

**Buildings, Lands, Vehicles and Equipment
Committee meeting
Sheffield Lake, Ohio
January 5, 2017**

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, January 5, 2017. Chairman Erdei called the meeting to order at 7:20 PM.

ROLL CALL OF MEMBERS:

Present: Erdei, Kovach, Gee

Attending: Mayor Bring, Law Director Graves

MINUTES: December 1, 2016 - *Motion by Kovach/Second by Gee to accept the minutes as presented. Yeas All.

PRESENTATIONS: None.

CORRESPONDENCE: None.

OLD BUSINESS:

- A) *Shoreway Shopping Center* – Mayor Bring advised obviously Little Caesar’s has moved into their unit and are doing quite well. That was actually a very smooth transition in there, it took a long time. The Men’s Zone, there is nobody in there right now and we are waiting for Dollar General to give us the keys back for the unit that they were in. We are going to show that as soon as they give us the keys for that. Everything else at Shoreway is going pretty well at this time. Is the windmill part of that I guess? Law Director Graves answered sure, I saw a pickup truck up there today. Mayor Bring advised Mr. Graves got a hold of the company finally, we sent a letter out and we got it sent back to us as nobody acknowledged it. Then David got a hold of somebody else and got an acknowledgment back and so they are going to repair that windmill. They were supposed to do it today, it was really cold so I don’t know if they did anything or what they did but they did promise us they were going to fix that. Law Director Graves advised they told me that it was news to them and they were just as upset as we were because they don’t make any money when the turbine is not spinning, it is in their best interest that it be working and so now we have a direct line to the people that we need to. They said this was through some glitch, this was only turbine that they have in the State of Ohio that wasn’t directly tied into their Ethos, the company that monitors and does maintenance. So, now it is directly tied in and if there is ever any problem with it again they will know immediately, they will know before we do and they will come out as they want to keep that

thing turning. Councilperson Gee clarified so that is not costing the city anything? Law Director Graves answered no. Chairman Erdei asked how about the roofs over there? Mayor Bring answered we did have it repaired, we did have some rain storms and did not have any major leaks there so I think we are alright. Actually, what is happening with the roof is not so much the outer layer of the roof leaking, what is happening is there is 2 layers of roofing material and what happens is condensation gets in between the 2 layers and when they put in the hood they had to cut that and flashed the outside of the upper layer but they didn't flash the inside layer. So, that is what caused the leaks but in the summer time when the sun comes out believe it or not there is a lot of condensation that builds up so we have tried vents and some other things. Some of it worked and some of it didn't but that is what most of the leaks are from. Law Director Graves advised Dollar General, they had the key and their official last day I believe is the 15th I think and we have some potential tenants that the Superintendent wants to start showing and they have been a little reluctant to give us back the key as they are saying they are still getting their product out. So anyway, we could push that issue but it is only 10 days. There was an issue where they previously let the city know that there was a roof leak which we corrected it as a lot of times is the case local management isn't talking to the right people at corporate or whatever, one hand is not talking to the other. So they stop payment on their rent check and sent us a reduced check, they withheld money that they said was going to be used to fix it well we had already fixed it. So when that reduced check comes in we are not going to be depositing it as we are in a bit of dispute for that final full rent check. Mayor Bring advised they actually sent out somebody to fix the unit and they fixed a unit that was not in operation and my biggest thing is you fixed a unit but you didn't check in with us. The other thing is you didn't pull a permit and he wasn't registered. So, we sent that all back to them but the unit that the guy tried to fix was not even operable, totally didn't know what he was doing. They would have known that if they would have checked in with us and actually that happened before.

- B) **General Maintenance** – Mayor Bring advised all that is going well. We had the backhoe, just yesterday one of the guys was driving it and it started leaking antifreeze and it is leaking antifreeze is in the middle of the engine. They have to take the whole frontend of the backhoe apart, disassemble that, the engine has to come apart and then get into it. To repair it is going to be around \$5000.00 plus about 3 weeks down time minimum. A new engine or a rebuilt engine on it is \$15,000.00 so we are actively looking at replacing that right now because the cab is falling off the chassis and some other problems. So I am just letting you know about it. We don't know what is going to happen with that but that vehicle can't be used right now because it is leaking antifreeze and they pay attention to it it will just seize that engine up. If they

throw water back in it and they leave it outside it will break the block and we know that the guys will not pay attention. You can run it about 6 hours and then all the fluids are out of it. The Fire Station over there, we did have a meeting with them yesterday and went over a punch list and the door that was installed for the Police Department and I don't know if I have said anything to you about it but I was extremely unhappy with it. They put the door in and the anchoring system was not properly installed and the weather stripping on the bottom was not properly installed and the weather stripping on the door was not installed until after I said something and that was installed without putting the plugs back in where the holes are for the anchoring system. They did not put a door closer on it, the door comes with a 3-foot door and there is also an adjacent light next to it/glass which is called a light kit but whoever at the factory put that on put it on backwards. So they took the glass out of that and then replaced it and put it on the inside but that thing is actually backwards and leaked like a sieve. So I brought that all to their attention and pointed it out to them and I said it is also in crooked and I was not very happy about it. I said a few more things about it and they are going to tear the whole thing out and redo the whole thing because it is just totally unacceptable. There was a few other things in the paint that they have to fix up and they did some other stuff too. But the railing I believe they finished up today, they did do a real nice job with that and a few other punch list things they have to do. But Fire Fighters moved the weights and stuff like that that are in that room over there and they moved that actually in that room today and the garage doors are all up and all working and they have garage door openers and stuff. If you get a chance walk over and take a look at it but it is very nice. Chairman Erdei stated I noticed the railing on my way home tonight, they put a like 4-inch aluminum along the bottom of the railing on the ramp on the outside edge of it. Did you see that? Mayor Bring answered no I didn't. Chairman Erdei continued they got like a 4-inch plate, I just drove by it and it is all enclosed on the whole thing. Just hope it don't hold no water or anything on there. Mayor Bring stated we are actively looking at a company coming in here and doing our energy and we are looking at changing that supplier and it should save the city \$15,000 to \$20,000.00 a year. That is another thing that we have been working on too. Chairman Erdei asked how about our new plow truck? Mayor Bring answered we discussed that this morning and we still haven't heard anything. It is there at Judco and our mechanic gave us a time and he said look this is when it is coming and he is probably going to be right because there is 2 other trucks there from Avon Lake that have been sitting there too and they are in the same situation. We got the trucks out today so we will see how it works. Just to let you know a new backhoe is about \$150,000.00. We are going to try to do something used obviously. Chairman Erdei stated they have that big auction, where is that in Akron or Canton where all that machinery and that

is? There is like 500,000 pieces of equipment. Mayor Bring answered you don't what you are getting in those things, a lot of times you have to be careful as you could be getting the same thing that you are trying to get of on our end. We know some dealers and stuff like that so we are actively kind of shopping around but we will see what happens. Chairman Erdei asked is that what we use to load our trucks with salt? Mayor Bring answered we have another backhoe and a skid steer too. We use both the backhoe's quite a bit.

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

NEW BUSINESS: **None.**

CITIZEN'S COMMENTARY: **None.**

MEETING ADJOURNED: With no further business before this committee,
*Motion by Gee/Second by Kovach to adjourn at 7:38 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 January 5, 2017.

CHAIRMAN

Mark Erdei

COUNCIL PRESIDENT

Rick Rosso