

Buildings, Lands, Vehicles and Equipment Committee
Sheffield Lake, Ohio
March 5, 2019

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Thursday, March 5, 2019. Chairman Erdei called the meeting to order at 7:01 PM.

ROLL CALL OF MEMBERS:

Present: Erdei, Radeff, Gee, Superintendent Hastings

Absent: Mayor Bring and Law Director Graves (excused)

MINUTES: January 3, 2019 - *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 we had a problem with Dollar Tree and a malfunctioning door where a resident had contacted the local Fire Department. I had some issues dealing with contractors on availability of parts and different issues but all being said, we were finally able to get that door repaired with new hardware, new sweep, new hinges and it is all functioning. Also, Dollar Tree seems to be receptive to renewing their lease and I am not quite sure if this is the point to say that since it relates to Dollar Tree. I know that Mr. Graves is in negotiations with them. The former Dollar General is an empty space and with the colder days here we have focused a little bit of manpower to clean that up, white wash inside, make it more presentable and get that paper down to let more people see the space and hopefully move more interest towards that. I did have a couple of minor leaks in a couple of units. The Driftwood Café and Rite Aid although we repaired a big section of roof at that seam where an old stopped and a new one began and they have all been repaired. That roof is what is considered a cold pitch roof and its design is to self-heal with the heat melting that tar. So, in these winter months that doesn't happen because it is old and you get an occasional leak. But we responded to the complaints and everything is taken care of. We did send in a plumber to thoroughly take a look at the hot water tank and we determined that changing the heating element in it might prove beneficial and

in fact, it did and she contacted the city thanking us and it is quite a bit better now. Chairman Erdei asked how is that Day Care going? Superintendent Hastings answered it is going good, they are setting up an inspection. They had a fire inspection already because they have a system in the whole unit because there is children involved. You know, it directly contacts our fire department and the flashing lights and so forth but what they failed to test was the plenum of the heating and air system; if there is any smoke that builds up, the plenum is the heat and air exchange right past the unit. It does have a brand new alarm system in it but it needs to be tested and that is being scheduled now. Councilwoman Gee asked do they have a tentative date on when they plan on opening? Superintendent Hastings answered I have been given a specific or tentative date. I know there is a serious illness in the family which distracts them.

- B) **General Maintenance** – Superintendent Hastings reported we have only done a few maintenance items, mostly dealing with transitions to LED light fixtures. Our Police Department lobby received some recently. I also had the locks repaired at the Community Center, the front door was especially hard to lock. So, I had that repaired and the door reset and I had the front and back doors keyed alike so I don't have to be giving out multiple key sets. So, that has proved well because I had a lot of recent complaints on that door and it is much easier. Councilwoman Gee asked is it the same key? Superintendent Hastings answered yes.
- C) **Joyce E Hanks Civic Center** – Superintendent Hastings reported great progress on the addition and met the with the contractor today. We are looking at a target date of total completion of April 15, 2019. That is just a target but lines up very close to the contractual obligation knowing that we signed that contract in the winter. So, only being approximately a week off is very good. They are working on drywall right now, all the glass is in. It is magnificent to stand in there and look at the view that we have there. The city has a side contract entertaining proposals to paint the entire building as you are going to have this addition stuck to an older, quite frankly 1970's brick façade. So, we are getting quotes to blend it all as one and I believe we will have money left over on the project as we are still under budget. So, that project is moving along well and that is something that we hope to achieve after the addition is done. It is a grant so I can't blend them, I have to get one done and then do another. Chairman Erdei asked the new addition, is that going to be metal or brick. Superintendent Hastings answered that is metal with some brick, the architect included some brick so that it would draw the two together but a lot of it is in metal. That is the other point of us wanting to paint everything

because we were going to include some of the accent metal onto the older building towards the front where that T111 is now and things like that. Councilwoman Gee asked how did the solar panels hold up through that horrible wind? Superintendent Hastings answered very well, I had no known leaks from it. We have experienced since they were installed because they shift with the wind. With that wind, public service crews were out a lot in that storm for probably 6 or 7 hours, pine trees coming down and blocking the road. But the panels have really held up well.

D) Other

NEW BUSINESS:

A) Superintendent Hastings advised we took deliver on a new truck lift. The city recently auctioned off the old lift which was very old and quite frankly hard to certify. It is becoming a safety issue for our man to be underneath it, that is 27,000 pounds of truck over top of him. So, we got about \$6700.00 back on equipment; we sold the bucket truck, the old lift, a couple of old police cars and we are going to apply those funds toward this new lift to which the lift itself was about \$15,000.00. It will be a great asset to the city and will certainly last for a couple of decades I would think. We purchased it from a company called Rotary and it should have been delivered today about 3:30. As I was leaving today, we were mobilizing the crane to get it off.

B) **CITIZENS COMMENTARY: None.**

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

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 March 5, 2019.

CHAIRMAN

Mark Erdei

COUNCIL PRESIDENT

Rick Rosso