

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

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, July 7, 2016. Chairman Erdei called the meeting to order at 7:04 PM.

**ROLL CALL OF MEMBERS:**

Present: Erdei, Kovach, Gee

Attending: Mayor Bring, Superintendent Hastings, Law Director Graves, Park Board; Gee, Concerned Citizens

**MINUTES:** June 2, 2016 - \*Motion by Kovach/Second by Gee to accept the minutes with any corrections. Yeas All.

**PRESENTATIONS:** None.

**CORRESPONDENCE:** None.

**OLD BUSINESS:**

- A) *Shoreway Shopping Center* – Superintendent Hastings reported I am still waiting on a much larger quote for the Apples repair to do it in quadrants, that is who I was just speaking with. We will have that within the month. That is who I was just speaking with on the roof. Chairman Erdei stated how about the other stuff, did anybody get anything/did you find a crew for the shopping center? You said you were looking into maybe getting somebody else to do the roof repair on that a while back. Superintendent Hastings advised this is still the collection of multiple quotes.
- B) *General Maintenance* – Mayor Bring stated that has been going very well and we are going to take care of all that. We will be probably looking at the Service Department building; the front of the building which is probably going to fall. We are going to probably redo that flat roof and extend that out a little bit. We have about \$2000.00 to work with so we are going to try to the best we can with that. The rest of the buildings are in pretty good shape. Chairman Erdei stated I know you were talking possibly partial concrete right in front and then just do a little at a time. Superintendent Hastings stated yes. Chairman Erdei stated the police ramp/stairs I see the print is attached. So that should be a go ahead too. Superintendent Hastings advised the purpose of that is just to keep Council through committee updated. As you know we received the grant and the Administration directed me to also include the deteriorated handicap ramp and front door. So as a result on the direction of the Law

Director before we go out for bid and get that final number I have to have everything put together. So the project escalated a little bit and this is the latest round that I have received and I will have a total number for Council as a Whole's consideration to put it out for bid. Mayor Bring reported when we borrow money for the other part of the Fire Station regardless on whatever you do you have to borrow money because you pay money to do that. So this would eliminate paying it twice so we would actually save. Like I told you we have been written up on this ramp I think 3 or 4 times I think in the last 4 years. If anybody took a look at it, the railings are pretty bad and there are holes in that foundation and actually when you open the door the door almost hits the railing. So if they ever bring somebody in there at the same time they have to stop and then do that. We have been living with it for a long time like that but it is still not right and if we are going to redo this; if you look at that printout there it is a foot wider then what it was and it has a straighter shot coming out of there. So it would make it nicer coming in and out of there and aesthetically better and then the steps there going down towards the garage door have actually come off a couple of times. We actually took a sealant and resealed those things but every time it freezes in the winter time it pops it off again. It just has to be done. Councilperson Gee asked how is it coming along with Little Ceasar's? Superintendent Hastings answered Little Ceasar's is doing well, they are actually ranked number three on Franchises so when the gentleman had the lease approved and everything he then got on a waiting list unbeknownst to him for corporate training which he is driving to Michigan. He is actually just now completing that, so there was quite a lull in his ability to move forward with the buildout because he has to be corporate certified. They forwarded us prints which we had our Building Department review, there is some architectural adjustments that are occurring as we speak. But really just the size of this franchise was under estimated I believe. It is still coming together and he is finishing up that now and he is paying rent as his 3 month grace period expired while he was doing all of that and he is now complying with the agreement that the Law Director wrote up. Councilperson Gee stated the little mini excavator, can you fill me in on that I wasn't here. Mayor Bring advised that has been repaired and is back in operation and has been for over week. If you ever look at a piece of equipment like that, they call it a mini excavator because all the parts and all the hoses and all the pumps are all in one concentrated area. So we had a hose break on that and everything ran to that. He literally had to take the cab off and part of the floor off and a good portion of the front end of the mini excavator just to repair the hose. So in turn in doing that we replaced all the hoses and everything else being proactive to make sure that it has been taken care of and also cleaned all the machinery and did all the filters. That was put back together and run. Councilperson Gee stated the big excavator, the starter on it did the fire do

any damage other than that? Mayor Bring answered it has been repaired and it was \$700.00 to repair that. Chairman Erdei stated I recall that you did have our one plow truck in at Avon Truck Service and we had hope for \$9937.41 but then they didn't know if that would stick because once you start tearing into things. Did we get a final bill on that? Superintendent Hastings answered no we just authorized the work this week. Mayor Bring added meanwhile we spent \$5000.00 on the other F350 because we had to tear that apart too.

