

Buildings, Lands, Vehicles and Equipment Committee
Sheffield Lake, Ohio
June 4, 2019

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Tuesday, June 4, 2019. Chairman Erdei called the meeting to order at 7:04 PM.

ROLL CALL OF MEMBERS:

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

Attending: Concerned Citizens

MINUTES: April 2, 2019 - *Motion by Gee/Second by Erdei to approve the minutes as presented. Yeas All.

PRESENTATIONS: **None.**

CORRESPONDENCE: **None.**

OLD BUSINESS:

A) *Shoreway Shopping Center* – Superintendent Hastings reported I just met with Seal Master today and we will be bringing in crack seal material. We, every year, commit some to the Shoreway parking lot. Of course, I have it scheduled to be for the center, to be patched and tapped in for the upcoming festivities this year. I did submit a grant for the backside road of Shoreway Shopping Center. That would also include a new water main. That continues to look promising with the County. Other than that, everything is current on the Shoreway maintenance. The most recent repairs we did was to Little Caesar's which had a couple of leaks. Chairman Erdei advised Mr. Radeff has been included in our meeting now. Chairman Erdei asked were you going to bring that asphalt out a little more. Mayor Bring clarified for the walk? Superintendent Hastings answered that is what we crack seal but since you did mention the sidewalk. I met with NOACA and ODOT and our engineers Friday for that project for what is called a scope meeting. Currently, the city is required to have one employee trained in ODOT, everything from right of way to financing to insurance. It is a 12 modular course and that way the city can become what is called a local let project and the city controls the funds as opposed to ODOT and save substantial money. So, I am halfway through that training now. That is scheduled to go out to bid in January so we will do it in the spring of 2020. Chairman Erdei asked

that sidewalk is going to be asphalt? Superintendent Hastings advised concrete, 8-foot wide concrete. Chairman Erdei stated I know way back you were talking asphalt. Superintendent Hastings explained I applied for a nature trail grant and that grant required that it be as asphalt but this one does not as it is under that Connectivity Plan that we did with the lakefront communities. Chairman Erdei advised Law Director Graves is now attending the meeting. Member Gee asked any news on anything needed for the Day Care? Superintendent Hastings answered I just talked to them today when they came in and paid their rent, the isometric plans for the water lines are being submitted and the contractors are pulling permits and that is the final hurdle and then put in. Some of the holdup was the owners, there was an existing kitchen in that Day Care and in bringing things that were otherwise not used many years he thought was okay to do it himself. He used residential fixtures and you can't do that. You have to have a licensed plumber. Isometric drawings, commercial fittings and such like that. All of that is being addressed now and I believe they will have permits pulled by the end of the week. Member Gee continued any news on the bank empty building? Superintendent Hastings answered no, I have played a little phone tag trying to setup a meeting with the administration with an agent if you will who specializes in getting banks. We tried it locally here but it is a little challenging, that is a tough market and as we have noticed banks are closing everywhere.

B) **General Maintenance** – Superintendent Hastings reported we just replaced about 20 LED fixtures inside the Community Center and recently all of our boilers were inspected and passed for another year. The city continues to explore redoing the Service garage – the old one which we would like to reskin it. We have considered repainting it but there is a lot of damage as that building is from the 60's. The plates on the bottom, the angle that the metal attaches to is rotted. It is our goal, it is just something that you have to find the right contractor and the time and money but we are working towards that. Chairman Erdei stated at the last meeting you were talking about getting something for the leaf pickup but I was more curious about the vac truck. What is more important, the vac truck getting to the point where we are not going to be able to make any kind of money off of it. That is my question, get one or the other which one is more important? Mayor Bring answered we will refurbish it just like we did with the fire truck. The guys like that truck because we don't have to carry that extra bottle of fuel on it. We have already redone the pump and a couple of other things. So, we will be looking into doing that Member Gee clarified refurbishing the sewer vac? Superintendent Hastings answered in theory, yes. A truck today is what is called tier 4 emissions and it is for municipal work that is sitting there with the engine on but you are not moving, where it sits idle and that is not good. They regenerate and they burn off and

they go through what is called death fluid. When it is in what is called a regen mode, then it is in dead in the water for thirty minutes and if you are in the middle of a water break it is just not good. So, for those reasons and others we have been systematically investing in this one. I know I told this Board I know a year ago that that was a concern of mine because I saw the age, it is a 2007 but the mechanic has done great work and to the Mayor's point we have sent it out for service as far as pump rebuilds and stuff like that. That is our goal to keep it refurbished and maintained.

