

Buildings, Lands, Vehicles and Equipment Committee
Sheffield Lake, Ohio
January 4, 2018

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, January 4, 2018. Chairman Erdei called the meeting to order at 7:05 PM.

ROLL CALL OF MEMBERS:

Present: Erdei, Kovach, Gee

Attending: Mayor Bring, Superintendent Hastings, Law Director Graves,
Park Board Gee

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

PRESENTATIONS: **None.**

CORRESPONDENCE: **None.**

OLD BUSINESS:

A) *Shoreway Shopping Center* – Mayor Bring advised obviously we are still moving forward with Goodwill over there. We had the plumber’s hookup the gas line over there. The heating and cooling, we had that tested the day before and it did not pass. So, they are coming back tomorrow to retest which is a pressure test and that should be good to go. Then they will finish doing the drywall. The gentlemen for the Laundromat was in there the other day. They are getting their permits finalized and ready to go. The Day Care has been paying their rent and we are just waiting for them to get in over there. We have a minor leak in Dollar Tree. He explained we have 2 layers of shingles up there and what happens is when it gets cold it creates condensation between the 2 layers because you have heat rising and the cold from the top. The condensation is water and it drips when it finds a place to runoff and we have had that repaired. We have had that periodically and the only way that is going to be fixed is to tear that whole roof off and replace it which someday we may or otherwise, we are just going to keep battling it/something minor. We did get approached for the Bowling Alley to make a rec center out of it which we have had 3 meetings on this. That part of it has escalated and they are going to bring some more information but Pat and I sat down and talked to the gentleman the other

day and they are talking kind of a long term lease/possible purchase of the property which I talked to Mr. Graves about. What we would like to do is we wanted to tell you guys about it tonight so that you are aware of it and the gentleman would like to come the second Council meeting in February to do a little presentation in front of Council. So, he will give you his ideas and I don't want to throw any names out right now until this gets going. Chairman Erdei asked so that is a private owner? Mayor Bring answered that is a private owner but he is also getting investors and looking at getting that actively done. Chairman Erdei asked so we would lease that property out? Mayor Bring answered in the beginning and then they would actively look to purchase the property in some kind of a lease that David would craft. But also, the other guy that I have kept talking about coming is finally here. All along we have been talking about that grassy area behind Shoreway where the vacated street is that we own but instead of running north and south, it runs east and west. I think that would be something that Josh would be interested in because that is where you wanted to be anyway, the north side by Speedway. Mr. Siebenhar answered yes, in the grassy area there now. Chairman Erdei clarified where the posts are to stop people from driving through? Superintendent Hastings answered yes. Mayor Bring continued Josh is here tonight and if you don't mind, let him talk a little bit about it. Mr. Josh Siebenhar advised I do live in Sheffield Lake and I approached Mayor Bring about that land behind the plaza. I kind of picked that land because it is kind of off the beat and path of Apple's plaza. It seems like a good piece of land and more than anything I see a lot of bottles from people drinking. It is right off of a gas station and the boat ramp readily available, so a lot of people taking their boats out and there would be some sort of a storage facility. The reason I wanted to do a second phase of these. You know I wasn't sure how they would go in a city and how they would be received but it brought in multiple business owners that use it as a storage facility, from a medical company to a Erie Street Theatrical Company/custom canvass and things like that. So, right now they store a lot there but it has also brought in a lot of business for some of the people in the city. I have learned a lot along the way from that and I think I can make this one a little more efficient. I think another one the size of sort of 180 feet long, 50 foot deep and 9 units in it would probably be what I would like to duplicate. Then there is some maps, some topographical maps to kind of give you an idea of where it would be and what it would look like. So, really it would tucked away behind the shopping plaza. So, you wouldn't really see it, although it would be looking nicer than the plaza but you wouldn't really see it a whole lot from

