

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

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, October 5, 2017. Chairman Erdei called the meeting to order at 7:02 PM.

**ROLL CALL OF MEMBERS:**

Present: Erdei, Kovach, Gee

Absent: Superintendent Hastings (excused)

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

**MINUTES:** September 7, 2017 - \*Motion by Kovach/Second by Gee to accept the minutes with any so noted corrections. Yeas All.

**PRESENTATIONS:** **None.**

**CORRESPONDENCE:** **None.**

**OLD BUSINESS:**

- A) ***Shoreway Shopping Center*** – Mayor Bring advised we are still waiting on Goodwill to finalize and we are pretty sure that they are going to go with that. So, we would then be contacting the contractor and get going with that in building 2 spaces or moving forward. I think everything else is going just fine. Chairman Erdei asked does Goodwill have a time limit on how long they are going to take to accept that? Mayor Bring stated it doesn't matter how long to get the thing going. Law Director Graves advised Goodwill did have a board meeting and they were very excited and I think we are good to go. They did inquire about whether the city would be willing to amend our proposal from the initial term of 7 years to 5 years and that is not going to fly because we need the 7 years to recoup our investment unless Goodwill wanted to pay a much higher monthly rent which I don't think they are interested in. Our position is that we are going to go forward with passing as written and I think they will be on board with that.
- B) ***General Maintenance*** – Mayor Bring advised that is going good. I mean, obviously if you drove out here tonight you saw the additional tanks that we have, we added 2 - 1000 gallon tanks. The tank that we had before was a 750 gallon and a 250 gallon, so we increased that and we have to put the bollards around which are those posts and we got half of them in today. They will finish that up and then the state inspector has to come in, so we

are probably going to fill that tank Monday or Tuesday of next week. Then we have a fence that goes on the inside of the bollard's and that will not be installed until sometime in December, they were that far behind, but the state has agreed us to fill those as long as everything else is okay. Vehicle wise; the mechanic has been getting the snow plows ready and everything ready as that is not going to be too far around the corner here. He has just been working on other general equipment. At the fire station, they put the grass in over there and they are going to fertilize that and get it going. So, everything is working putting pretty good. The e-checks are all done and then last night, which I haven't even told David yet, there was a lady over on Lakewood Beach and she was going to receive a ticket for a vehicle which was actually a fire truck and it was decommissioned. Her husband had passed away and her son who is a mechanic and was working on it and almost had it running had passed away. That thing has been sitting there for a while and they had asked in lieu of a fine, which was going to be very minimal they had asked if the city would be acceptable to getting the fire truck instead of the fine. I asked if they had a title and they said yes, so I told them if they want to sign the title over I wouldn't think that would be a problem. I had our mechanic over there today to look at it and basically what we would probably do is sell it as scrap. We may get \$200.00 or we may get whatever for it, I am not anticipating much, but the fine would have only been 50 bucks. If it accomplishes getting rid of the truck. Councilman Kovach asked is this the white one that has been sitting back in the bushes for some time? Mayor Bring answered so we will probably be acquiring that and just turning it into scrap. Chairman Erdei asked those fuel tanks, are they regular unleaded gas or diesel? Mayor Bring answered both. Chairman Erdei stated I knew one was for the plow trucks and such. Mayor Bring advised the gasoline tank that we had before was only 250 gallons, so with these 2 tanks and actually the way that it is wired it is much better and all State of Ohio inspected. The Fire Marshall for the State of Ohio inspects it and it is just a better situation for our city. Hopefully we won't have the fuel truck here every day. Law Director Graves stated that donation, the Council would not have to approve that. Mayor Bring stated even for scrap, we may only \$200.00 for it. The lady is extremely distraught because of her husband passing and we don't want to punish people, but we just have to correct the problem. I thought this was the best way possible. Chairman Erdei asked Rob couldn't get that thing started? Mayor Bring answered he just looked at it to see what kind it is and I told him that that may be a possibility, but it is a whole lot of work and we are not even going to bother with it.

- C) ***Joyce E Hanks Civic Center*** – Mayor Bring advised we are waiting on the State of Ohio to accept the grant that we wrote for that. I was taking

pictures of the interior of the place that we were at in Lorain because I think it is something we should do too as far as how we build it. I am still dreaming. Councilperson Gee advised that is not that big of a dream.

### **NEW BUSINESS:**

Councilperson Gee advised being approached by a resident that lives on Lafayette and she was in a wheelchair, when the city got the property on Lafayette, those 2 lots and money went in escrow for sidewalks. With her being in a wheelchair, she really would appreciate that sidewalk be installed that was never put in and that is way back from the pole barn. If that makes any sense to anyone? Law Director Graves asked are you talking about the recent requisition on Lafayette? Councilperson Gee answered no, this was years ago when we got 2 lots on Lafayette in order to do the pole barn and money was put in escrow. Law Director Graves clarified oh, you mean the Service building? Councilperson Gee answered yes, she calls it a pole barn because the deal was a pole barn. The city had money in an escrow to put in a sidewalk and she was told that when the weather broke the sidewalk would go in. Then a couple of years later, she was told the sidewalk would go in the next time the city was doing sidewalks. The sidewalk has never gone in and the fact she is in a wheelchair, she said it would really make her life easier because she actually has to get in a vehicle instead of being able to just go down on a sidewalk. Law Director Graves advised let me pull up that file and find out what we have. Chairman Erdei asked do you think that Mr. Hastings would know anything about that? Mayor Bring answered we would have to check with the Building Department to see if there is any escrow money first. Councilperson Gee advised she seemed like a very nice woman but she would just like to see a sidewalk so that she could roll down it once in her life. It is only the length of 2 lots and I got the impression she was talking the old 35 or 40-foot lots. So, that is not that big of a footage. Councilman Kovach guessed wouldn't that probably be to the south of the building where that ditch is? Mayor Bring answered that is what I am thinking. Law Director Graves advised I have not been able to pull up any transfer history to find out. Mayor Bring stated I will go over tomorrow and take a peek and ask Pat. Councilman Kovach stated not sure Pat will have recall or if he was even working for the Park Board at that time, that has to be 25 years ago. Councilperson Gee stated she said she knew it was at least more than 19 years ago. Law Director Graves stated you are saying the city actually acquired that property at the time to build that or did we always...? Councilman Kovach stated it sounds like we acquired what was south of the property. I am sure the city owned because of the frontage on Richelieu here and that is just an extension south. Bill put the building up. Law Director Graves stated I remember when he put the building up, but we own all those parcels, it is not one parcel. They are all little separate parcels, they are all in the name of the city, but there is no transfer history. Normally, it would show transfers and I am not finding

