: McCullough, Kovach, Erdei
Absent: Mayor Bring and Law Director Graves (excused)
Attending: Service Director Smith

MINUTES: January 9, 2014 - *Motion by Kovach/Second by Erdei to accept the minutes with any corrections. Yeas All.

PRESENTATIONS: None.

CORRESPONDENCE: None.

OLD BUSINESS:

- A) Shoreway Shopping Center – Service Director Smith reported the Balloon Store is moving into 4114 Lake Road and there was a few small issues that were done. All seems to be going well and we will be dealing with the front window and a new lock set in the near future. There are some unfinished issues yet to be done at 4210 A and 4210 B, which is the old Minnotti's building. There are some issues that have not been finished; one is the electrical split, switching for the lights and a clogged floor drain. That is yet to be done. I have estimates and stuff coming in for that. A mail slot piece of glass needs to be installed in 4118 in the storefront there as requested by the Post Office. I have estimates that I got from Pat and I will be getting this done very soon. I have been in contact with Chase Bank; we are going through an upgrade where they want their HVAC system in the next upcoming months. Therefore, they want to put us on notice and I rather steered them to the Building Department. They are just going to get a newer AC unit, one that is not outside – one that is up on the roof. We are going to continue with the cleaning and the gutting of the inside of the Bowling Alley and it is going to start here soon. In order to accommodate the workers, volunteers, and I do not know how much of this everyone has a clue of but it was handed to me when I returned. I had the rooftop heating units looked at by Giesel and there are 2 – 300,000 BTU units at the Bowling Alley; one of which is unusable. It has a broken and open heat exchange where the pipes are rotted out and the flame just burns outside heating the air. The other one (west unit) has a remanufactured heat exchange, it has got a blower motor that doesn't work and it has got a 3-

phase problem; it has got low voltage in 2 of the legs and in order to check to see if we can possibly get in running I got to get the 3-phase fixed that goes up to it. That I have the person going over there tomorrow to look at that. Costs of a new unit just for your information of the same unit is \$10,000.00 for just the unit alone. We did need the snow to stop and the roof to free of dangerous weather up there for the people to get up there. Giesel said that it has to be somewhat safe for them to get up on the roof and work on that heater. There is some wiring issues inside of it, there is old beehives and everything, which have clogged it and it all, has to be cleaned. They kind of think that they might be able to get that one running. I will keep you abreast on that. Councilman Erdei asked is somebody interested in actually moving in to that Shoreway? Service Director Smith answered what we have right now by direction that I have been given is we have a group of volunteers that want to come in and help clean and gut the place for us. So at this point, that is going to be an administrative decision I believe once that is done. My goal is to continue with what I was given which is to get the Bowling Alley into a shell and accommodate the best I can the volunteers; the volunteers is the Avon Lake Awana's. Councilman McCullough stated I think Dennis had made mention that volunteers also included the woodworking crew. Service Director Smith stated I am unaware of that; my conversations have only been with Dorothy over there and my people. That is possible, I am under the assumption that the city is going to be doing some of that, and they are going to be doing what they can. However, they did need to get heat and they want to start very soon and 45 or 50 degrees in the building would be adequate which is why one unit might work. Giesel said they should not have a problem heating the building up to about 50. Therefore, we will just take it as it goes. Councilman Erdei stated the roof was leaking the last time I was in there. Service Director Smith answered in the back – yes, it does. Councilman Erdei asked is that rotted where it is unsafe to walk at? Service Director Smith answered I have not had a roofer up there to look along that back edge. Giesel was up on the roof, they go in from the front they don't go in along the back roof and there is a roof access inside the building. Councilman Erdei asked I mean no one is going to fall through? Service Director Smith answered not that I am aware of. Councilman Erdei stated well that is the main thing. Service Director Smith stated I think the hole in the back of the roof is in the corner of the back along the eave. Councilman Erdei asked that is a flat roof isn't it? Service Director Smith answered yes.

