

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

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

ROLL CALL OF MEMBERS:

Present: McCullough, Kovach, Erdei, Mayor Bring, Law Director Graves

Absent: Service Director Smith (excused)

MINUTES: February 6, 2014 - *Motion by Erdei/Second by Kovach to accept the minutes with any corrections. Yeas All.

PRESENTATIONS: None.

CORRESPONDENCE: None.

OLD BUSINESS:

A) Shoreway Shopping Center – Mayor Bring advised we have been inside the old Bowling Alley and we have been removing the rest of the wood floor in there. They worked on that almost all week. They are probably half way done with that. We are taking the 2 X 10's that were underneath there, we are trying to salvage as much as we possibly can and we are going to keep those "whatever" purposes. We will have a fair number of those things so we are going to salvage as much as we can. The top 2 X 4's that were going across for the bracing, when they removed the floors and we had the auction – they cut through 90% of those. So really none of those are un-salvageable so most of those are going in the dumpster. That is what they have been working on lately. We put a new meter in the driveway 3 phase to separate the units over there for electricity over there. Those parts had to be ordered and we had a commercial electrician put that in. Chairman McCullough asked has Sheila Kopic moved in? Mayor Bring answered yes she is doing very well and they have been paying their rent and she is very excited. She is doing better then she anticipated so that is good and I think if this weather would actually break we could some more traffic over there. A lot of businesses right now are pretty slow. Chairman McCullough stated I had somebody ask me and I was going to ask you here, the Bar – the Lounge did they leave the bar? Mayor Bring answered yes. Chairman McCullough asked they didn't have a kitchen did they? Mayor Bring answered no. Chairman McCullough stated they used to years ago. Mayor Bring stated no there is nothing back there. As a matter of fact there were a couple of old, old coolers and I think we actually removed those because they were actually leaking. I think they took those out, pretty much got rid of them.

Chairman McCullough stated do we retain the liquor permit there? Mayor Bring answered yes. Chairman McCullough asked they just pretty much turn that back in? Mayor Bring stated they gave that up before they left I think. Mayor Bring asked Law Director Graves on that liquor permit for Shoreway, didn't she pretty much give that up when she was leaving? Law Director Graves answered yes. Mayor Bring advised we did have somebody looking into that to turn that into a Diner and that is still a possibility. I think she is waiting to get a little bit more money to make sure that they can do that. Chairman McCullough stated I wish somebody would. Mayor Bring stated a breakfast Diner or something. Chairman McCullough stated that is exactly what I said, something 7 to 3. Mayor Bring stated actually I think that would be a great idea. Councilman Erdei stated I stopped in there at that Bowling Alley and I don't know what day it was – Tuesday maybe. Frank was there, was that a new dumpster out there already – they have been filling those things up pretty fast. Mayor Bring answered it is the same dumpster. Some of the 2 X 4's the guys took for starter firewood and stuff like that which basically if somebody wants some of the stuff – that is what we are telling them. We are trying to be careful because there is nails in those things. So that is still the same dumpster because right now all they are doing is putting the top 2 X 4's in there but everything else is getting stored. The building next to Dollar General inside Shoreway which it had actually been covered up, we are going to probably put a 16 foot X 9 foot commercial garage door in there and use that for space for us because that is huge in there. It is I think between 60 and 80 foot wide and as deep as the thing. We can put equipment in there but I think we are going to take all those 2 X 10's and store them in there and then use them for some other storage. Chairman McCullough asked that is un-rentable right, isn't the restrooms on the other half? Mayor Bring answered there is nothing in there because that was part of the old Woolworth's and then they put that wall up when Dollar General went in which is just a 2 X 4 with drywall so it is kind of a dead space area but it will be nice for us for storing things. That way nobody is going to be looking at it or anything. Like I said it is a pretty good size space. Councilman Kovach stated taking all the salvageable stuff from the Drive-Thru and putting it in there. Mayor Bring advised we still do have that sitting in a few places but we took the old Service Department garage and we cleaned all that out and we got tractors in there. That has all been cleaned and we re-organized that so we got some of the equipment in there which is nice and it is heated. So that stays real good and Jerry uses that for his lawnmowers and his equipment and it makes it easier for him to get in and out and nicer because he had that barn over there by East and West Drive which was kind of a disaster. Chairman McCullough stated kind of a

fire hazard waiting to happen. Councilman Kovach asked you mean the old shed? Mayor Bring stated yes so we moved everything over to here and then once we get that we are going to move a few more things over to there. We took some of the racks that we had inside the new Service Department that John McCallie; the mechanic had over in the other area. We moved those into the middle of the building and put equipment on that that we don't use all the time and we put those up on racks/pallets so now all we have to do is take the skid steer and put the forks on it and go and lift it up and take it off. Much better idea, we can get at everything real easy. Then we took the room that they had for a break room and we turned that into a parts room and put shelves in there so all that is accessible to all the filters, belts, etc. Councilman Erdei asked has anybody shown any interest in the Bowling Alley, the building – a flea market or something? Mayor Bring answered that is what we are going to do, we are going to turn that into an indoor flea market. With that rent, we already figured out the spaces – we got it on a spread sheet and everything else and that is why we are cleaning it out and there is some ladies that want to help. Councilman Kovach advised I think those are the Avon Lake Kawana's I believe. Mayor Bring stated yes they are going to do some painting and everything – this is all volunteer stuff. They have been asking us every day but we don't have any heat on in there and one of the heaters up on the top, that is a 3 phase and 2 of those are broke so we have to have an electrician go up there. We had Giesel go up and look at it and he doesn't know how to fix it but an electrician can do that very simply probably will only take him an hour or two. So we are going to get that fixed but meanwhile we have just been opening doors and get in there and cutting. They have the heat on right now for us doing that it is kind of stupid anyways. It would just be a waste of money. There is a lot of things going on but as soon as this weather breaks, we got the boat launch and we are going to take the dirt behind the Service Department over there and move all of that over to Ferndale and then Pat will start digging the sand out for the boat launch and then we are going to start doing our ditches and roads and everything else. Right now they have been dealing with a tremendous amount of water breaks. Law Director Graves advised what I would like to bring to your attention is that we have finished our initial 5-year term with Apple's. That lease was signed January 2009 and I am going to have to get with Tammy and check the actual commencement date which is the day they opened but we are about to begin the first 5-year option which will mean slightly increased rent/percentage rent – things like that. Councilman Erdei asked we are not going to lose an Apple's then are we? They are doing good over there? Law Director Graves advised they were supposed to give us their intention to exercise their option 6 months

ahead of time but they haven't. Mayor Bring advised that is the second best performing store that they have, it is very close to being the first best store.

B) General Maintenance – **None.**

C) Joyce E Hanks Civic Center – Chairman McCullough stated Len informed us the last time about the light pole at the Community Center. Still trying to figure out a way to get around that that we are not going to do the costs? Mayor Bring stated Len is taking care of that and that is one thing I don't have a clue on.

NEW BUSINESS: None.

CITIZEN'S COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee,
*Motion by Kovach/Second by Erdei to adjourn at 7:16 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 March 6, 2014.

CHAIRMAN

Kerry McCullough

COUNCIL PRESIDENT

Rick Rosso

and/or

COUNCIL PRO TEM

Alan Smith