

**Buildings, Lands, Vehicles and Equipment Committee**

*Sheffield Lake, Ohio*

**March 1, 2018**

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, March 1, 2018. Acting Chairperson Gee called the meeting to order at 7 PM.

**ROLL CALL OF MEMBERS:**

Present: Gee, Radeff

Absent: Erdei, Mayor Bring (excused)

Attending: Superintendent Hastings, Law Director Graves, Fire Chief Card

**MINUTES:** February 1, 2018 - \*Motion by Radeff/Second by Gee to accept the minutes with any corrections. Yeas All.

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

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

**OLD BUSINESS:**

A) *Shoreway Shopping Center* – Superintendent Hastings advised on Rite-Aid, we have been battling a leaky roof since January. We started immediately started dispatching contracting for spot repair and were not successful. So, we authorized an overlay of a substantial area in the pharmacy area. I don't remember the specific date but Sunday, 2 weeks ago the contractor just was arbitrarily walking through to see if it had worked and the front of the store had sprung a leak on a Sunday night. So, I authorized over the phone for them to pump and mobilize that Monday to repair that leak. When they showed up Monday, Rite-Aid had already dispatched their own roofing company because they called city hall's number and got voice mail obviously on a Sunday night. So, our contractor did not engage because they were already under way and they did stop the leak and installed the 2 tarps inside the leaks to direct both in the pharmacy and in the front of the store. It is very difficult to work with Rite-Aid, I am contacted by a central maintenance agency offsite and probably out of state, a couple of different associates each time. I was contacted by some director of maintenance by email. At which time I responded I would like a single point of contact because I am talking to 2 store managers and several maintenance staff over the phone and now, this manager and they

did not respond. I also asked if their contractor was registered when their work was done and the city is in the dark and they did not respond. I believe the leaks are stopped currently, we monitor it daily and unfortunately, they installed these tarps. In the meantime, I have engaged for a very extensive review of the repair or replacement of the roof which takes time. We have had several companies out there, several manufacturers out there. When Sheffield Lake acquired that property, we know that it was in bad condition and neglected. Unfortunately, Rite-Aid has 3 roofs on it and it has been built up one over the other 3 times over. So, to apply some of the technologies like a spray foam that you can overlay the entire building and it doesn't leak. That doesn't necessarily work because there is water trapped between those, so while we may stop rain from getting in, you will never stop the heating and expansion and cooling of water which will ultimately drip in. So, for those reasons it is taking time to analyze and the best course of action to present to the Mayor and everybody else on what to do. In the mean time we will continue to address it as it comes. But I will conclude that it is very difficult to work with Rite-Aid in that they have so many people and that my request for a single point of contact has resulted in silence. It is difficult but we go there every day trying to work toward a solution. We also have a meeting scheduled tomorrow to start the entire appraisal process for Shoreway Shopping Center and possible marketing of the center. The city gets entertained approximately every month or 2 by different entities and this particular gentleman has been persistent and patient, not very invasive. I had explained that we have several buildouts going on and that is finally coming together so it seems like a good time. The Law Director and Tammy and Mayor will meet and I will sit in and offer what I can and start that process. Also, the city is using Bramhall Engineering to do some survey work to present the possibility of rededicating Community Road back there so that we can have more funding for the infrastructure that is there that is very old and also for the lot splits for the various committees to consider. We have interested people that want to buy the parcel, I believe they were here in one of our committees.

- B) **General Maintenance** – Acting Chairperson Gee advised I noticed the front doors. Superintendent Hastings answered yes, the doors are going in this week and they look wonderful. I have inspections of our other city buildings scheduled for early March and typical maintenance is underway as normal. Acting Chairperson Gee asked was the gas line taken care of at the laundromat? Superintendent Hastings answered that happened today and solved the problem, they had incorrectly installed a 50,000 BTU meter

and the unit requires 700,000 BTU's, so the meter itself was restricting the gas and starving the brand new equipment. So, once that was replumbed which happened today it solved the problem. Acting Chairperson Gee advised I also saw Goodwill putting up the new sign.

- C) ***Joyce E Hanks Civic Center*** – Superintendent Hastings advised everything is good, the grant to add the addition – that proposal is set to Don Romancak, the Director of the Community Development who will direct that to the Lorain County Community Commissioners and upon that approval we will begin the design for the addition. Member Radeff asked how big is the addition going to be? Superintendent Hastings answered about 2000 square feet and it will attach to the west side. That building was actually built with the intention of adding onto it, so there is a section of that wall that can be removed very easily, it is not block. It will match the size of the existing big room, a lot of glass overlooking the lake. Then our greater goal is of course to expand our senior services and we have a public meeting scheduled for April 9<sup>th</sup> for a round table event for the seniors to come in and start getting their ideas. We would really offer once and for all senior citizens activities.

**NEW BUSINESS:** L8000; costly repair – Superintendent Hastings stated that is the old snow plow and that is not exactly the right numbering but the cooling system had failed and we are getting to a point of how much money are we going to sink into this truck that is 25 years old. Unfortunately, about 2 weeks ago we had another truck break down so we determined quickly that we should get that one going. It was about \$2000.00 to replace the radiator system so we did do that. But I certainly implore on the city that there comes a point where you should stop and consider replacement. I don't want to scream new plow truck every year but you really should get on a 3 to 5 year plan. We have started that process so that is really my goal to have you folks consider that. Member Radeff asked how much does a new one usually cost? Superintendent Hastings answered it is a big 5-ton and the last one came in at about \$140,000.00. The typical price is upwards of \$200,000 but we get state bidding and they are enormous expense, the one that we just bought – we haven't bought one since 1978 so it was a big deal. I am very thankful and very proud, it is a great truck. But much like the Police force and the replacement of their cars which is finally on track, so too should service vehicles of that magnitude.

Acting Chairperson Gee asked how is the sewer vac holding up? Superintendent Hastings answered good, we just replaced the main hoses on the truck. It is part of

my capital improvement plan that I presented which raised the increase and the fees are being considered to help finance that over time.

**CITIZENS COMMENTARY: None.**

**MEETING ADJOURNED:** With no further business before this committee,  
\*Motion by Radeff/Second by Gee to adjourn at 7:12 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 February 1, 2018.

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**CHAIRMAN**

*Mark Erdei*

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**COUNCIL PRESIDENT**

*Rick Rosso*