

**Buildings, Lands, Vehicles and Equipment Committee**  
*Sheffield Lake, Ohio*  
**January 3, 2019**

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, January 3, 2019. Chairman Erdei called the meeting to order at 7:02 PM.

**ROLL CALL OF MEMBERS:**

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

Attending: Concerned Citizens

**MINUTES:** November 1, 2018 - \*Motion by Gee/Second by Radeff to approve the minutes as presented. Yeas All.

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

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

**OLD BUSINESS:**

A) ***Shoreway Shopping Center*** – Superintendent Hastings reported the Day Care is very close to complying with all of the building codes and regulations to open as it has been a long and slow process. The latest correction was the fire wall between the units and that had to have the fire caulk changed and upgraded based on our new commercial inspector’s review, so that is being done. They are working with the State of Ohio and the County Health Board and all of that is coming together here in the near future finally. They have had some illness in the family and so forth that has distracted them from that task. The Law Director corresponded with Chase a little bit and the city did change the locks today at the bank. They still have a little bit of equipment to get out of there. The rest of the Shoreway as far as maintenance – everything is current. Chairman Erdei asked the roof is all done on Rite-Aid? Superintendent Hastings answered yes. We do have a door issue at Dollar Tree, it has 2 double doors and 1 of them is not functioning properly. So, I did reach out to a contractor and had some issues in following through with that. I just had a quote being prepared today from the same locksmith. That was at Chase Bank, that was at Young Supply in Elyria. So, that door will be repaired here in the near future.

B) **General Maintenance** – Superintendent Hastings reported general maintenance – no but we did complete the concrete floor in the cold storage building at the Service Department to conclude 2018 and we do hope to pursue doors in 2019. As well as to revisit our goal of residing our current Service Building that has the original siding from the 60's and it needs insulation as well as siding. So, we are pursuing that in 2019. The Mayor did report at the last meeting a second building in the back to complete full capacity of all city equipment being stored inside. So, we will pursue that also. Chairman Erdei asked on that vac truck, did you ever get a chance to look into that? Superintendent Hastings answered we continue to have maintenance issues, not critical but that is why I reported last year that it is something that should be added to our capital planning. In the short term, it is still a solid truck but part of the increases in capital sewer could be used towards its replacement. It is a very expensive piece of equipment. Chairman Erdei stated because I heard at one of our meetings that you were thinking about getting another leaf truck. Superintendent Hastings advised that is solely for leaf pickup though. That is a single man operation, the leaf pickup as you know has tripled in participation and it is challenging for one crew and one piece of equipment to do it. So, we are strategizing funding through some of our refuge lines which we would bring to you as we get closer. Councilperson Gee asked how is the new transit doing? Superintendent Hastings answered excellent, the city was able to finally able to dedicate a service vehicle to our maintenance mechanic who is quite often moving tires and bigger things and using an old police car to do it for most of my career. So, the new transit, the Mayor had us spec out a taller rooftop so that the men can actually work out of the inside of it. The ultimate goal to consider a camera system mounted in there. So, while we did a sewer inspection through a grant and a contractor, we could save considerable money and do more of the system if we do our own. So, that van is being earmarked for that as well. Councilperson Gee asked any news on switching more of the lights? Superintendent Hastings clarified to the LED, street lights or buildings? Councilperson Gee answered buildings. Superintendent Hastings answered we actually are doing some external ones now at the Service and they did some at the Community Center and we have probably half a dozen or so in stock to continue the upgrade over at the Service. Chairman Erdei stated you were talking about probably getting a quote for the city for the street lights. Superintendent Hastings answered yes, I have a meeting I believe the 15<sup>th</sup> of January. So, we will analyze the cost of the program versus the expense to the city. It should offset itself with energy and our return on investment within a couple 3 years I think but I will know more after this meeting.

C) *Joyce E Hanks Civic Center* – Superintendent Hastings reported construction is underway, they poured 60 yards of concrete for the footer and the first course of block is up and the steel beam is up and it is moving along.

