

Buildings, Lands, Vehicles and Equipment Committee
Sheffield Lake, Ohio
November 2, 2017

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, November 2, 2017. Chairman Erdei called the meeting to order at 7:04 PM.

ROLL CALL OF MEMBERS:

Present: Erdei, Kovach, Gee
Absent: Superintendent Hastings (excused)
Attending: Mayor Bring, Law Director Graves

MINUTES: October 5, 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 did the preliminary discussions on Goodwill. So, they are actually going to start I think tomorrow doing some demo over there. They have to wait for their prints to come back from the Architect for a final approval from Safebuilt. They want to start doing demo and they are allowed to do that. So, that will be going on there very, very shortly. Law Director Graves added, everything is signed, the lease and contract. Mayor Bring continued the other prints are still coming back from the Laundromat and that is all we are waiting for. We are running three new gas lines because that has to go over to Ed for the Daycare, the Laundromat and Goodwill. Member Gee asked what is the time line on the Daycare? Mayor Bring answered soon. Law Director Graves added they are supposed to start paying rent, we gave them that extension. I think we are supposed to start getting rent soon. They have been slow but they are making progress on their renovations and licensing.
- B) *General Maintenance* – Mayor Bring advised we are going to replace these front entrance doors here. They have been sticking and everything, they are just worn out. So, we are just going to replace them with more glass and such. We signed a contract and it will probably be 4 more weeks before that gets done. We talked to the mechanic the other day going over

things, if you look along the buildings over there they took out a couple of the trees next to the workshop and put in drains and gravel and we were just talking about the equipment being outside. Rob made a good suggestion about putting a type of salt-shed type building up against where those blocks were. If you look I cleaned all that out and I turned that in to get a price for that. It would be about 72 feet long/30 foot deep with trusses and siding and we could back the equipment into it. It would have 5 bays, so we are looking to see how much it is going to cost. It would have no doors for right now, steel siding and a pole barn type thing. We will see how much it would cost but we all thought that was a great idea. Chairman Erdei asked what equipment would you be putting in there? Mayor Bring answered you could put the dump trucks in there and I don't believe the wood chipper has ever been inside. We have several other pieces of equipment that we leave inside that building that we wouldn't have to especially in the summer time. It would give us more room to move some of that stuff around. It should be relatively inexpensive and the guys can put it up themselves so we will get a price on that. Chairman Erdei asked on the front doors, are they going to be electronic locks where you have to be buzzed in? Mayor Bring answered no, not unless you want to spend another 8000 to 9000.00. Chairman Erdei asked about this land behind Speedway, did he ever approach you again? Mayor Bring answered yes, he came in the other day and he is probably going to stop just to talk and see what he is going to do here but yes, he has talked. Member Gee asked did the State Inspector check the tanks yet? Mayor Bring answered yes, they are operating and there is still a fence that has to be installed on the inside of these bollards which was part of the deal and that is probably going to be in December so we are waiting for that. Member Gee continued what about that Lakewood Beach fire truck? Mayor Bring answered we are waiting for that lady to give us the title. Law Director Graves added they were in Mayor's court again on Tuesday. Mayor Bring advised she kind of fibbed to us and said she had the title and she didn't. Member Gee continued David, were you able to look into those sidewalks in escrow on Lafayette? Law Director Graves answered, I have not and as to whether or not the city would have been obligated to put those sidewalks in? Member Gee answered yes. Law Director Graves answered unclear and no one can figure out right now whether the city already owned that property or whether the city acquired that property. You are talking about putting up the pole barn? Member Gee answered the lady said the city acquired the property, I got the impression it was from a relative of hers because she knew quite a bit on it. Law Director Graves advised when I looked up the

parcels at the last meeting, there was no transfer history. She might be telling you about a different parcel, but the parcels from the city building all the way up to the corner of Richelieu, there is no transfer history and usually that means that that has been under the same owner for many, many years. So, I am wondering if the city has owned that property forever and then one day they just put the building up on it. If it happened before the ordinance was passed, it wouldn't affect it either. When they passed the ordinance about the sidewalks, it is all related to the transfer and is tied to the occupancy. Chairman Erdei asked did the city originally ever own that chunk of land over there? Law Director Graves stated the city owns it now and I could not find online any prior transfer. Now, I could research that and find out. Member Gee asked is there any way of checking in escrow because she said there is money in escrow, this was under Bill? Law Director Graves answered there is no money in escrow and if you are going back to Bill. Member Gee answered well I guess it goes back that far and she is in a wheelchair and that is why she is asking which is stopping her in the summer from going further. Law Director Graves advised I think the city is going to have to decide whether or not we are just going to put them in. Member Kovach concurred you are probably talking a 70-foot stretch, it is not that massive of a job. Mayor Bring advised I know there is no money in escrow. Law Director Graves stated I wrote an opinion about 8 or 9 years ago on sidewalk escrow and would be happy to provide that to you. There was money in the escrow that was positively marked for specific sidewalks which was used for those sidewalks. There was other money that went way back and for some reason there was not a record of where it was used for and what transfer that came from. I mean it could have gone into the 70's, but that money has gone into other sidewalks. It was all used for sidewalks, but where the city could not identify a certain project, it was used for sidewalks. Chairman Erdei asked wouldn't the county have records of that? Law Director Graves answered no, of the transfer but I can try to find out. Member Gee asked how much would it really be to put in a sidewalk that short distance? Law Director Graves asked does she have a year, a time frame that this occurred? Member Gee answered she really went back because the original discussion was long before the pole barns, way before that. Then when she came and said hey wait a minute, how come the sidewalk was never put in – that was while Bill Gardner was in. Law Director Graves asked, she said she sold property to the city? Member Gee answered, I got the impression she said it was a relative of hers. Law Director Graves clarified that sold it to the city? Member Gee advised she was positive, no doubt in her mind that the

money was in escrow for the sidewalk because it was the time of year that the sidewalk couldn't go in. But you are talking ancient but the only reason she is hoping is that way it extends her summer moving around the neighborhood.

- C) ***Joyce E Hanks Civic Center*** – Mayor Bring advised that grant is still going through and is at the state level now. Chairman Erdei asked the roof isn't leaking anymore? Mayor Bring answered no, the one time it did leak was a drain up there that got clogged and the water was about 5 or 6 inches deep up there. So, that is what actually caused that leak. So, we went up there and removed the leaves, and it all went away.

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 7:17 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 November 2, 2017.

CHAIRMAN

Mark Erdei

COUNCIL PRESIDENT

Rick Rosso