

**Buildings, Lands, Vehicles and Equipment
Committee meeting
Sheffield Lake, Ohio
September 1, 2016**

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, September 1, 2016. Chairman Erdei called the meeting to order at 7 PM.

ROLL CALL OF MEMBERS:

Present: Erdei, Kovach, Gee

Attending: Mayor Bring, Law Director Graves

MINUTES: July 7, 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 Little Caesar’s, we are trying to move forward with that. He has got a few more issues he has to solve yet, I think it is a little bit more involved then he anticipated so we were actively working with him and I know David has been working a little bit with all that too in going over some of the wording. I think he has to go back to the bank because I think he needs an extension for a longer part of the lease for him to get financing. So we will probably be coming to Council with that and we may ask for a special meeting and we may not as I am still talking to Mr. Hastings about that. That is something that we will probably bring up in the next week before the next meeting obviously. Dollar General will be moving out in December I believe. Law Director interjected December or January. Mayor Bring continued so we have been actively looking to fill that space and making some phone calls. Along with some of the other units including the Bowling Alley. One of the thoughts that I have had I told him if the Bowling Alley is not leased by winter time, we have to take that pump track down so we are probably going to take the pump track and move it inside over there and then open that up on weekends and let the kids use that inside to have some place to have some exercise. We will see how it goes, if the kids show up then we will probably keep it going and if they don’t then we may just store it in there. Chairman Erdei stated I feel sorry for this guy at Little Ceasar’s because he is paying full rent and he is not even ready to open up business, how is that working? Mayor Bring answered that is part of his problem for not

being prepared and not having his ducks in a row. So he agreed to something and Pat has helped him immensely and I think David has even helped him out on a few things. It is unfortunate but before you decide to open a business you better know everything you have to do. He is a very nice gentleman and I hope everything work out and I am sure it will but it is getting closer and closer every day. Again that is his problem. Chairman Erdei stated you mentioned something about the Bowling Alley, putting that track there for the kids and opening it on the weekends. Now would we require supervision there, to at least have one person there? Mayor Bring answered yes we talked about that and there is one of the line items that we may be able to use to just have somebody stay there for maybe 4 to 6 hours or something like that. We will see and like I said we will try it and if it works that is fine and if it doesn't work then we won't open it, it is real simple. Chairman Erdei stated I saw when I was coming here there was a lot of people playing basketball at Ferndale. Mayor Bring stated the basketball courts have done very, very well and the kids enjoy the heck out of those things. Chairman Erdei stated I went by and there was an adult and a bunch of kids there and kids on the skate boards and that so it is getting used pretty popular. Mayor Bring stated we have had some very good comments on that and that is what it is all about. Councilperson Gee asked if that goes good with the Bowling Alley, would you consider putting more equipment in it? Mayor Bring answered yes and no, if the city wants to turn that into a rec center then we will have to go before the people and talk to them about what that would costs and if we rent it then anything that is in there is not going to be able to be used. So it is a catch 22, we have been having all kinds of discussions about that. I want to see how this goes first and you know the interest in Sheffield Lake is a little stronger then it has ever been and I think for the fact that we are doing better and we have a safe community and Avon is building up tremendously and people are still looking for a quieter place to go too sometimes. I catch myself going over to Avon, it is fantastic and they are going crazy but you know it takes you twenty minutes to get through an area that used to take me five minutes to get through. People are still looking sometimes just to be able to go some place quietly and grab something like our Apples or to get a haircut or whatever. We can still go over there and be in and out of there in five minutes versus going through all that nonsense. Chairman Erdei stated speaking of Apples, the last time we met Pat was checking on roof problems there and he was going to look into that? Has that been solved? Mayor Bring answered honestly I know that the guy went over there and I think he patched what he had to and gave us an estimate on how much it was to repair and it was pretty extensive. We haven't done anything and I don't think he has said anything to you either? Law Director Graves acknowledged no. Chairman Erdei asked on the plaza, that

roof is good and everything is going good there? Mayor Bring answered sort of, I did have kind of a cost on that and it is very expensive.