anything about when the city acquired that. Mayor Bring advised we will look into it. Law Director Graves advised sidewalks are upon a transfer.

Law Director Graves advised there is an individual in town that has expressed interest in purchasing one of the parcels that was donated to the city on the paper street of Dorchester. His property backs up to that and he would like to acquire that from the city. This was just donated December of 2016. Now this is different then a vacation of land for like a road or anything like that. This would actually be a sale of real property. If the city wants to sell real estate, we have to bid it at public bid in the newspaper once a week for five weeks. Then enter a contract with the highest bidder and I am quite sure he would probably be the only one bidding on it. I will talk to him tomorrow and layout that process and if he still wants to go forward with it and there is a cost. Councilman Kovach asked should there be a minimum bid? Law Director Graves answered if it is going to cost the city more to advertise for bids then the property is worth. Councilman Kovach advised that is what I am saying, you could make that part of the paperwork. Law Director Graves advised once a week for five weeks in a newspaper of general circulation. The code says the first time it runs it has to be a full description and then after that there is a process for like an abbreviated for the next four weeks. I will tell him this process and let him know that if the city was to pass the legislation authorizing the sale that it would include him reimbursing the city for the cost of advertising for bids. Mayor Bring stated what about closing cost or anything else? Law Director Graves answered there really wouldn't be any except on the deed which is like \$28.00. Mayor Bring stated well at least we would be getting tax dollars. Law Director Graves stated he just reached out to the city today and I will call him back. Chairman Erdei asked how big is that lot, is it buildable? Law Director Graves answered no, 34 X 110. Councilman Kovach advised it is just something that is behind his property. Chairman Erdei stated maybe something for Worksession. Law Director Graves answered, I think that would be good if he is still interested in pursuing it.

Mayor Bring stated since we are talking about property, that one gentleman has approached me again about over there by the Shoreway Shopping Center and I thought he was going to be here tonight. The guy is the one that did Pleasantview behind old Abbe Road Lumber there for the condo storage units. He would like to do something very similar by Shoreway and I think I have told you guys before about it but he keeps asking me about it. I did tell him it would be prudent of him to come down here and tell you guys and explain what he wants to do. David would have to find out what the value is but he is still very interested in doing it and I don't know if you guys would want to entertain that or what. David did look it up and it is all one parcel with the bowling alley so it would have to be a land split and I think it would have to be rezoned. Councilman Kovach asked does he want to go all the way across the grassy area to Speedway? Mayor Bring answered no, not that far. Councilman Kovach asked which part does he want? Mayor Bring answered, I don't know, that is why I told him to come here. He keeps asking me and I keep telling

him that he has to come here to committee and explain it. I keep telling him I can't do all your leg work for you. Law Director Graves stated another option I don't know if he would be interested is a ground lease with the city. If he doesn't acquire the property, it would not have to be split and we could keep the parcel as is and it would still have to be rezoned but then we could just do a ground lease. He builds the buildings and we would lease the land to him for a period of time. Mayor Bring advised it really wouldn't interfere with anything back there, it is something that we aren't using and I talked to Pat about it and he didn't think so. Even if the bowling alley gets redone or purchased or whatever, we will still have plenty of parking. Like I said, I don't think he wants to use that whole parcel, the whole grassy area. I think it is 2/3 of that. Councilperson Gee asked on ground leasing, then he would still be paying on the Stormwater part or would the city eat that part? Law Director Graves answered that is something that would be negotiated into his lease. We would technically still own the property and he would be improving it and leasing it and that could be negotiated who pays the Stormwater utility. Councilperson Gee stated, but if he buys it outright, he automatically pays for all of that. Law Director Graves stated the nice thing about the land leasing is if he ever abandons it, the buildings remain the property of the city. Mayor Bring advised the ones he built on Pleasantview, he does not own. He sold those. Councilman Kovach concurred those are storage condo's. Those are owned independently, six or eight of them. Mayor Bring stated I just wanted bring that up again because he keeps bugging me and we have some people looking at a couple of other projects too. That one just particularly sticks out. Chairman Erdei stated if he is that interested he will show up.

**CITIZEN'S COMMENTARY: None.**

**MEETING ADJOURNED:** With no further business before this committee,  
\*Motion by Kovach/Second by Gee to adjourn at 7:22 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 October 5, 2017.

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CHAIRMAN

*Mark Erdei*

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COUNCIL PRESIDENT

*Rick Rosso*