D) Other

**NEW BUSINESS:**

A) Letter requesting to purchase city property, parcel#03-00-034-122-002. Law Director Graves stated this is property that was donated to the city by Judith Hunter a few years back, 2011 I think. This is on Richelieu in the woods, to the east of where Richelieu takes the bend at Maple. So, Richelieu takes that bend at Maple and there is a couple of lots, a couple of houses there before it just becomes woods. Yaskanish owns 2 lots right next to that house but the lot the city owns is quite a way's down. There are many lots in between his property that are owned by Levine either through fifth street reality or simply the Arnold Levine Company in between his property and the city property. I don't know what his intention is, maybe if he can get the city lot. It doesn't appear that this parcel is next to his lots. But he has offered to buy it from the city, he offered \$2000 and if the city would send it on and Council determines to go ahead and sale this lot. Of course, we would have to bid it and establish a minimum bid and he would be required to reimburse the city for the advertising cost and recording fee. Councilperson Gee pointed out in his letter he states that he would have 330 feet of mature oak and maple trees to remove from the street right away. Wouldn't that be costing us? Law Director Graves answered I am not sure of what he is talking about. Maybe he is saying that he would do that for the city but he is not asking the city to vacate that, I don't know what he is doing. Councilperson Gee stated no, he is making it clear that it was dedicated as a city street in 1923, I am wondering if he is expecting us to do work on it. Superintendent Hastings stated he has visited my office many times in 2018 and he is acquiring property off of Woodruff, off of Maple, off of Walker, a lot of parcels over there. Those are paper streets and I assume he had planned to develop it. He has asked me and I have spoke with the Mayor and the Law Director that the fact that they are paper streets, he wants the city to go through and clear them and then he can begin engineering and we do not have anything budgeted for that nor would we, quite frankly. Mayor Bring answered no. Superintendent Hastings advised normally, a developer comes in and designs and presents a detailed presentation with a site plan and those costs are the developers. Chairman Erdei asked so, do we take a vote or have him come in with a plan? Law Director Graves added he does own a few other parcels farther down but they are all disjointed between

them. It is all owned by Levine and Fifth Street Reality and a lot of them on the other side are owned by Tom Jordan. It is like he is just trying to acquire what he can and then maybe the city would be the first. Councilman Radeff asked what is it zoned over there. Law Director Graves stated R1. Councilman Radeff asked so he just wants to build houses? (no answer was heard) Councilperson Gee stated it just seems strange that it is not adjacent to his property. I personally feel uncomfortable about this. Does he understand that the paperwork he has drawn up here is not the way the city does business? Law Director Graves stated maybe he used that as a formal purchase offer. I don't remember having a conversation about this. Have you talked to him about this? Superintendent Hastings answered not at all. Mayor Bring advised he has asked several times for us to go over and clear lots and clear streets and stuff. Councilperson Gee stated it sounds like he is going to come after us to clear the paper street. Mayor Bring answered we are not going to do it. Law Director Graves advised we don't have any obligation to do that at all. People own parcels all throughout the woods. Councilman Erdei stated we can let it go to Council and see what everybody else says and take it from there. Councilperson Gee advised I still say we don't have enough information from him as to what his intentions are or is he really aware that his paperwork from American Patriot Title is not how we do things and is he aware that this really is not up against his property. I would hate to see us run all of ads and everything else and then have him say oops, that is not the piece that I thought it was. Law Director Graves stated he does have the right parcel number as that is city property. Superintendent Hastings added he is pretty well versed on the property all through there, I will give him that. He comes in with his folder and tells me of his attempts to contact the Levine family and so I am pretty sure that he understands what he is looking at. \*Motion by Radeff/Second by Gee to move it on to Council for further study. Yeas All. Law Director Graves advised I can propose legislation to do it. Councilperson Gee advised keep in mind, Rick always says to send it to Worksession. Law Director Graves stated it doesn't have to have suspend the rules, we can do a first reading and then it would go to Worksession.

**CITIZENS COMMENTARY: None.**

**MEETING ADJOURNED:** With no further business before this committee, \*Motion by Gee/Second by Radeff to adjourn at 7:20 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 January 3, 2019.

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**CHAIRMAN**

*Mark Erdei*

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**COUNCIL PRESIDENT**

*Rick Rosso*