

Buildings, Lands, Vehicles and Equipment Committee
Sheffield Lake, Ohio
September 6, 2018

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, September 6, 2018. Acting Chairman Radeff called the meeting to order at 7:02 PM.

ROLL CALL OF MEMBERS:

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

Attending: Concerned Citizens

MINUTES: July 10, 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 we are replacing a section of the roof on Rite-Aid. I spent a lot of time getting spec's and quotes and so forth and we are approaching it sectionally which includes a full tear-off and replacement. Acting Chairman Radeff asked is there an estimated time? Superintendent Hastings answered they will resume work on Monday tentatively. They stopped because of the rain.
- B) ***Community Road rededication behind the Shoreway Shopping Center*** – Superintendent Hastings advised this is complete. **REMOVE.**
- C) ***General Maintenance*** – Superintendent Hastings reported we had a problem in our Police Department with flooding. He explained the main drain throughout this property actually makes it way through the basement of city hall and it failed. We had a flood in a section of the Police Department, which has been cleaned up and the pipe replaced.
- D) ***Joyce E Hanks Civic Center*** – Superintendent Hastings reported this project is out to bid currently. Councilperson Gee asked when will we hear, any idea? Superintendent Hastings answered, I believe they will be opening bids in about 10 days. Acting Chairman Radeff asked is there any pictures or

anything of what it is going to look like? Superintendent Hastings answered yes, we have architect renderings that I can email to you.

E) Other

NEW BUSINESS:

Councilperson Gee asked how is the pole barn coming? Superintendent Hastings answered excellent. It is now sided and the same guys that are out fixing water breaks are also doing that and we are moving along. Acting Chairman Radeff advised it looks pretty good out there.

CITIZENS COMMENTARY:

Ken Giancaterino, 846 Devonshire Avenue advised the City of Sheffield Lake happens to own a 35 X 110-foot parcel on the proposed Dorchester Avenue and it was recently relinquished to the city. I would like to purchase that property and I understand if there is a procedure that has to be met because its government property. I would like to be able to get that started with the permission of the department. Law Director Graves advised this is actually on the agenda for the Ordinance Committee. That committee will immediately follow this one and it is the first item on the agenda, so you will probably be up in about 5 minutes.

Bill Wisnieski, 460 Cove Beach advised there is a Madison Avenue that runs off of Cove Beach to my property and I was trying to find out if I could gravel part of that to get through there to my property and the latest was to concrete it and do all this stuff which would probably be \$50,000 or \$60,000. I looked around and I see a lot of driveways and places that are gravel all over. As a matter of fact, I got a guy behind me off of Abbe Road and his driveway is all gravel from Abbe Road, the whole thing which he comes within I would say 100-feet of me. I would like to know if I could at least do part of that to drive on it. Law Director Graves explained Mr. Wisnieski lives on Cove Beach but he owns several parcels behind his primary dwelling property which are actually zoned industrial and they are kind of landlocked parcels. The only access to those industrial parcels would be the small spur of the paper street of Madison which is a 90-1/2 foot stretch of Madison. So, I think what he is asking is for access to his industrial parcels. I think there is a potential sale in the works for those parcels. He is wondering what he would need to do to finish that road, either have the city finish it or what he could do or potential buyer do to finish that road. What the administration has told him is that simply putting down gravel would not suffice because it is a city road. I think Superintendent Hastings could probably talk about that more intelligently. Superintendent Hastings advised the gentleman approached the city about gravel which I asked him to stake it so that we could entertain in the idea and that same