- C) **Joyce E Hanks Civic Center** – Mayor Bring reported I have roofing maintenance on the Community Center around 64 penetrations around the solar panels. They are like kites and unfortunately, they shift with that heavy wind which exposed a leak or two. We are redoing every single one of them. Mayor Bring advised we still have to put the dumpsters back but we have to make a gate for where the dumpsters go. They painted the outside of the building today, they have to do the front on top. They have a window that they have to put metal around for flashing and they did the floor over the new section which they have to do a final epoxy coat over top of that. They put epoxy down but they also have these flakes that they put into this, so they have to broom those off of there and then put a top coat on top of that. Also, put a threshold where the old and new meet. Then they are doing the back gazebo which they took the skirting down and they took the 6 X 6's and the trim around the outside and they are going to tear that roof off and put black metal on that. They did the soffit underneath and it looks really nice, it is in white. They changed the lights to LED lighting and it looks completely different with that extra overhang and it looks really nice. We are probably looking at doing some type of trim then the way it is. But our Finance Director is talking me out of it but we will figure it out. We had very good compliments from everybody inside. All the women that were working in there came up to me and said that it looks great and were really excited. There is some bushes that we need to take out, some trees and some other things that I was looking at. Now that we have gone far, I think we are going to clean it up even better. That pavilion out there, probably paint the gable end of that. Pat is cringing on that and we probably won't do that this year because we have so many things going on. Also, that thing in the front needs to be painted. Superintendent Hastings advised that is a power box which is Ohio Edison's. Mayor Bring stated it looks 100% better and all the cracks around the bricks and stuff, they put an adhesive over that and painted it so those are all fixed. We are talking about putting the lettering back up but we may go a different avenue with that too. Member Gee asked are you going to be putting

in the cabinets in the new kitchen? Superintendent Hastings answered yes, we are going to be doing the little room and the new addition cabinets. Superintendent Hastings answered yes but have not quoted it yet because there are seven things going on currently just in that building. He advised I have to close out the contract with the county which is a tremendous amount of paperwork and then we have already started 3 supplemental contracts with other companies. Mayor Bring added plus he is scheduling weddings and everything else, neat and clean because we don't want people to come in and not have that. Superintendent Hastings concurred this is the busiest time of the year which in two weeks there is a family driving from Louisiana who has rented it for their wedding. I was telling the Mayor that she made specific reference to that gazebo and how we time it being constructed and the Mayor says, oh it is already half down because I was out of town. But weather permits, it will be done by the end of the week. Member Gee advised our granddaughter was married in the gazebo. Mayor Bring shared I think the mother shared if there is a nail out of place, she is going to be very angry. Member Gee added it is looking very lovely and the window in the back with all this moisture going on and all this weather but there was no moisture inside the window which was an eyesore for years. That is a wonderful thing to see done.

NEW BUSINESS:

Superintendent Hastings advised the city is exploring seriously the leaf truck and the F550 to pull it and the potential finance through the percentage increase that we charged to refuse. Mayor Bring advised also something that we are going to be looking in the next few years is vehicles and probably doing a backhoe because of the triple nickel and the mini excavator is a very nice little tool but we need something about twice that size. So, we are probably going to look into that too and just a couple of other little things that we are going to upgrade. We are doing very well with the rest of the stuff but that will probably be 2 or 3 years down the line. Chairman Erdei asked so the maintenance and everything going well over there. Mayor Bring answered the mechanic is doing a fantastic job, if you would have seen that mini excavator the other day, you would have thought it fell off the back of an airplane. It was in fifty thousand little pieces, he had to take everything apart because we had two hydraulic hoses that broke and they are on the inside of the machine and everything had to come apart to get those out of there. Then he had to put it all back together and there were four O rings that were dripping and so he had to get those. I could not even imagine how he put that thing back together.

Law Director Graves stated in looking at the minutes and I remembered talking about making a move on that vacant land across from Freedom Park on Sheriff's sale and we did investigate that and the state statute on that process is somewhat vague in regard to whether the city would have to take that property free and clear or whether we take it subject to any existing liens. For years, there was a Attorney General's opinion that said that city's or the county land bank in a school district could take it free and clear from any existing liens. There was a recent Attorney General's opinion that went the other way that said if we were to take it that we would be subject to all the existing liens which on that particular parcel would be about \$40,000.00. So, needless to say we did not move on that parcel. There are potentially some other legal avenues and can go as far as the annual auditor's list of properties where we may be able to bid on it and get it for a low price. We could take it without those liens.

CITIZENS COMMENTARY: None.

MEETING ADJOURNED: With no further business before this committee, *Motion by Gee/Second by Radeff to adjourn at 7:23 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 June 4, 2019.

CHAIRMAN

Mark Erdei

COUNCIL PRESIDENT

Rick Rosso