B) **General Maintenance** – Mayor Bring advised general maintenance around the shopping center has been going pretty good. Some of the units that we are looking renting the HVAC is in poor condition, so if some of that happens we may have to repair which some of that is just beyond repair. We are probably have to buy new. The Amazing Finds over there and then we rented out to a contractor in the back so that was split. The contractor has moved out and he is getting his license to do HVAC so at this time he is paying for school so he could not afford that. Then Amazing Finds had approached us as possibly renting the rest of that building out. So we may be coming to you for the rest of that too but we are still talking to him.

C) **Joyce E Hanks Civic Center** – Mayor Bring advised it is going very well over there, we did put the tree up today for the Christmas lighting. Everything else has been status quo over there. It has been renting out very well and people seem to be enjoying that too. Again we will be actively looking at next year to put an addition on to that, it will probably take a whole year to figure out how to do that so then probably nothing will get done next year but that is what we will be actively looking to do something and get ideas. Maybe start getting architects and drawings and stuff like that but that will probably chew up a whole year trying to figure out what we are going to do there.

Chairman Erdei stated on the Fire Department and the Police ramp in front of the Police Station? Mayor Bring answered that is moving forward. We got a bid and I think it was \$203,000.00 so it was a little bit over what we had but we kind of figured that but it was not very much over that. I think we are moving forward on it. David, you have legislation for that? Law Director Graves advised that passed, all set to go which authorized to go out to bid and enter into contract. So once we are convinced with the lowest and best bid we will move forward with that project. Mayor Bring advised we did have three bids on that and the one was the lowest but Pat looked him up on the internet and he has done some very large buildings and he has a very good reputation. Chairman Erdei asked so that would start spring? Mayor Bring answered no it is going to be done before the snow flies.

Councilperson Gee stated considering this is Buildings, Lands, Vehicles & Equipment, could you give us a rough road down as I know Pat is not here but I understand our backhoe for the Road Department is broke down? Mayor Bring answered yes I was going to get over to that building and the equipment over there. We actually have a triple nickel backhoe which is part of the Water Department and that is the oldest backhoe that we have but that is actually in much better shape. The newer one that comes in parts; there is a top part, bottom part. The area where the gentlemen sits in the cab and stuff is all falling apart and rusting out. The boom extension was very loose and the mechanic

just took all of that, there is bushings that go through are about this big and the hole that it was going into was this big and that is how much it wore out, so that is how much slop. So we are getting that redone by Hasher & Hasher and we bought new pins for that so we are putting that back together and that is pretty much a Band-Aid on that machine but the fact is if we would have operated with that and they would have picked something up that whole thing probably would have fell off and I was afraid it was going to hurt somebody so I shut it down. We have put a lot of money into that machine but it is basically, we will be lucky to get another year out of that at best. We will be looking at replacing that and if you go new, that is \$120,000.00 piece of equipment. I know we have talked about the snow plows and everything else and buying used is not a good idea but I think in this case we may be looking at used. He explained on the snow plows you have a lot of electrical equipment and such but on these pieces of equipment it is a little bit different so you can get away with something that is a little bit used and less costly. So we will be looking into that and seeing where we can come up with some money for that. But \$120,000.00 is a lot of money.

Chairman Erdei asked speaking of snow plows, what about the blades that we do have for the truck that Rob was talking about welding them up a little bit better and maybe painting them? Mayor Bring answered we are still talking about how we are going to fix those too. The other snow plow, we are getting some bids on that. We have kind of narrowed it down to a couple of different suppliers, so things are going pretty well with that and it looks like October or November for something if we act on this pretty quick here. So we will probably do that. The front of the Service Department over there, I think you guys have seen that we tore the overhang down and we asphalted the front of that. We will be tearing that area out with the landscaping and just put a small amount of grass and we have a bunch of paver blocks that we have had for 5 or 6 years. Member Kovach stated since the boat launch. Mayor Bring stated no I am talking about actual pavers for the ground, I think we got that from Old Castle or something over there donated it. Member Kovach stated probably from when we did Gary Green Park. Mayor Bring stated so we are going to end up putting those in the front, it will be less maintenance and look a lot better and fix that up. Then we are going to redo that overhang and instead of a flat roof, we will a reverse gable and put that up. We already have the trusses which we had left over from the pavilion, instead of putting those 2 foot we put them 4 foot on center which is still engineered okay so we had those left over so we are going to put those over there. Then put a metal roof on that and then reskin the front of that too. That may get done this year or it may not depending on what happens. Chairman Erdei stated because at one time you were talking on maybe doing partial concrete. Mayor Bring stated we talked about that but if we would have done concrete we would have had