- B) General maintenance – Service Director Smith reported I had to have Giesel come in and look at three of the four heating units in the Water Department back area – they were out. We could not light as they wouldn't stay lit and it

turned out to be some gas stuff; valves and that and I don't have the itemized list of what that was. However, he came in after hours, took care of it, and had it up and running the next day before the ice-cold sub 0 weather showed up. I want to take this time because this Buildings, Lands, Vehicles and Equipment – I consider the roads as lands; property maintained by the city. You guys are Council people and this pertains to your information because I know you get calls from constituents. The city street plowing and I am going to read this because I spent some time making sure it was very accurate; the process of plowing city streets does not take into consideration the plowing of driveway aprons especially during a large snow fall. During this last snow, there were many calls and complaints about the city plowing snow into their aprons or driveways. They usually request or demand the city angle the snow the other way meaning plow the snow into the aprons on the other side of the road. The plow guys usually plow up one side and then down the other with the exception of some streets. So it is shared pretty much equally on both sides of the road. This has been an on-going issue since I took this job in 2010. It only rather rears its head during a heavy snow and that is because the snow has to have somewhere to go. It has been and is still primary and secondary roads first then a third truck is in the back streets. Usually 2 trucks start the back streets and/or 1 or 2 can remain on the mains depending on the snowfall, it has an average with me; on a normal snowfall, approximately 4 hours are dedicated to primary and secondary roads and I am talking plowing and salting as needed – not just salting, we are talking plowing. When the snow ends or if the depth is, too much we generally take 8 to 9 hours to plow all of the back streets within the city, once they start to complete. We touched on that the other night at the other committee meeting. I hope that 1 truck has already started but if it started too soon they have to go back and redo the streets that the first truck had done which is kind of some of the stuff that happened with this last snow. There was a burst of snow between 9:30 and 10:30 that dumped 2 inches and prior to that it was blowing and snowing and it had dumped 2 inches and half the snow blew away because of the strong winds. So just, remember this we had 17 miles of ice cover in front of the Parks blowing in off the lake, the snow that settled on the ice. Therefore, it was a rough deal. The last measurable snow burst ended about 10:30 am; blowing and drifting continued through the afternoon. The back street time on the last time around was about 11 am so we started the back streets the second or third time depending on how many trucks had already gone through and tried to start earlier that day. I personally asked the plow drivers that did certain sections if they were actually back there because it was brought up to me somebody had questioned that we didn't get out there until 4 pm and that is

not true. One can still make the case you still have to do back streets and we did – we did and then you could not tell. Marion and Mansfield was done I believe on the beginning but you could not tell. When the snow stopped, we went through that 8 hours of everything being done on the back streets then everything was handled very well. I just ask that you be the judge of this with your own personal experience and observations so please take note of this. I also had an issue with a resident screaming on the phone about the city wanting a tax increase but wasting money plowing the parks with the backhoe. I did not challenge this resident as he was looking for a fight, I did not argue with him. I sat there and listened to him and that was it. Then he made a couple of threats and he hung the phone up. If he was nice and would have taken the time, I would have explained to him that the Sewer Department was in the backhoe plowing the pump stations, which we have to do, but I did not want to confront the man. So if you hear this rumor about “yea the city was plowing parks” please be aware that it was because of the pump stations being there. I would like to say this, I want to say one thing to you for the public record – I take my oath of office very seriously and have in every position I have held in this city since the year 2000. So serious that I document as much as possible through memo’s, emails to myself and print material. If anybody has questions about any of my decisions just ask me, call me, stop me but please do not jump to conclusions or assume something that is not. Remember I keep notes, make memo is all the time, I email stuff on a regular basis to myself documenting events and issues, and I can always go back and find out what the actual issues were at that specific time. I think I have been able to do that with great accuracy even up to today with the auditors today. Therefore, I am going to stand by that statement and I wanted to say that. He continued there is some issues that occurred in my absence with vehicles in the Service Department and I will be bringing this stuff to your attention in the near future so that everybody understands the facts of what is going on. In equipment, there is a need for a compressor replacement in the Water Department. It blew up right after I got sick. Associated wiring was jerry-rigged many times; the plumbing piping and the airlines is connected to old compressors, which are connected to jumper tanks and stuff instead of just fixing it the right way. Rob looked at it, went over it, found the spaghetti mess and the wiring issues, and brought in a man who gave us costs of about \$1600.00 to do that repair. That would include putting a new compressor; I believe a new motor, belts, new guard because we do not have one on it, the proper plumbing/piping going to the back of the Water Department – servicing the Water Department/servicing the work area in the Water Department there. I think there is like 4 and maybe 5 plugs for it,

