

**Buildings, Lands, Vehicles and Equipment
Committee meeting
Sheffield Lake, Ohio
September 7, 2017**

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

ROLL CALL OF MEMBERS:

Present: Erdei, Kovach, Gee

Absent: Superintendent Hastings (excused)

Attending: Mayor Bring, Law Director Graves, Park Board Joe Gee

MINUTES: July 6, 2017 - *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 obviously we put the bid out for the Goodwill and that came back. So, we did have some correspondence with Goodwill talking about the extended lease now, we will see how that goes. That will go probably to David and he will make sure that is okay before we proceed and then go back to Council for approval of that. I did meet the laundromat the other day and they are moving forward. The child care is also moving forward. Little Caesar's had a small leak in the roof on top of their business and we got that repaired. We have met with the Woodshop a couple of times. They have 40 members and they don't pay a lot of rent, we charge \$550.00 rent and they are having a hard time paying that. I think we allowed to reduce that to \$350.00. We met with them the other day and they would like to extend their lease out for another 5 years at the \$350.00 rate. The building over there is kind of out of the way and they do a good job and nobody has any troubles over there. After some discussion, we thought maybe they do some in-kind service for us kind of like they did at Memorial Park when they made that sign which they did a really nice job. We do need signs for our parks; the Civic Center and some other areas. So, we submitted that proposal which they took back to their Board and advised that would probably be acceptable. So, I had David draw it up at the \$350.00 rate and the in-kind service would be calculated at \$2000.00 a year. If you get one

of those signs made up professionally it is around \$2000.00 for one and we are looking at doing a couple of them at least to include possibly something at the Boat Launch. You want to get the rent but it is also nice to work with those people. David thought the 5-year lease was a little bit too long and thought maybe a 3-year instead. They thought maybe if things didn't go well that we would release the contract in 6-months. Right now, it is at 30 days but I really didn't have a problem with the 6-month proposal. If we were to ever sell the shopping center, it would take months to get everything together anyway. So, the 6-months we could terminate and they could terminate even faster. We also thought maybe putting a clause in it that if their membership goes up to 50 or 60, we could possibly raise the rent. They are good for this community and I like having them there. Member Kovach suggested maybe you would revisit it annually. Member Gee advised they do a lot of community service all over Lorain County; a lot with special education kids and many different groups. The thought process for the 6-month clause is that they are bringing in new equipment and will take a while to get it all set-up. They are bringing in used equipment that is a lot better than what they had. So, they are upgrading everything over there. They do take care of the building and they do a lot for the community. Member Kovach advised with them in there, the building is active. You know the absolute worse, thing is for a building to sit vacant. Mayor Bring advised if that was a prime building that was out front, it would be totally different scenario. This is back of the center and it is nice having those guys there. Superintendent Hastings is looking for the possibility of doing a grant that would enhance that road over there, However, it is all preliminary with the possibility of getting either \$150,000.00 to \$200,000.00. So, we are looking at those possibilities. Member Kovach questioned vacated portion of street, from Community by the former beverage store down to Speedway or are you talking about from the drive-thru to Ferndale? Mayor Bring answered from drive-thru to Ferndale. He advised the equipment behind the shopping center, I allowed the Northcoast people to park over there while they are doing their building. Equipment wise we did get our new skid steer in and it is able to do just about anything. We had a little bit but we are going to have more as the guys are already using it. We have another piece of equipment that is coming that grinds it down, it should be here next Wednesday which they will do training on that where we are going to do a section off of Harris Road. We got rid of the everything on the sale, I think 2 cars are left and a car called about that today, so it will be picked up very soon. Also, the blue van that we have left over here, the Fire Department is going to cut that up next week which we will scrap out. Mayor Bring advised Rob has been getting the big plow trucks ready for the upcoming season. We

put tires on some and just going over everything. Chairman Erdei asked are you keeping track on the maintenance of this equipment? Mayor Bring advised we revamped when they brought the new equipment in on the process. The other thing is there is a computer in these and there is a guy that sits there and that is all he does is to look at all this equipment that they sell where it tracks all oil changes, etc. That same guy can call us and say hey you need to do this or that. That is the beauty of the new equipment and one of the sales pitches is they have a specific person that sits all day long and watches for indicators of problems on the equipment and notifies current owner via computers in equipment now.

- B) **General Maintenance** – Mayor Bring advised we just changed filters downstairs in Council Chambers. We couldn't get the filter in while it was running so we had to shut the blower down to put new filter in. Member Kovach asked any action on the generator? Mayor Bring answered we had it repaired not too long ago. He advised since we had all the lighting changed, it doesn't drain as much which has made a big difference. I have put that on hold but will look at it again. He explained what was done and replaced on current one and seemed to be running better. Chairman Erdei asked how old is it? Mayor Bring answered very old and explained how they run.
- C) **Joyce E Hanks Civic Center** – Mayor Bring advised still waiting to hear anything back on grant. We are kind of at the last step, so we are hoping that will go through. I would like to upgrade the Joyce Hanks Center sign, so Northcoast Woodshop will be looking at that.

NEW BUSINESS:

- A) **Abundant Life Christian Center** – Law Director Gravers advised they own 4 parcels along corridor that runs north/south from Holl to Forestlawn. He pointed out this is not an easement, they are separate parcels. He gave history of area in which we have always declined to accepted donations in this area. He pointed out they may have made a mistake in this instance because only 1 parcel borders the drainage corridor. The other parcels are located throughout city which are along Woodruff and Lincoln, all paper streets. He advised my recommendation would be is not accept these donations. *Motion by Kovach/Second by Gee to decline proposal of donation of these parcels. Yeas All.
- D) **Susan Moody** – Law Director Graves advised it is 2 parcels but 1 through lot that fronts on Elm Street. After a brief discussion on location, *Motion by Gee/Second by Kovach to decline proposal of donation of these parcels. Yeas All.

Law Director Graves advised committee the last donation of parcels that was accepted, 6 lots; 2 on Lafayette and 4 on Treadway, that deal fell

through. The owner changed his mind and decided to sale to neighbors rather than donate to city.

Chairman Erdei suggested going back to start time for committee at 7 pm.

*Motion by Kovach/Second by Gee to change start time back to 7 pm.
Yeas All.

CITIZEN'S COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee,

*Motion by Kovach/Second by Erdei to adjourn at 7:45 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 7, 2017.

CHAIRMAN

Mark Erdei

COUNCIL PRESIDENT

Rick Rosso