

**Buildings, Lands, Vehicles and Equipment Committee**  
*Sheffield Lake, Ohio*  
**April 6, 2021**

This regular meeting of the Buildings, Lands, Vehicles and Equipment Committee was held Tuesday, April 6, 2021. Chairman Wtulich called the meeting to order at 7:02 PM.

**ROLL CALL OF MEMBERS:**

Present: Wtulich, Radeff, Mayor Bring, Law Director Graves.

Excused: Cizl, Superintendent Hastings.

Attending: Kevin Smith.

**MINUTES:** February 2, 2021 - \*Motion by Radeff/Second by Wtulich to approve the minutes with any corrections noted. Yeas All.

**PRESENTATIONS:** Law Director Graves states to review the process, this is city owned land and typically if someone wants the city to vacate land so they can purchase it, there is a process. It starts with an application to the building department, they review it, then it goes to planning commission, then it comes to this committee and then it goes to council as a whole. I think tonight is just an informal presentation to gauge councils' feeling on the matter prior to initiating the formal process. Chairman Wtulich asks you own the white house behind the concrete pad? Kevin Smith, 3652 E. Lake Rd., Sheffield Lake, OH replies yes. I also keep up with this property, cutting the bushes, etc. so it's not an eyesore. Mayor Bring states it is where the old pump station was that we tore down. The previous owner passed away and the house went into foreclosure. Mr. Smith responds yeah, I bought it from the bank. Mayor Bring states our property butts against that. Chairman Wtulich states I believe one of the concerns is we may have some pipes under there. Law Director Graves reports this would not be a vacating of street. This is actually a city owned parcel. If council was on board with this, it would have to be publicly bid. The city would set a minimum bid which would also include the cost of the advertising. Running it for the duration usually runs around \$700. The superintendent did bring up the fact that the underground pipes would have to be removed. The cost could be significant. That is an issue that would have to be worked through. Member Radeff asks if you obtained this property, would we need an easement to get back there? Law Director Graves replies there would have to be some arrangement worked out. The cost to remove the pipes could be in the tens of thousands of dollars. That is a cost that would

either have to be built into the purchase price or they would have to agree to pay for it, etc. The removal of the pipes is a significant issue. Member Radeff asks if we remove the pipes, would we need to get back there for any other reason? Law Director Graves replies no, the city has no further use for the property. Mayor Bring says I can talk to the superintendent and Mr. Eckenrode. I don't know how it will work out, but we can go over and see how much pipe and how far down it is. I can have that info for the next meeting or sooner. What is the importance of the pipe being removed? Law Director Graves responds based off of what Pat said, it has to come out. Member Radeff asks if you had to pay for it, would that be something you would be willing to do? Mr. Smith replies yeah, well depends how much it is. If it is reasonable and something I can do, I will. Gary Eckenrode, 4950 Oster Rd., Sheffield Village says I have talked to Pat about it, and he said the EPA has been talking to him about removing it. It ties into the main on Lake Rd. Pat was going to pull the old plans to look at. The problem is the valve at Devonshire and Dillewood. Those would have to be shut off and then the work done. The property owners on Lake Rd. would have to be shut off for maybe a day. Member Radeff asks whose decision is it to sell? Is it an administrative decision? Law Director Graves replies the first step is for them to put together a proposal and give it to the building department. It will then be reviewed by the mayor and service department superintendent. We can work up an approach to the pipe issue. That would then get referred to planning commission, this committee and finally council. When council votes, it would be to offer it for sale to public bid. If everything falls into place, it could be approved to go to bid the first or second council meeting of May. Mr. Eckenrode asks the old pump station, eventually the city would have to take that out? Mayor Bring replies probably. Law Director Graves says the city is willing to do it, it is just a question of when and who is going to pay for it.

**CORRESPONDENCE: None.**

**OLD BUSINESS:**

A) ***Shoreway Shopping Center*** – Mayor Bring reports the pavement in front of Goodwill has a bad spot. It will be about a \$12,000 repair. We just did a drainpipe on the south end of the center to take care of it. There was a water issue.

B) ***General Maintenance*** – Mayor Bring reports we had another roof repair at the old Driftwood Café. We did have some interest in another one of the units there. If that happens, we may end up doing some HVAC and other stuff over there. It is next to the daycare. Chairman Wtulich asks do you know when the new café is going to open over there? Mayor Bring replies she paid half a year's rent. She is just getting stuff in there. I would say the next couple weeks. We got the gutters up at the service department and did some painting inside. We did the proposal for the exit over here

and it is going to move forward. Pat got the grant for that; I think it was around \$30,000.

**C) *Joyce E Hanks Civic Center*** – Mayor Bring reports they are starting to get bookings. We are talking about the sign out front and are probably going to get a new one. We are also doing the parking lot across the street. Law Director graves states we own the 7 parcels across from the community center now and we have a contract with a surveyor to survey the whole boundaries, etc.

**D) *Old Business-Other-*** None.

**E) *NEW BUSINESS:*** Mayor Bring says on the vehicles we are going to find out if the money coming to us can be used on them. If we can use it for police cars, we are going to get two of them and probably get an ambulance in August. That will take about 6-9 months to get. We are going to look at trading in or selling outright the 2008 that we have. Chairman Wtulich asks would it be Explorers for the police vehicles? Mayor Bring replies yes. Member Radeff asks didn't Pat reference wanting a truck with a sewer camera? Mayor Bring replies we already have one. Chairman Wtulich asks what does a new ambulance run? Law Director Graves replies \$300,000.

**F) *CITIZENS COMMENTARY:*** None.

**MEETING ADJOURNED:** With no further business before this committee, \*Motion by Radeff /Second by Wtulich to adjourn at 7:24 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**

*Brandy Randolph*

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**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 April 6, 2021.

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**COUNCIL PRESIDENT**

*Rick Rosso*