

Buildings and Lands Committee meeting
Sheffield Lake, Ohio
December 4, 2014

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, December 4, 2014. Chairman McCullough called the meeting to order at 7 PM.

ROLL CALL OF MEMBERS:

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

MINUTES: October 2, 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 – Service Director Smith advised I have a list, as you know I am back from medical and while I was gone Pat was handling a lot of things and a lot of the issues that I would normally handle. He handled several issues with the café at Shoreway and one was a forced air issue with the furnace and it is now corrected and then there were several small leaks of which the tenant told me today that the two in the back were actually caused by a forced air issue. He also handled an issue with Dollar General and that is in the last part of being followed up on by Geisel. One of the three units I guess there was an issue with roof tops and Geisel had come out and looked at it and they are in the process of the final of coming back and looking and giving us a price. Some of these issues I wanted to make sure, because I was gone so if you already know about it than that is fine but I wanted to mention that the roof on the Sunset building is complete and it looks great. There were some structural issues that were done and it came out perfect, it looks nice. The roof are the Fire Station looks fantastic along with the north end of the Fire Station bays where the garage doors are at. I don't know if you have had a chance to look at it but it has a new façade over the worn intermediate board that was like broken and rotted a little bit and it has the lettering now on it on that face of the building which looks real good. At the top is a 4-foot logo on the peak section, which looks nice. Rob has the salt trucks all up and running as you know and noted during the snow fall. Currently working on a park dump. Pat did have a few issues of Civic Center roof that he took care of with the company that has the warranty on it. Mayor Bring advised the whole time we thought we had a warranty on that roof, the paper was never signed so it is now signed and it is warranted now. So the company met with Pat but the whole time that issue was going on there was never a signed piece of paper

on that so Pat actually took care of that believe it or not. Chairman McCullough stated I thought there was a warranty on that? Mayor Bring answered there was supposed to be it is just the paperwork was never signed but the company said they fully stand by all of that stuff and they apologized but regardless they will take care of everything. Service Director Smith continued the old water house by Mariner's Watch on Lake Road has been torn down and shipped out. The docks were removed at the beginning of November at the Boat Launch so everyone is aware. The Bike Trail is getting some final changes; signage, bollards and removable traffic control bollards. This along with benches, kiosks, doggy stations and the berm has been graded and the Service Department will continue to finish with some of the amenities. Today for instance they were working on the traffic barriers, installing two of them at Ferndale and across the street, those are locked to the ground but removable if the Police need to get in there. Pat kind of made them up in the back of the Service Department after looking at the designs like Sheffield Village has on their trail over there by Sheffield Middle School. So it saved us a lot of money and he gets credit for that, he saved about \$350.00 - \$400.00 a piece for each one. So that was a savings and we didn't have to buy one. So that type of stuff is going along as weather permits. We are down a vehicle for the Building Inspector and we are sharing with the Water Department until that situation gets resolved. We had some generator issues, the one at pump station #2 was taken care of. We had a generator issue at pump station #1 and that is being worked on and taken care of and PD's is getting worked on also. It goes to a hard starting issue where it kicks on/off, on/off and doesn't start for about 5 minutes during its testing time and it turns out that the block heater circuit board was actually burnt up. It is obsolete and they don't make it anymore so it is getting remade, we have a guy who is remaking it. Pat has scheduled a time for the jail shower to be upgraded for the manufacturer's recall. This should be done pending approval time by the PD, so that they are aware when the plumbers are going to be in the jail. You can't go in there and do this when there is prisoners so it has to be scheduled accordingly. Councilman Erdei asked that excavator on Lake Road that is ours right, where the pump station was? Service Director Smith answered yes but then are you talking - there was also another one with Miller? Mayor Bring answered we just haven't taken it back yet. Service Director Smith advised Miller has some equipment out here too. Chairman McCullough stated whoever did it thank you for getting those lights turned back at the east end. Dennis thank you for getting the lights turned back on at the shopping center because it was very dark over there at night. I must apologize I meant to make mention of that the other night and forgot but I noticed they are back on tonight. The street lights over there, the actual pole lights and I have noticed this before when one goes they all start going for some stupid reason. Service Director Smith answered

