

**Buildings, Lands, Vehicles and Equipment  
Committee meeting  
Sheffield Lake, Ohio  
April 7, 2016**

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, April 7, 2016. Acting Chairman Kovach called the meeting to order at 7 PM.

**ROLL CALL OF MEMBERS:**

Present: Kovach, Gee  
Absent: Erdei (excused)  
Attending: Mayor Bring, Law Director Graves

**MINUTES:** March 3, 2016 - \*Motion by Gee/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 just to keep everybody up on what is going on, again the Chronicle newspaper was notified that we sent an absorbent of money on Shoreway and several other things. So I will start with Shoreway, when the Driftwood Café moved in over there which was the Old Shoreway Bar which as you all know and I don't know when the last time was that anybody had been in there but it was pretty disgusting. So we did demo that and revamped the HVAC and some of the other stuff over there. As most of you all know we had some vacancies over there so we were trying to attract other businesses so we did put some money into that particular unit to attract that business. The amount of money that was spent some of the other units basically all we have done is clean them out. The Barber Shop paid for most of everything they did over and again if there is a HVAC problem or similar things we do take care of that as a city because we own the building. The roofing problems which we had several problems with the roof over there and we have sent guys over there to repair that because we keep a separate line item for Shoreway Shopping Center. You will see repairs for that; roofing and several other things but is an on-going situation. We have been looking actively looking into repairing the roof or fixing it and I got an estimate for over \$500,000.00 and obviously we can't afford to do that right now. So we are looking at different avenues and trying to move forward with doing more

businesses over there. The only way that we can attract businesses is to keep that place nice and I think if you all remember when I started my little term here as the Mayor we had those grindings back there and we had the empty Bowling Alley and empty Post Office and empty Drive-thru Beverage and several other buildings. Now we have got some of those buildings filled up, we have got some interest in other ones. So we are going to continue that process, I am not going to apologize for fixing those up. We are also taking a bond out for Shoreway Shopping Center and if we don't keep that upgraded just like a home if it loses its value and they don't give us a bond then we are going to have to pay for that upfront which we don't have the money for. So we have to keep the value of that shopping center up and then also people are coming in and also interested in purchasing it which we have had on-going people looking at that for the last 4 or 5 years but we have not come to any terms with anybody. The whole process to make that look nice and keep it nice. We own that building and it makes it very difficult to go around and tell other people to take care of their things if we aren't maintaining our own. I just want to put that out there and at any time if anybody has any questions on any of those units or what is going on feel free to ask. Everything that we have talked about and everything we have spent is all in black and white. Tammy has expenditures, which you can all have access to and then through ordinances and committees and Council meetings we have talked about all these issues. The other thing that was brought up was the building that we spent money at the Service & Water Departments over there fixing that up. We spent a whopping \$8,000.00 on that and we had old carpet in there, ceiling tile and a lot of things that we took down. What we have been doing, I have been trying to put LED lighting in a lot of these buildings as it saves us money and better lighting for the people that work here. So that is the theme of what is going on here. Hopefully this year we will start working on the front of that building to also make that nice. The issues were also brought up about the parking lots, we spent money on that and we that we didn't spend money on storm water or other issues but again this parking lot out here was deployable and we had 3 elderly women fall down at the Civic Center. Fortunately they never broke a bone or anything and nobody ever did anything but we have to maintain our properties. This is what we continue to do and I will continue to do that around here. We have applied for a grant for the additions at the Fire Department but we have not heard anything about that. I am also going to change the lighting in there to LED lighting in there. The other things that we are looking at doing is the front of the Police Department, we have to change the door out there and we have to repair those steps. Those steps are falling apart and then back here we have some railing problems and this step out here we have to fix and then just general maintenance. The reason I bring this all up is because like I said we were accused of doing things as the gentleman

from the Chronicle did ask for several things and Mr. Graves talked to him. After he looked at all the paperwork and everything there was nothing there that we have done wrong. We also get audited every year and the auditors have never ever said anything or that we have done anything wrong. Like I said I am just trying to get this on here so that everybody understands that when people accuse us of things I want to make sure that we are open and honest. That is the way we have always been and I try to keep you guys updated always on what is going on. At any time during committee meetings or Council meetings I would hope if you have any questions that you would ask me because that is how we want to keep this going. Councilperson Gee asked is there any news about the addition for Fire Department? Mayor Bring answered no, it takes a very long time just to apply for those grants. Just for instance, the walkway that we applied for out there. Remember we talked about the walkway going by Shoreway Shopping Center and we applied for that in concrete. The gentleman that was in charge of the grant from the ODNR told us don't apply for concrete because it looks like your trying to get a new concrete sidewalk for free and they will throw it out. So we thought because everything else was concrete we would try that. He allowed us to change that to asphalt, which again would match up to our existing path over there. Councilperson Gee asked any more news on the pizza place? Mayor Bring answered moving forward, he is out of town. He continued I am going to bring this up too there is a piece equipment over there sitting by the salt barn right now, it is a blue hot box which is what we put out asphalt patch and we carry it around. The one we have now is 21 years old, it had 2 walls in it and it is down to 1 wall and I think as you all know it has been repaired several times. In the last few years we have put about \$5000.00 into it but it is done. The hot box that we have out there now is actually a hot box that is a 4 ton and they used it strictly for displays when they went to shows and stuff and it has never been used. It has got a diesel motor on it instead the propane tanks which is safer. That unit because it is a demo model is almost \$29,000.00 but normally that same model is \$38,000.00. So we would actively like to maybe see if we can't pursue that and put that on for one of the ordinances and get that going if you have any questions about the old hot box or what is going on. The one is getting to the point where it getting almost unsafe. We cleaned it out in the spring and the guy almost went through the floor. There is just nothing left of the old one. If we reskin it and everything else we are going to spend another \$3000 or \$4000 on it but the wiring has been bad and has burnt out 3 times on it too. Rob said there is really nothing to connect anything to anymore. Acting Chairman Kovach asked are you just going to scrap that unit out? Mayor Bring answered yes there is nothing, there is 4 things that are good on that hot box and those are tires because we changed the tires out. He explained we changed the tires out because they had believe it or not when I

