

Buildings, Lands, Vehicles and Equipment Committee
Sheffield Lake, Ohio
November 1, 2018

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, November 1, 2018. Chairman Erdei called the meeting to order at 7:03 PM.

ROLL CALL OF MEMBERS:

Present: Erdei, Radeff, Gee, Mayor Bring, Law Director Graves, Superintendent Hastings

Attending: Concerned Citizens

MINUTES: October 4, 2018 - *Motion by Gee/Second by Radeff to approve the minutes with any corrections. Yeas All.

PRESENTATIONS: **None.**

CORRESPONDENCE: **None.**

OLD BUSINESS:

A) ***Shoreway Shopping Center*** – Superintendent Hastings reported Rite-Aid’s roof is still under construction but nearly completed. We replaced a section of it, the worst over the pharmacy and to the west of that. Acting Chairman Radeff stated I saw the restrooms at the boat launch, have those been completed? Superintendent Hastings advised yes, the city issued the occupancy and they are in operation. They do have an automatic controlled locking system that will have it open during certain hours. Acting Chairman Radeff asked we are going to have a stand over there right, that is what that big window is for? Superintendent Hastings answered that is for the future, we built it while we had the opportunity. We are under a 15-year moratorium for charging residents for its use. So, over time we can consider that and that would be a future location for something like that. Councilperson Gee stated in the meantime, is there anyway or would it violate the agreement that we have to have for example; girl scouts or the school kids run something out of there or would that violate our agreement? Superintendent Hastings advised I believe our agreement is to charge for the launch. Councilperson Gee stated for example; the boy scouts one weekend sold cold drinks out of it. Law Director Graves stated I think that a special event permit for something of that nature in one of the city parks and

it is still a city park, so a special event permit for a non-profit event of that nature could be approved. It is not a for profit, it is not a business. So, that is a possibility.

- B) **General Maintenance** – Superintendent Hastings reported we just did some recent work to the AC units at the Fire Department. As far as lights it would tinker more towards Shoreway and we are replacing the lights throughout the parking lot. I am going to pursue a free estimate on the city building roofs over the fall here with New Holland. I did have a company reach out on converting all of the street lights to LED lights. They facilitate the funding and the contractors coming in and it supposedly has some substantial savings. I have not researched it totally at this point. There was a brief discussion.
- C) **Joyce E Hanks Civic Center** – Superintendent Hastings reported we have had a small hiccup in that and I have some late day news, I wrote the grant probably 16 or 17 months ago where cost estimates are generated and by the time that you get to the bidding process it is not unusual that the cost has gone up. So when we put the bid together, that we sent it to Plan Review at the same time and SAFEbuilt kicked it back requiring some fire systems be installed because the occupancy is at 300 plus as well as structural steel around the windows as the back is predominately glass. So, all these factors combined kind of raised the price. When we sought to apply for the grant, the city appropriated \$5,000 match which is still sitting there and have not been able to encumber it because I need Council’s permission beyond \$50,000 which I was going to work with the Law Director on that. So, because the price was up and we had an original estimate, it was greater then 10% of the architect’s estimate. We expected it to be 315,000 and it came in at 350,000. The highest bid came in at 454,000. So, we have \$65,000 appropriated but we never sought approval to encumber that because I don’t know that final number and now that is coming to fruition. So, the county delayed the acceptance of that bid because it was greater then 10% until they had approval from the State of Ohio Tim Leisure which was given because we could show a timeline. So, we will have a firm figure for Council’s consideration to appropriate and it will high because it will represent contingency which most likely we won’t use. I also got an energy grant to offset this cost, that will pay for all the LED lights and some of the doors and such like that.
- D) Mayor Bring advised we did the pole barn that we started months ago and it is to the point of completion for this year. We still have to add doors and we are still going to put a concrete floor in it probably next year. So, they are able to utilize that building right now. Also, possibly next year we might an additional building back where the mechanic is at the edge of the pole barn

there and back. This would keep most of our equipment out of the weather.
So, we will be calling to get an estimate on adding doors.

E) Other

NEW BUSINESS:

Law Director Graves briefed committee on a couple of developments with the Shopping Center. First, good news, we did receive written confirmation that the Apples Grocery Store has confirmed their option for another 5 years. So, effective January 9, 2019 that lease will extend for another 5 years at an increase in rent. It has already been 10 years. He continued I know that the committee is aware and a lot of residents received notice and it has been on social media that the Chase Bank is planning to close and we can confirm that we did communicate with Chase Bank and they are intending to close that branch by the end of the year. The reason stated was because it was an under-performing location. There was nothing about maintenance which is I think been a rumor that is out there and nothing about the roof, it was just that it wasn't performing to whatever the standards that Chase Bank was looking at. So, their lease runs through the end of July 2019, so even though the bank will close at the end of the year they still will be paying rent through July 31, 2019. The city will be actively working the process to try and fill that location with another bank.

CITIZENS COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee,
*Motion by Gee/Second by Radeff to adjourn at 7:15 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 1, 2018.

CHAIRMAN

Mark Erdei

COUNCIL PRESIDENT

Rick Rosso