there is like 3 different separate timer circuits. Are you talking about the parking lot? Chairman McCullough stated yes. Service Director Smith advised there is a control room in the back and there is separate timers. Chairman McCullough stated one more thing and I don't know. Service Director Smith added so when the power went off it really set them back. Chairman McCullough stated one more thing and this might be like you just said with that circuit board at the Police Departments generator and of course it is obsolete but is there any way that we can start doing bid work when we do this stuff. Did they actually put a shelf life on some of these things that they have to keep those parts for X number of years. Can we make them do that, I don't know how old that generator is but I am sure that that is not the original generator down there. Service Director Smith answered it is actually under-powered too, we are actually going to have to look at the electrical requirements for backup for the whole facility. If you remember right going back a few years Mr. Gardner got rid of a big generator and replaced with a used one if my memory serves me correct but I don't remember which unit that was. Chairman McCullough stated what I am saying is everything that we have anymore we can't get parts for so as we move forward we have to somehow hold somebody who comes in and says how great their equipment is and how we need to buy their stuff. Somehow, we have to hold them accountable for having parts for X number of years or that, this thing has foreseeable shelf life of 25 or 50 years whatever it is because you found somebody to rebuild the circuit board right. Service Director Smith answered he is the guy that is doing pm's and he thinks he can handle it. Larry at AmShan is doing the circuitry to redo the same thing, it is just a timing sequence. Chairman McCullough stated but if he was not there, what would we be stuck with and if it was not a generator, if it was something else. That is kind of my point. Service Director Smith stated I don't know about product liabilities, that is out of my league. Law Director Graves stated what it boils down to is you get what you pay for and I think for years and years budgets were tight and former Service Director's tried to cut corners and they would buy no end equipment which isn't going to last. So a decision has to be made, you make an investment now for the long term when you buy equipment. You spend more now – it is going to last. Chairman McCullough stated maybe that is something for another committee that is meeting after this one. Law Director Graves stated it is just a decision. Mayor Bring stated even the bulldozer that we have over there, parts on that bulldozer which is old enough now and they have stopped making the parts on that too. The last time we got a part for that which was this year which we had to get out of Canada and they were the only ones that had it. Chairman McCullough asked what year is the bulldozer? Mayor Bring answered 60's. Chairman McCullough stated that's 50 years and that is reasonable that we don't have parts anymore. Mayor Bring stated I

would venture to say that that generator is pretty old too. There was a brief discussion on aged and new equipment, parts and people that can rebuild same. Mayor Bring advised what I would like to do is put a separate generator in for the Fire Department and take that pressure off of the one at PD. We are probably looking at \$20,000.00 for another generator over there at the Fire Department. Councilman Erdei asked is there anything going on with the Bowling Alley, do we have anybody looking at it? Mayor Bring answered no. Law Director Graves stated I do have a bit of good news, we do have a tentative agreement with Family Dollar to renew. That will be another 5 years at an increase rate with the rent with an option beyond that. They have taken that back to their administrative board and after they approve that I will be bringing that legislation to Council. Chairman McCullough stated I know you did a lot of work on that one. Law Director Graves advised it was touch and go for a while with all of the merger going on between Family Dollar and Dollar Tree. It was difficult to make contact with them but I finally did and they are positive about staying in Shoreway.

B) General Maintenance – noted above.

C) The Bike Trail – noted above.

D) Joyce E Hanks Civic Center – noted above.

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 7:18 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 December 4, 2014.

CHAIRMAN

Kerry McCullough

COUNCIL PRESIDENT

Rick Rosso

and/or

COUNCIL PRO TEM

Alan Smith