became Mayor we looked at that hot box and there was 4 different tires and 1 of them was 2 inches shorter than the rest of them because the springs on it had broken so the tire that was on there was going up and hitting the vendor. So our mechanic thought well if I put a smaller tire on it it won't hit and then he used hose clamps to hold the springs on and these guys are driving that around. That has been repaired but it is again starting to deteriorate. We use that a lot so after 20 some years it is time to buy something different. Acting Chairman Kovach asked have you already purchased the new one? Mayor Bring answered no I can't do anything, I am just bringing it up to you guys. Acting Chairman Kovach asked this is the unit that you are looking at? Mayor Bring answered correct. The only thing with that is because it is \$10,000.00 cheaper and that is why we wanted to kind of move on it because we had asked them to look into something less expensive than \$38,000.00. I mean \$38,000.00 is \$38,000.00 but if you can get something brand new that has never been used why not purchase that. Councilperson Gee asked you said this one is \$10,000.00 less because of being the demo? Mayor Bring answered yes but has never had any asphalt put in it. Like I said it sitting over there and you can take a look at it. One of the better things about it is, it is 4 ton but the motor is diesel and like I said it is much safer. Those bottles sometimes are, you know as it gets used and worn out and stuff like that. We have actually had the bottles fall off of that. It is a piece of equipment that probably when you start dumping asphalt into it and everything else it gets used and when you put something that is extremely hot into a piece of equipment and it is what it is but we have gotten a lot of use out of it.

B) **General Maintenance** – advised above.

C) **Joyce E Hanks Civic Center** – Mayor Bring advised the Civic Center, something that I will be looking at in the near future is actually trying to put an addition onto that through some kind of a grant so we can utilize that more for the elderly residents and also for the children in the community.

**NEW BUSINESS: 500 Cove Beach, request city to vacate Madison.** Law Director Graves advised he wants to purchase it but with the road right of way we would have to vacate it. There were diagrams that went along with that, we had that at a prior meeting. It is just a little spur, most of that has already been vacated I believe. Has it already gone to Planning Commission? Mayor Bring answered I am not sure. Law Director Graves advised the application has to go to the Building Department and then it is supposed to go to Planning Commission and then once they review it then it comes here and then onto Council as a Whole. Councilperson Gee stated so this is for sure the same one from last month? Law Director Graves asked it should have gone to Planning Commission first and then it should come here with Planning Commissions thoughts, it would be the result of Planning Commission recommendation to recommend it or not recommend it or any comments.

Councilperson Gee stated it might have stayed on here because of you not being here maybe. Law Director Graves stated I have it here on my computer so I can show it to you. Councilperson Gee stated we saw that printout. Law Director Graves stated Madison has already been vacated other than this little jog right there and he wants the city to vacate it. Now if we vacate it it goes right down the middle, half to that guy and half to that guy. The process starts at the Building Department and then it goes to Planning Commission and then Planning Commission indicates they're support or rejection and then it comes here and then this committee votes on it and it goes to Council as a Whole. Acting Chairman Kovach stated I don't have any problem doing the same as that other piece of property has been vacated but I guess in lieu of not knowing that it hasn't gone to Planning. Acting Chairman Kovach advised Kay please refer the new business which actually should have gone to Old Business, the issue on 500 Cove Beach request city to vacate Madison under Old Business for next month's meeting as we believe has not been to Planning Commission yet and we will then discuss it at next month's meeting. Law Director Graves stated he would have to come in and pay his \$250.00 application fee and everything.

Councilperson Gee stated the green infrastructure for our buildings that we own be it the Community Center or the Shopping Center, I went to some classes on it and I have some paperwork on it and it increases the value of the properties. I will make sure that everybody gets a copy.

**CITIZEN'S COMMENTARY: None.**

**MEETING ADJOURNED:** With no further business before this committee,  
\*Motion by Gee/Second by Kovach to adjourn at 7:21 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 April 7, 2016.

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**CHAIRMAN**

*Mark Erdei*

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**COUNCIL PRESIDENT**

*Rick Rosso*