nothing crazy like the 20 that are there. There is lines blowing air out the ceiling from what I understand and the wirings issues that he is going to fix. Chairman McCullough asked that is current that is going on right now. Service Director Smith answered that is going to; I just got the pricing for it - \$1600.00 for that because they need a compressor inside. Chairman McCullough stated okay because I got lost there, I thought you were talking about this happened just as went out on sick leave. Service Director Smith clarified that old compressor blew up right after I left on sick leave and it has been down and that had a portable cart one – a garage one. You know a homeowner one plugged in and pumped into a 150 gallon tanker/standup with the missing compressor and a missing motor and it burnt up. Chairman McCullough asked when did you go out with your heart problem? Service Director Smith answered it would have been the end of July. Chairman McCullough asked it blew up before you went in the hospital? Service Director Smith answered no Rob told me it blew up after I went in the hospital, I wasn't here when it blew up so I didn't know about this. See I guess what happened was they hooked up a compressor – the Water guys hooked up a compressor; the johnnie homeowner compressor and they were trying to get by on that. That is what blew up again, not the original one but the johnnie homeowner compressor burnt up and that is when they went and got Rob and then Rob brought all this to my attention. Chairman McCullough asked how are the plows holding up? Service Director Smith answered the issues that we have had since I have been back have been we had a bearing go out on the salt spreader on the Sterling. We discovered that the plow undercarriage on the F350 dump was destroyed and needed to be replaced and Rob replaced that. It was bent, someone had hit something with it and never reported it – once again something else that occurred when I wasn't here. We had a hydraulic hose blow on the International, which is normal and happens all the time. We had a hydraulic hose blow on the skid steer from plowing which is normal. We had the guys loading salt break the tire off – didn't check the air pressure on the backhoe tire and broke it off with the rim so we had to have that mounted. We had a small electrical fire in the L8000 – the oldest truck. The one that used to be the blue truck from the city and should have been replaced 2 years ago but didn't because we didn't have the money. But that truck had wiring on the floor, just laid on the floor underneath where your feet go. So salt water and all that stuff caught and basically shorted out a couple of wires and he got that all handled. We haven't had any disastrous except the night we went down to 1 salt truck and we only had that truck to salt with which it worked fine through that whole issue. We lost a spreader in the sterling because of the hydraulic valve body. Rob ended up switching some things around and wam

