

Buildings, Lands, Vehicles and Equipment Committee
Sheffield Lake, Ohio
September 1, 2020

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Tuesday, September 1, 2020. Chairman Wtulich called the meeting to order at 7:05 PM.

ROLL CALL OF MEMBERS:

Present: Wtulich, Radeff, Mayor Bring, Superintendent Hastings, Law Director Graves
Absent: Cizl
Attending: Citizens

MINUTES: May 5, 2020 - *Motion by Radeff/Second by Wtulich to approve the minutes with any corrections noted. Yeas All.

PRESENTATIONS: **None.**

CORRESPONDENCE: **None.**

OLD BUSINESS:

A) ***Shoreway Shopping Center*** – Superintendent Hastings reported as of recently, we have had some work done on Apple’s roof. We have the project going behind it with the road and watermain. The daycare had originally planned on using some space behind Shoreway, but for the safety of the kids, the Mayor agreed to let them use the grassy area at the end of the strip on the southern end. Chairman Wtulich asks when will the daycare open? Superintendent Hastings replies they were open under certain pandemic rules which have expired. Now she is reopening under standard childcare protocol. Chairman Wtulich asks did we start working on replacing some lights in there? Superintendent Hastings replies the parking lot lights? That was done some time ago. When the seasons changed, we had a lot of complaints on how illuminated the parking lot was. We went and put in LEDS. Chairman Wtulich asks what about the sale of the shopping center? Should we talk about that here? Law Director Graves replies we should probably update council as a whole in an executive session.

B) ***General Maintenance*** – Superintendent Hastings reports the service building is continuing to make progress. We installed the bollards in front of the building this week. The siding on the front has been totally replaced. We have three of the four sides completed. We do it in between as fill in work. Recently we worked with

Prestigious Fire and updated all of our fire equipment and are compliant with that. Most likely I will be reaching out to a roofing contractor for an inspection prior to the winter months on our city buildings.

C) *Joyce E Hanks Civic Center* – Superintendent Hastings reports general maintenance. We are starting to pick up usage.

D) *NEW BUSINESS:* Superintendent Hastings states there is a parcel of land near the western end of the city that used to house a pumping station from Lorain. We have since taken it down. In the back of that property is a home that I believe was foreclosed and ultimately repurchased and rehabilitated. They expressed that they had interest in that parcel. I have been reserved for a number of reasons. One is there are pipes in the ground still that would necessitate the city to expend some money. Another thing is the 22 acres that is sitting right next to it. That land may have value as a retention pond for future development. Mayor Bring states the couple that owns it did approach me and I told them there might not be any problems doing that. The city may entertain that, but as Mr. Hastings said, if there is a lot of work for us to do, then we are not gonna do it. Unless they paid for it. Member Radeff asks do we know what they want to use it for? Do they want to put something there? Mayor Bring replies they don't really want to put anything there; they just want to expand the width of their own property. Law Director Graves asks is it an easement, a right of way or separate? Superintendent Hastings replies it's a physical parcel of land. Probably 40ft. wide by 100ft.+ deep. Mayor Bring states the original owner, every time we went to do maintenance, etc., he came out and gave us a hard time. He kind of encroached on the property, but we never really did anything. Chairman Wtulich asks is that right on the border of Lorain? Superintendent Hastings replies no. It is right where the 22 acres is for sale, Dorchester is south of it. Mayor Bring states it's a two-story white house. There was a house behind it, but they tore that down. Also, we did get approached again about that parcel over by Shoreway Shopping Center. The gentleman who looked at it originally, is now looking at it again. We will have to have a discussion to find out what we want to do with that. Chairman Wtulich asks which parcel is that? Mayor Bring replies right behind Shoreway near that green space where they wanted to put storage. Superintendent Hastings replies in front of the bowling alley. Member Radeff asks what is the zoning over there? Law Director Graves replies B-5 is the shopping center.

E) *CITIZENS COMMENTARY:* *Laura Gallagher (inaudible)* 728 Hollywood Ave. I am looking to see who is the developer building those assisted livings. I don't know how that is zoned over here. They haven't foreclosed on it, but they are supposed to since 2016. (inaudible) Chairman Wtulich asks the 617 Lafayette

property? Ms. Gallagher replies yes. The homes that are going up, I wonder who is doing them. Law Director Graves asks you are talking about two different issues, correct? Ms. Gallagher replies yes, but they have something to do with each other. I'm looking for the buyer that is starting to buy property or somebody that is interested at a good deal. Mayor Bring states the gentleman who did the group homes, purchased some properties. That was through the state of Ohio money that he received. He was allowed to build six of those throughout the county. He chose to build four here and two elsewhere. That sufficed the money allowed. Ms. Gallagher asks what was his name? Mayor Bring replies Northcoast Design Builders. The owner of the company is Mike Cloud. Law Director Graves asks do you own this property? Ms. Gallagher replies yes, on Lafayette. I don't know if the city could purchase property. Law Director Graves replies the city could. Ms. Gallagher replies its back taxes. Law Director Graves replies we would have to talk about it. How much are the back taxes? Ms. Gallagher replies \$14,000, it's valued at \$24,000. I have the land description. Mayor Bring states we will take a look at it and let you know.

Roger Clatterbuck, 874 Devonshire Ave. I am looking to purchase three lots behind me; 019, 018 and 017. Chairman Wtulich asks who owns the property now? Mr. Clatterbuck replies you guys. Law Director Graves states these are lots on the paper street of Dorchester that were donated to the city a few years ago. Mr. Clatterbuck states that's my neighbor, he gave me those. He wants one of the properties, but I want two because they butt up to my doorstep. I own partial of I believe 20 already and I would like 19 and 18. That would make it a complete square. (inaudible, sidebar talking). Law Director Graves states we did have a conversation and explained the city owns those three parcels. The first step would be to talk to this committee to see if there was interest on council in offering those parcels for sale. If so, it would be referred to council as a whole for legislation to advertise for bids and enter into a contract with the highest and best bidder. It would have to be advertised in the newspaper for five weeks. We have an ordinance that requires a minimum bid of \$1,000 per parcel. Also, we would require reimbursement for advertising as part of the purchase price. That runs around \$600-\$700. So, \$3,600-\$3,700 is what these three parcels would go for in total unless there was a higher bid. Member Radeff asks does the city have any use for them or no? Law Director Graves replies there are no plans to finish Dorchester. Chairman Wtulich asks should we refer it to Worksession? Law Director Graves replies yes.

*Motion by Radeff/Second by Wtulich to refer proposal to Worksession. Yeas All.

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

CLERK OF COUNCIL/COMMITTEES

Brandy Randolph

CHAIRMAN

William Wtulich Jr.

I, Brandy Randolph, 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 1, 2020.

COUNCIL PRESIDENT

Rick Rosso