to let it set for 5 to 7 days and people were having an absolute heart attack that we shut them down for 6 hours to get that done. Chairman Erdei stated it is hard to get out of your car and walk in. Mayor Bring stated they were going crazy and so the asphalt worked out fine, we put it down a little thicker so we should be alright. So it is done and then we don't have to worry about arguing and fighting with everybody. We had a lady that came in there screaming at us saying this is ridiculous that she had to walk 15 feet. That patch that we borrowed, that is going very well. We had some issues with it but it was a little electrical wire that kept breaking off and the guy finally fixed it right. It was kind of a flawed design so the guys are moving pretty well with that, they are going to finish the road. I think we did the yellow striping on Lake Road I think today or yesterday. So that machine is doing well. That new patch truck that we got, the blue with the asphalt stuff – the guys absolutely love that and it makes a huge difference. If you look at some of the patches, they are much better then they were because it is easier to get that stuff in and out of that piece of equipment. It is much safer and it is easier to go pick up and has cut down a lot of the time running around with that and the diesel engine works a heck of a lot better then having that propane and it is much safer. That has been a wonderful asset. The new tractors that we bought work well even though we have had a drought and then Rob, that old red Massey Ferguson that we have; the mower, Rob rebuilt all the rollers on that which the bearings all fell out of that and have been gone for years. The equipment was not very well maintained, let's put it that way. The old mechanic just kind of flew by the seat of his pants but Rob is not like that, he repairs and fixes it correctly. We got by before but it kind of catches up to you because if you don't fix one thing and you don't fix the whole thing it is going to wear out and its going to cost you money anyway. So now we are doing it right so that has all been repaired and I think that was around \$3600.00. I think we got our other truck back that was being repaired. Other then that, little things here and there break down but that is just the way things are. Chairman Erdei stated the city is very fortunate that we do have Rob. Mayor Bring stated he is a great mechanic. Chairman Erdei stated yes, he is doing his job well. Mayor Bring stated everybody is different and Rob is very diversified, he can also weld and if there is a part that needs to be made he can manufacture that. He knows a lot of people and John knew a lot of people too but we are trying to keep everything in house now instead of trying to borrow things and doing everything outside and everything is a lot better then it was. But we are just trying to get by. Chairman Erdei stated well people don't realize if you take care of your equipment and you purchase equipment that saves time and money, that that goes a long way. Mayor Bring stated you also have the guys mentality of which we are trying to change, just because it is not your piece of equipment you shouldn't treat it like that you should treat like it is your

piece of equipment. So we are trying to get these guys every day when they come in to check the oil, grease or whatever they have to do and we have advocated that you are going to do this and they are doing pretty good lately here. We had a few little hiccups and what I might end up doing is doing a sign up sheet and whoever gets on that is going to have to sign that sheet in the morning. I will tell you that he told the guys to check the oil on one piece of equipment and he took the dip stick out and the guy drove around for 3 days and he came back and said I am sorry Rob I lost the dip stick. Rob said did you check the oil yesterday and the guy said yes it was in there yesterday and Rob told him that is funny because I took the dip stick out 3 days ago and it is right over here. Rob said that was just to prove the fact that you guys aren't checking the oil. So they are starting to realize ut-oh but it makes a difference and the guys over there do pretty well. Everybody gets busy and you jump on things and you forget but now when they are coming back they are checking things and it is making a big difference. They are keeping things cleaner. Councilperson Gee stated is there any way you can setup like a point system, they are starting to improve but in case they slack back off. Mayor Bring stated I don't want to, you know we are kind of grownups here so I don't want to treat them like little kids. We are grownups, if you do a sign up sheet and say hey if you don't do this and if you don't do a couple of times then you start saying well if you don't do this and something breaks we are going to start giving you time off but I don't want to go in there and treat them like that. We don't have time for that anyways.

NEW BUSINESS: None.

CITIZEN'S COMMENTARY: None.

**MEETING ADJOURNED: With no further business before this committee,
*Motion by Kovach/Second by Gee to adjourn at 7:23 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 September 1, 2016.

CHAIRMAN

Mark Erdei

COUNCIL PRESIDENT

Rick Rosso