Lake Road. The only way you would see it is from Community Drive there and that would be the main access point too as the by doors would face Community Drive. I was hoping the city would be willing to parcel it off and I was looking for it to be granted over to me and I would pay for it obviously. I am going to build more phases of these. I know North Ridge has some plots that they want me to take but I want to keep it in the city because my kids are here and I am here. Even if it is just property tax, even though it is just 9 units it is just that much more then what it is now. It does bring in people, gets them into the city and spend some money. I know one of the guys that owns a unit is now looking for a lake house in Sheffield Lake too. So, everything is in there. Chairman Erdei asked now the woods would still be behind it. Mr. Siebenhar answered the parcel looks like it goes 15 or 20 feet into the woods and there is still woods going onto the parcel belonging to somebody else. So, I believe there is 3 parcels that kind of run north/south. Councilman Kovach answered your intent is to put it basically on the grass. Mr. Siebenhar answered yes. Councilman Kovach asked isn't the road where the gravel is? Superintendent Hastings answered right but that is vacated. Mr. Siebenhar advised it is up to everybody has to what they think is best, I don't think it would even have to touch that road. Councilman Kovach asked is it just strictly on the grass or are we going into the gravel? Superintendent Hastings answered I think we are going to try to move it as far north as possible so that we could capitalize on any future plans on the bowling alley. It would involve a lot split as David explained but yes, we would move it north. As you look at his diagram here you see a substantial amount of vacated property which if I understood David correctly is now part of the bowling alley's 3 acre plot. It would require a lot split and keep them as far north. Law Director Graves stated that is all one parcel, the bowling alley all the way up to Speedway and then that little finger that stretches out to Lake Road. That vacated portion of Hawthorne is no longer a road, it is all part of a publicly owned parcel. So, he can be on that land. Councilman Kovach stated as long as he doesn't mind a dumpster. Mayor Bring advised it would be on the back side. Law Director Graves stated it would involve a lot split in that parcel to split off a piece and we would have to rededicate the vacated Community. That whole stretch of Community that runs behind the strip was vacated at the same time – 1957 when they built the strip. Councilperson Gee asked what is the footage of the property that we are talking about separated? Law Director Graves stated currently we don't have that yet. Superintendent Hastings advised currently it is 3 acres but we would need to encompass his building which he just described as 180

X 50 and the appropriate land mass around it for parking and accessories. Mr. Siebenhar advised the building would be about 180 X 50. Councilperson Gee asked so about a third of it? Mayor Bring answered not even close. Mr. Siebenhar advised a 15-foot setback and a 35 and 10, I believe .39 acres so about 4/10 of an acre. Councilperson Gee asked that would give you enough room? Mr. Siebenhar answered it would give me enough room for 9 units but the wider the lot the more I could put in. It is really what the city is willing to parcel off, the building is really dictated by the size of lot based on the building codes. Mayor Bring advised right now, we have to barricade up so that nobody dumps on it, we have had people dumping on that. The property is not being used for anything right now. Superintendent Hastings advised there is a drainage corridor over there. Mayor Bring added there is 2 drainages on either side of it and we can fill that in too. Like I told you, the other gentleman that is looking at doing the rec center over there, we would still have enough room to do both of those. Josh has been looking at this and talking to me about it for about 9 months now but we have never really sat down and brought it to you guys, I just kept mentioning it. Chairman Erdei asked have you gotten any input from the neighbors over there? Mayor Bring answered there are no neighbors over there, we are it; Speedway and us. Mr. Siebenhar advised I have gotten feedback from Pleasantview, the only neighbor there. He is ecstatic because one I put a surveillance camera on the side for him, so he loves it. That is really the only neighbor that there is. Chairman Erdei stated so the décor would be the same as what you are going to build here? Mr. Siebenhar answered it would, I would even consider doing stone on the bottom 4 feet or whatever and that is something that I would work with all of you on, if there was something specific that you wanted. You mentioned a rec center, if they would have a specific décor I could try to match that. Chairman Erdei advised I think it is great that you want to keep it in this town. Councilperson Gee stated I think that is a good location too. Mr. Siebenhar stated I think it would be too, there is the woodworkers shop and boats, it is amazing what people need storage for. One has a premium on his insurance for 3 million dollars for his RV in the one unit. Councilman Kovach asked isn't that that Rover bus? Mr. Siebenhar answered yes, its crazy. Mr. Siebenhar asked is that zoned commercial over there? Mayor Bring answered it is zoned retail. Law Director Graves advised for this parcel, it is zoned B5 for shopping center. So, we will have to take a look at it as it might require a rezoning. Mr. Siebenhar asked was there ever a building over there? Law Director Graves answered I don't think so. Superintendent Hastings answered it used to be a through road

there and then grass. That road used to go through. Mayor Bring stated it used to be a Phillips 66 station before Speedway. Superintendent Hastings advised if you go further back there was an electric railroad through there. Councilperson Gee advised the tracks were there when I was a kid. Mayor Bring stated just so you are aware and this will give Josh an opportunity to move forward. Pat and I will get together and show him what we are talking about. I think it would work for both applications. Councilperson Gee clarified so city wise we would need to unvacated Community, we would need to do a land split and possible rezoning. Councilman Kovach asked do you have all those units on Pleasantview sold? Mr. Siebenhar answered yes, they all sold before I finished them. Councilman Kovach asked what did you end up getting per unit on those? Mr. Siebenhar answered varied, some of them we got permits to build lofts in. So, \$63,000 to the highest at \$69,000. Chairman Erdei asked those are individually bought? Mr. Siebenhar answered yes, just like a condo that you would live in which he explained. Law Director Graves stated we are going to have a renewal on the Exclusive Balloons lease which will be coming by the end of the month. Mayor Bring recalled we just did that not too long ago because we had forgot to do it the year before. Now, we are going to make sure that we have it correct as the auditor's kind of frown about us not having that in place.