C) *Joyce E Hanks Civic Center* – **None.**

### **NEW BUSINESS:**

**Councilperson Gee** advised I think it is time we talk about a **new snowplow**, if we just put that kind of money into the one truck and we are putting the money in the other truck. These trucks aren't made to plow our city streets, the size our streets are and the turning ratio have and all of these were used vehicles that we have sunk a fortune into. Mr. Hastings has done a lot with grants that have saved our city quite a bit of funds lately. Also the water leaks are really starting to save our city a little money and maybe we weren't in the position a few years ago to look at a new snowplow but all it is doing is putting money into vehicles that we are constantly dumping money into and when technically they should be secondary and not primary plow. I really think it is time that we look into this now. I understood from Tammy's office that there is a leasing program that most cities and municipalities do. I was wondering if you have looked into anything like that? Superintendent Hastings answered yes we always stay abreast of the opportunities, last year we put together for Council's consideration but they opted not to go forward at that time. But that was on a 2016, an example of those payments range from \$29800 to \$30000 over a 5-year period with the truck carrying a 7-year warranty. But because it is a year old though the Mayor had me continue to update our spec's and I recently met with Concord and the Administration and Council could consider it one of two ways; you could bid a truck out, the chassis and frame comes in three months and then it goes to the body people and they have it for another 90 days. Or you could take a stock chassis truck of which I have reached out to Mac and Freight Liner and they exist which we can ship them off to Concord for example and they could have it built and ready by November. So I keep all the options open based on what the Mayor tells me to do and if there is a real interest, I mean I have current numbers but if there is a real interest in a direction on how I am to proceed then I will certainly do so. Chairman Erdei stated from what I understand there is money allotted for this right now. Superintendent Hastings answered yes. Chairman Erdei stated that would be \$30,000 I think it is, something like that. Superintendent Hastings answered yes, between \$25000 to \$31000, so the last years quote came in \$142,244.00 and that was for the truck chassis, all equipment and the 7-year warranty so it would be in warranty 2-years past the debt service. Chairman Erdei asked now where is this and maybe I heard it wrong but it was something like once the lease is done it would be a dollar or something, I forgot really. Superintendent Hastings answered a municipal

lease is not like a traditional car lease like we have and David might be able to speak on that more. But essentially it is a 5-year loan with a dollar buyout exactly like you described there. Mayor Bring reported most bigger businesses do that and we did it when we bought International trucks; flatbeds and it was a dollar buyout. They figure in all the costs so they make their money on it. Councilperson Gee asked does it have to come out of our committee to go into Ordinance? Law Director Graves answered your committee would vote to advance this onto Council as a Whole, not to another committee. I would recommend that this committee send it on in terms of a recommendation, not just to forward it on for further discussion. I think this committee ought to have the discussion here and the motion should be to recommend pursuing this or to not pursue this. To pursue the lease option or the acquisition of a new plow truck or not, some affirmative action not just for more talk or discussion. Chairman Erdei asked do we make a motion to further this thing to Worksession or just bring it up? Law Director Graves answered you are free to send this however you would like, I just think that the purpose of having a committee is for these kind of discussions and then when it goes to Council as a Whole then they are going to say well what was the recommendation out of committee. Not to just say we talked about it. \*Motion by Gee/Second by Kovach to recommend to Council to have Superintendent Hastings look into this lease on the snow plow and bring it before Council, we need a primary truck. Yeas All. This is a no brainer, we are spending more than that every year trying to repair and maintain things that are old enough to have historic plates. Just because they have a nice paint job doesn't mean that they are not costing us money and they are not dangerous. Chairman Erdei stated I hope you are listening and we are going to further this to Council and we will take it from there. I think it is way overdue myself. Councilperson Gee stated we are taking chances with those trucks. Chairman Erdei stated then I find out that the only truck that has a swivel blade is the one that we got from Lorain and it is the oldest. I was looking at the plow blades over there and they are ready for the scrape yard if you ask me, it is too bad the steel prices are down because I would take them there the next day. Councilperson Gee stated when our nicest vehicle is Lorain's hand-me-down and throwaways, that is sad. Mayor Bring stated those plow blades are \$6000.00, I actually said \$4000.00 the other day and then I asked Rob and he said more like \$6000.00. Chairman Erdei stated plus they were only for strictly highway and they don't pivot so what good are they around here, we got narrow streets. Mayor Bring advised they are good for Lake Breeze and good for Route 6 and 301 but the back streets are challenging and that is part of the reason why that F350 is taking so much damage because we go back through those streets and that truck is not set to do streets, it is set to do parking lots and driveways; small businesses, etc. Unfortunately, we have to use it for this. Councilperson Gee stated we had a nice winter last year and that does not mean we are going to have one this coming year. Chairman Erdei concurred and added it has been really the last 2. Councilperson Gee agreed yes we are pushing, we are pushing. Superintendent Hastings stated I really

