

Buildings and Lands Committee meeting
Sheffield Lake, Ohio
March 5, 2015

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, March 5, 2015. Chairman McCullough called the meeting to order at 7:06 PM.

ROLL CALL OF MEMBERS:

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

MINUTES: February 5, 2015 - *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* – Mayor Bring advised the vac truck that I talked about that froze that night, we did get that back and it was a little over \$16,000.00 which was a lot less than I thought it was going to be. There is a good possibility that our insurance is going to cover that because it did freeze during operation when they were using the truck. We did send that in and there is a good chance that they are going to cover that. David and Pat went to the CDBG grant meeting and Pat is going to try to get some of the Civic Center parking lot covered under that. It is not going to be any less then what we anticipated but the engineer did some studies on that and he suggested a few things which were quite a bit of money. So Pat is going to try to acquire any money for that grant. We are doing a little bit more inside the Police Department over there, still upgrading. The other thing is we are going to bring a plow truck to you guys for a first reading on Tuesday and if you have any questions David has a little information on that truck. Chairman McCullough asked what is the cost of that truck? Law Director Graves answered the total cost including outfitting it for a salt truck is \$142,244.00. The base price for the chassis is off the state bid list and that is \$116,484.00 and then the local build out is \$59,297.00. The purchase of the chassis off the state bid list that is already bid as far as the state bid. The local build out – we are going to have to most likely bid that. We will probably bring some legislation authorizing us to bid that and go from there. Chairman McCullough stated the base is \$116,000 and the chassis itself is going to be \$142,000 and then we got bid. Law Director Graves stated I know if you do the math; \$116,000 plus \$59,000 is more than that – there is discounts on

there. With freight and everything it actually totals \$184,000.00 and then there is \$42,587 in discounts and the total is \$142,000.00. Chairman McCullough clarified that is for everything, totally equipped. Nobody has a couple years old truck that they want to get rid of? Mayor Bring stated you don't get a state bid on 2 year trucks. Law Director Graves advised this will be for a brand new salt truck. Mayor Bring advised with the warranty I think it is 7 years, so 7 years we would probably look at getting another truck. Councilman Erdei asked how are you going to finance it? Law Director Graves answered I think there is a couple of different options but one of the options would be to use the funds for the road repairs. That ordinance reads for maintenance and repair of the roads and historically we have interpreted that to also include equipment specifically designated for maintenance and repair of the roads. So if this was any other form of truck to be used for any other purpose it would be questionable but for a truck specifically designed for maintenance and repair of the roads we have used this in the past for that type of equipment. It would not violate the intent of that ordinance - that is one option. Chairman McCullough asked what is the lease on that, did you look at that yet or no? Mayor Bring answered you can do the same thing, I think it is a buy-out of 2 bucks or whatever it is at the end of the lease. They all do that. I forget what the interest was - 3% or 5% and Tammy can do better than that. Councilman Erdei asked on those solar panels, is there any way we can design something to mount them different to have less problems with it on the roof. Have you looked into that instead of repairing it quite a bit. Mayor Bring answered actually the gentleman that we hired the other day, that part-time gentleman - that is kind of his forte and he is going to get up there and look at all of that and kind of see what he can do or give us an idea of how to proceed with that. That is what he has done a lot of his life is the roof repairs and numerous other things but that particular thing is what he has done in the past. So when it warms up a little bit he is going to get up there and look around and then talk to Pat and then we will probably have a little bit more conversation about that. Chairman McCullough stated I think in a controlled environment those things would be perfect, I just think that anybody took into account the lake. Mayor Bring advised yes the winds coming off the lake, it is no different if you live way out in farm houses where you have open land and that wind comes off of it. It actually escalates the wind, it is no different if you go downtown Cleveland and in between the buildings is 30 mile winds but ends up being 50 or 60 mile an hour because of the way it enhances it. Chairman McCullough stated when it was built it was a great idea, I don't think anybody really understood that lake. Mayor Bring stated it is kind of like being a parachute on a lake. Chairman McCullough asked anything going on with Shoreway, we got any suitors lately as far as tenants - anything new? Law Director Graves answered several on-going discussions, potential tenants and some of which

you are already aware of. We are still in the initial stages. We did sign the extension with Family Dollar and we do have entity that we have been talking with for several months that has expressed interest in purchasing the center or renovating the center but those are still in preliminary discussions. Mayor Bring advised we had another business that just contacted us the other day too. That is very preliminary also. Chairman McCullough stated I know this because I witnessed it one day, Family Dollar had somebody working on their sign and it seems to be getting worse and not better as far as lights. Did they make anybody aware of that with the city, have they said anything to you or have they reached out to say hey we are having a problem? Mayor Bring answered the whole sign is not lit up is what the problem is. Law Director Graves is they are required to keep that sign maintained. Chairman McCullough stated I know, they had somebody over there maintaining it and for some reason it is going backwards, it is not going forward and I have seen them spend the money on it. Have they said anything to anybody here? Mayor Bring advised we have actually had a very difficult time here in the last few months, Mr. Graves had a difficult time just contacting them. Chairman McCullough stated their sign is about out. Mayor Bring stated they just re-upped their lease, we can probably send them a letter. Chairman McCullough stated like I said I have witnessed that they have had sign companies in there. They have actually had the panel out and been up underneath and it seems like every time somebody is over there it gets worse – it is not getting better. Law Director Graves continued another thing that we just did was Family Dollar has an agreement with Time Warner cable to upgrade their stores for high speed internet so they are going to be wiring that unit for high speed internet and they just made us aware and we didn't have any objection to that and they are going to be making that available for all of the other units as well. Just hooking it up but not activating it so that is something that we could market those units as also having high speed internet available to potential tenants.

B) *General Maintenance* – above.

C) *The Bike Trail* – **None.**

D) *Joyce E Hanks Civic Center* – 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 7:17 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 5, 2015.

CHAIRMAN

Kerry McCullough

COUNCIL PRESIDENT

Rick Rosso

and/or

COUNCIL PRO TEM

Alan Smith