got it working. Actually he used a different circuit and got it working which is fine as it is hydraulics. That was back on the road this last salt and did good. The plows were all running and we ran 3 and 4 trucks, we ran the 3 big trucks and the F350 during this last snow. Chariman McCullough asked I guess the question I have is are you prepared for Sunday night? Service Director Smith answered yes I asked the same question today when I went back there. All the trucks are up and running and everything is good. We got a load of salt which hasn't been delivered but I called Cargill today and they are going to – they scheduled for a Saturday delivery for us. So we are just going to leave the gate open so they can come in and deliver 200 ton of salt. Then I will check on it or Pat will check on it. Understand – late snows; you are going to get complaints when you have late snows. Councilman Erdei asked what you were talking about, you said that one salt truck/the plow couldn't run the salt because there was a rock stuck in the spreader or whatever. Service Director Smith answered that was the first snow that I was back on, chunks of rock or hardened ice/snow got stuck in the shoot which allowed salt to flow out was most noticeable around the turn here on Harris and Richelieu and going up to Lake Road and then on Ferndale coming off of Harris. So there was white salt marks in it and then a couple of spots down Ferndale which had salt there where that was. When Frank finally figured it out he ended up getting them out and gave me the chunks so I could verify that that is what it was. That is common with the salting. The first year I dealt with we were getting rocks of limestone in with the salt and they ended up giving us some free salt. But this stuff looked like it was dried salt crust. Chairman McCullough stated Lakewood is using that right now to salt their streets, they are literally busting that stuff up and throwing it back in. Service Director Smith stated it is hard to bust. Councilman Erdei asked how is the newer one that they switched the computer in? Service Director Smith answered it is running fine. You know I am aware of people's impressions and things that have been said. I have been in the repair business a long time. Those trucks are fine, there are some issues because of the electronic ECM control that deals with cylinoids that is mounted on top of the transmission doesn't mean it is junk. Steve you are a master tech for Ford, you know exactly what I am talking about. When you look at the processors and where they are located in the weather packs, it is no different than on the diesels. They might be in a pile of salt but they are in a protective environment and I don't design the salt trucks – that is the way they are designed; thousands and thousands and thousands and thousands of them are on the road plowing streets. What I offered Rob, I told Rob I said if you need training we can do that but Rob is a believer in old school. The problem is the industry doesn't stop and do that and keep

the trucks the same, they upgrade them every year. I agree with them, some of them are bad designs but we don't have a problem it hasn't costs us anything at this point. There are some issues; the '94 is the one that we need to get out first if we are going to rotate trucks. I don't know if you guys remember that was the goal when we purchased the trucks was to start with the newer one and then rotate out the oldest the next year, etc. Then our newer truck after three years will be the oldest truck but financial restraints kept that from happening. Councilman Kovach advised well we are not buying new trucks either and if you are spending \$20,000.00 on a truck that originally costs \$120,000.00 and you were able to get 2 or 3 years out of it. That is what we can afford. Service Director Smith stated once again I also reported that to you guys and I also have memo's and everything on every purchase I have made that I memo'd myself on what my thinking was and what comparisons I have used to validate the purchase. I did that not for you guys, I did that because this is politics. Auditors have a lot of questions and the city has always had a lot of questions with auditor's and I felt that when I took this job it was the best thing to possibly do was because I won't remember what I was thinking 2-1/2 ago of every little purchase or every major decision. So what I did was I wrote up and I have a file that is about this thick and it is nothing but called my decisions. I have used it for the auditors last year, the year before and this year and it has helped and not been an issue. I stand behind the decisions on these trucks that I made. I will tell you straight up I didn't purchase the '94, all I did was paint it and tried to fix it. That is the oldest truck and it was scheduled to be the first to be replaced and the Sterling is a good truck. Chairman McCullough stated Lenny I don't think anyone is doubting your purchases. Service Director Smith stated I have heard it personally. Councilman Kovach stated I think they were solid purchases for what was paid for those. Chairman McCullough stated I don't think anybody has said anything. Service Director Smith stated I think they were too and I just want you to know that I am confident in standing behind what I buy. Councilman McCullough stated I haven't heard it. I have heard comments but I don't think they were bad. Service Director Smith stated well I am going to end up talking about everything anyways, I am a believer in that I have never talked behind closed doors. There isn't anything I won't do in this job that I won't talk about on Council floor and that has been that way since the year 2000 when I first took and held my first public office. Chairman McCullough stated like I said I think when it comes to those trucks, if we get a year out of those trucks for what you paid for them we did good. Service Director Smith stated we did fantastic on those trucks, they are still working for us. Councilman Kovach stated this is what the third year on them now? Service

Director Smith answered yes and the other thing is the salt dome, what did that save us this year? Chairman McCullough stated Lenny I am not questioning that.