- B) ***General Maintenance*** – Chairman Erdei asked the front doors? Superintendent Hastings answered they should actually be in and I am sure they are delayed because of the bad weather. Also, the fence around our central fueling is also delayed because of the cold. Mayor Bring advised we traded that equipment in that we had for sale to get a few new pieces of equipment for the Park Board. We are trying to keep the equipment up to par so that we don't have the downtime that we had before. For a long time, we had one zero turn mower and if that went down obviously that was it and when that happens it makes the city look poor and the parks look bad. So, with two of these Jerry is able to make the parks look good and he does a nice job with that. We also traded in that old green trailer that Rob kept welding together and got a new one. Councilperson Gee asked the heating over at the Service Department is working now? Superintendent Hastings answered yes. Chairman Erdei asked on solar power, have we ever discussed anything like that for on top of city hall or the Fire Department? Superintendent Hastings answered no. Most of those programs/incentives are all but gone, it was a quarter million dollar project for the Community Center with probably a 35-year turnaround on your investment. Mayor Bring advised natural gas has gone down in cost

dramatically since all that where everybody was getting pretty excited to what it was going to cost but the cost went down. We have gotten more efficient around here with the way we do things. I am not saying that we won't look into that and I have been thinking about it but haven't gotten into it. Chairman Erdei stated we don't have to put it on the roof, we could always put it along the building instead of having little problems like we had at the Civic Center there for a while.

C) ***Joyce E Hanks Civic Center*** – Mayor Bring advised Pat got the grant for that so we will be moving forward on that. Mrs. Gee sits on that Board there, so we will be turning that into some type of senior center. We are looking at the inside in making it a little bit nicer instead of a box. The added cost might be a little bit but we are pretty excited about that. We should break ground next year and hopefully have it done by the end of the year. Chairman Erdei advised great job Pat. Councilperson echoed excellent job Pat. She asked the floor maintenance equipment over there, you were considering because of the age of it and have you moved forward on that yet? Superintendent Hastings answered once we received word of receipt of the grant and adding another couple thousand square feet, we did take advantage of some end of the year sales and pursued a burnisher and automatic scrubber. Councilperson Gee continued any news on the cleaning crew over there, any issues taken care of over there? Superintendent Hastings answered we did switch it to a contract instead of a custodian position and that exposed some inequities as far as maintenance of painting, light bulb changing. Indirectly, I talk to Tammy who talked to David, we do have the ability to move some of our park staff who by ordinance you can move them over there to do maintenance functions. So, I think that is the route that we will take but I still think we need to better define the contract for the cleaning person. As you recall, we had to move abruptly due to the untimely passing of our custodian where we had to fill that position quickly. Councilperson Gee advised I had Kay print out for Ordinance tonight, for the crew over there. Superintendent Hastings stated cleaning wise it is okay and I am more concerned with again the maintenance that was otherwise consolidated into the custodian including the painting, ceiling tiles and going through all the equipment; the chairs, the tables. We have had 2 incidents where a senior citizen has fallen to the floor because a chair failed. The things that a custodian would otherwise grab when they are stacking and restacking equipment, none of which a cleaning contract addresses. Those are the kind of things that are coming to the surface that we need to make sure

that the city is correcting. Councilperson Gee asked they no longer the replacement of the ceiling tile either, none of that? Superintendent Hastings answered cleaning – no, again that is where I am going to have to redirect more than likely park staff to do that. So, I will have to build maintenance schedules. Some of the conversations have been kind of indirect where I have talked to Tammy and I believe Tammy may have talked to David about it on our ability to use service workers or not. Mayor Bring stated almost like a subcontractor, our guys are over there all the time anyway. Superintendent Hastings advised sounds like it will be an issue of where I will put it on schedule boards.

NEW BUSINESS: Councilperson Gee advised at last night’s Safety meeting it was brought up about vehicle 722, what is the holdup on getting that seatbelt fixed? They haven’t been able to use it for more than a month now. Mayor Bring advised I believe that is the new cruiser and Tony is taking care of that.

CITIZEN’S COMMENTARY: **None.**

MEETING ADJOURNED: With no further business before this committee, *Motion by Kovach/Second by Gee to adjourn at 7:33 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 4, 2018.

CHAIRMAN

Mark Erdei

COUNCIL PRESIDENT

Rick Rosso