day we were approached by a gentleman wanting to utilize it for industrial purposes should he buy it. In that regard is where we explained the greater detail of the building of a road if we are going to entertain building there. We, also, he explained he would have to get topo's, plot plans and so forth to construct a building and comply with the codes and so forth. That is the last that I had left it so, I wasn't sure. The same day that I had talked to you about the stone, we were approached by people interested in buying it which changed the dynamic of the proposal. Now, you are talking about heavy equipment, trucks and so forth coming through. So, that is where we are. Law Director Graves noted I think it is an important distinction that we are not talking about a residential driveway here, we are talking about a dedicated city street. Superintendent Hastings added to an industrial area. So, we have to be cognizant of the residential area that is going to be used to access this. So, at this point, the gentleman that was looking at buying the property was given the primary requirements and things and he said he would look into it. That is where we are right now, waiting on that gentleman's plan's or potential plans. Mr. Wisnieski stated I did put stakes in on that property, but then people pull them out as soon as you put them in. Superintendent Hastings advised the gentleman did explain that some folks were giving him a hard time, if you will for lack of a better word when he was walking the area. The city is not necessarily concerned with that side of the issue, I am concerned with an appropriate egress and end of the property and that is my concern. Mr. Wisnieski stated what if they don't build nothing back there, just use it to get in there? Superintendent Hastings advised that is kind of the impression that I got when you met me, it is just ironic that same day that we were being propositioned about industrial business. Councilperson Gee asked sir, are you considering selling it for industrial business? Mr. Wisnieski answered sure. Law Director Graves commented it is unfortunate that that particular area was allowed to be subdivided into small parcels and the section that fronts on Walker Road is already being utilized by an existing business. The industrial properties to the west are very long, deep parcels of industrial property that front on Walker, these remaining parcels that he owns are blocked from Walker by that existing business. So, the only access is off of Cove Beach which is a residential street to get into what is actually industrial property. So, it is just kind of just an unfortunate circumstance. Acting Chairman Radeff stated so even if you were to sell it, there would have to be some sort of road over there to get in there. Law Director Graves answered yes and if a business was to go in there that was of a nature to significantly increase the value of the property, then they are probably going to build perhaps a large structure that would create a lot of jobs. Then the city could entertain tifying the district or tifying the lots which is a

way we could give a tax break and receive payments in lieu of taxes which could be used for infrastructure such as putting in that road. You have to have increase in value in the property to warrant the TIF and so, we would need to see a plan of what is going to go in there and make a determination if a TIF would be warranted and if so, then that is another vehicle where we could get the road paved.

Councilperson Gee advised basically in this case it would be better, maybe for us to wait and see if the buyer is interested in buying and what they plan on doing with it. Acting Chairman Radeff asked has the buyer spoken to you yet or no? Mr. Wisnieski answered, oh yes. Acting Chairman Radeff asked does that look like something that is going to happen or something that very well could happen, you sell the property? Mr. Wisnieski answered if he could drive on gravel and go in there. Acting Chairman Radeff asked so that is kind of an issue too, that he doesn't want to buy unless he has an entrance. Mr. Wisnieski answered yes, he has got to have some way to get in there. Superintendent Hastings advised, even his use will require a plan because it is greater than an acre of land disturbance which brings a whole other round of dynamics such as environmental review and so forth. So, that plan will not only satisfy the potential TIF which the Law Director spoke of but the possibility or hurdles if you will that will be necessary to even make it that far. So, he is fully aware of the plans that would be necessary and lead me to believe that he was looking into that. Mr. Wisnieski stated so what you are saying is, he cannot gravel the road? Acting Chairman Radeff answered as of right now, that is not possible. Councilperson Gee added it is not a driveway, it is a paper street. It is declared a road, remember about a year ago we voted and kept it a road. I remember that and we can't gravel a road. If we left residents to start graveling roads that are not pre-existed gravel roads, then that opens up a whole new variety of issues. Mr. Wisnieski stated so the only other way is if he goes ahead and has it concreted and all this stuff? Councilperson Gee stated if he brings the plan like our Service Department just mentioned and our Law Director then they will know the next step from there.

MEETING ADJOURNED: With no further business before this committee,
*Motion by Gee/Second by Radeff 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 September 6, 2018.

ACTING CHAIRMAN

Rocky Radeff

COUNCIL PRESIDENT

Rick Rosso