- C) Joyce E Hanks Civic Center – Service Director Smith stated I have nothing on that except that I did want you to be aware that before I got sick I did talk to Bramhall about the parking lot. I got an estimate off of Bramhall and I even got one from Griffith on different processes to fix that parking lot. Bramhall wanted to do what they called a C&P (cast & place) with concrete where you cut and then you repair all the cracks and then you come back and you top coat it. It was pretty much the same with Griffith, he just wanted to grind the top, you know score and grind it and fix the damaged areas and then coat it. The problem with that if that ends up happening in the future and I am not here, the problem with that and everyone should keep it in mind is don't forget the elevation of the front door. The front door elevation isn't equal to the parking lot. Chairman McCullough stated we are very aware of that. Service Director Smith continued so water will go right into that building unless that parking lot is ground to and paved at 1-1/2 inch – ground 3 and pave 2. Councilman Erdei asked couldn't they just put a drainage shoot across that whole front? Service Director Smith answered you could do a lot of things. Chairman McCullough stated that is a lot of water. Service Director Smith stated we have an outfall going through the parking lot. Chairman McCullough stated you don' realize how much water there is. Service Director Smith stated to another thing when that parking lot does get done I think the city ought to take it into consideration of putting a snow drain where the snow is plowed on the outside edge. So that when the snow piles are pushed there and they start melting they go right into it. We don't have many of those here in Ohio but up north in Michigan, etc. that is a very common architectural design that they incorporated to commercial parking lots. Chairman McCullough stated the new section of 90 by the bridge they will throw the snow up onto the side and it falls down under the bridge. Also, I don't how up to date you are on this – the electrical pole? Service Director Smith answered very up to date on it. The thing that I was working on before I got sick which I was with Joe Faga was trying to come up with a solution, after he told me that the reason they can't do the boring and put it under is because that is the city's responsibility and that their responsibility ends at the pole. They did that as a courtesy and then when they went back and checked they said we have to pay to have that done. At first I got upset and I asked him why, that makes no sense to me and then they said this is why and I am dealing with Joe Faga who is the District Manager. He verified that and my solution to the issue was, well let's meet half way. You come in on the east side, the east corner of the entrance or

exit there – there is a pole and there is a light on it. We bring the service across, drop it onto a pole and have a pole set right at the corner of the pavilion; the southeast corner of the pavilion have the pre-phase come down and the pole go into the ground and we dig across over to the transformer underground and put it in there. We won't have any pole, it shouldn't reflect any shadow onto the solar panels and from the pole to the building is underground. Now that was my suggestion, I only discussed with you all when we brought this up at the previous committee meeting I had called him and he wasn't in. I ended up calling the other district representative who took his place from Toledo to Cleveland Gary Mortise who I have dealt with before. He was the guy who helped us with our lights at the Boat Launch and he just kind of said you need to wait until Joe gets back. At this point I have not heard from Joe but I left him messages. Councilman Erdei asked so all we would have to do is dig a 3-foot hole. Service Director Smith answered no and we are still probably going to have to pay for a pole set but it is a lot cheaper than a boring of 100 to 150 feet. Chairman McCullough asked can we do the work ourselves? Service Director Smith answered yes.

NEW BUSINESS: Council#008 – donation of land; legislation attached. *Motion by Kovach/Second by Erdei to approve Council#008 to accept the donation of land. Yeas All. Chairman McCullough advised we will send that onto Council.

CITIZEN'S COMMENTARY: **None.**

MEETING ADJOURNED: With no further business before this committee, *Motion by Kovach/Second by Erdei to adjourn at 7:38 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.

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 February 6, 2014.

CHAIRMAN

Kerry McCullough

COUNCIL PRESIDENT

Rick Rosso

and/or

COUNCIL PRO TEM

Alan Smith