need to know whether they want to acquire this year or whether I bid it out and wait 6 months. I prefer personally to acquire it this year. Councilperson Gee stated you mentioned November on your one option didn't you? I think that is what we should pursue. Law Director Graves stated so are you considering a motion to have me prepare legislation for the next Council meeting? Chairman Erdei and Councilperson Gee answered yes. Superintendent Hastings advised that is a tall order and I don't think I can pull it together. Law Director Graves advised maybe for the next Council meeting. Superintendent Hastings asked is there one meeting in August? Mayor Bring answered yes. Superintendent Hastings advised I am sure I could have everything together by the second Council meeting. Councilperson Gee asked what is the date of the second Council meeting? Mayor Bring answered the 26<sup>th</sup>. Superintendent Hastings stated obviously I knew that you might bring tonight so I setup in advance our mechanic to visit and start building spec's, I didn't send them per the Mayor I should say. But I didn't confirm that meeting until I listened to your discussion tonight. Mayor Bring stated there is a lot of work that goes into this and if nothing is going to get done then we are not going to do anything. Superintendent Hastings stated it takes about 4 months to build these on paper. Councilperson Gee stated so the longer we wait the more it takes. Superintendent Hastings stated we have the opportunity because we have reached out to suppliers to get a truck and chassis now. I met with Concord who builds them and they will fit us in and produce it by the end of this year but I didn't go full-out on everything because the Mayor told me to stay on top of the process, not to full-out go. Law Director Graves asked would it be better to have it for the August Council? Superintendent Hastings answered yes. August, most certainly. There is one official Council meeting in August? Law Director Graves answered yes, usually toward the end of the month because by rule they can't go more than 30 days without a meeting. Superintendent Hastings stated definitely by August. Law Director Graves stated so if Administration could have legislation ready for the Council meeting at the end of August, if this committee wanted to move to sponsor that legislation and have that then. Chairman Erdei asked which one would you prefer; the first choice or the second one because you are asking us our opinion but you guys are the ones that are going to be running it and servicing it? What option would you go with? Mayor Bring answered it is the same truck. Law Director Graves asked are you talking about financing option? Chairman Erdei answered no I talking about the truck itself. Superintendent Hastings asked are you talking about getting it this year or doing a full blown bid and waiting 6 months? For example; you can bid out a 16,000-pound frontend axel or 14 or an 18 or if you get these stock items then it is the middle of the road and that is certainly acceptable for our operation. So we could easily accept these snow trucks, demo models as they call them? Councilperson Gee asked if we go with the one that we are talking about bidding out and something goes wrong this winter, isn't that going to cost us more money, if we have a breakdown this winter with what we are using while we are waiting on that? Superintendent Hastings

answered yes, the need for the truck in my opinion imminent. Councilperson Gee stated then we need to go with the other one. Chairman Erdei stated the one for November? Councilperson Gee answered yes. Mayor Bring advised if we have another winter like we had the last one we will be fine. Councilperson Gee stated I am not chancing that. Superintendent Hastings stated I think the city should put the same merit on snowplows as they do on a fire truck or police car, it is a service that the residents are paying for and it is nerve racking every single snow storm for 30 years. Councilperson Gee stated I think we need to go with the one that he mentioned for November and you can have the legislation drawn up? Law Director Graves answered we will get everything together and if this committee wants to sponsor that legislation, we can have it ready by the Council meeting in August. Councilperson Gee stated do we have to vote whether we want to sponsor it or not? Law Director Graves answered yes that is what I was looking for before? \*Motion by Gee/Second by Kovach that we sponsor the ordinance to purchase the snow plow. Yeas All. Law Director Graves stated we will have it for a first reading at the August Council meeting. Councilman Kovach stated I would like to make one comment about this truck though. I hope that nobody in this room is under the misconception that this truck no matter what it cost or how new it is that it is not going to require maintenance. Like bending a wheel, blowing a tire – those things are not under warranty, just so everybody is under that reality. Councilperson Gee stated we understand that Steve. Chairman Erdei stated as long as our people take care of it and let you guys know when there is a problem which I understand they are doing a good job now. So that is all that counts, preventative maintenance is the key.

**CITIZEN’S COMMENTARY: None.**

**MEETING ADJOURNED:** With no further business before this committee,  
\*Motion by Kovach/Second by Gee to adjourn at 7:26 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 July 7, 2016.

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**CHAIRMAN**

*Mark Erdei*

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**COUNCIL PRESIDENT**

*Rick Rosso*