

## Village of Richfield Council - Building and Grounds Committee

### Meeting minutes – Wednesday, August 19, 2020

The Zoom meeting was called to order at 6:30 p.m. by committee chairman Ralph Waszak, Sr. Committee members Ms. Beshara and Mr. Stoppenhagen were present. Others in attendance were Mayor Wheeler, Service Director Mr. Papp, and council members Dr. Boester, and Dr. Domanick.

The first item on the agenda was the Village Recreation building, 3333 Brecksville Road. Mr. Papp presented photographs and a description of the facility.

- Exterior – it was noted that there were several areas of the brick façade with cracks at the joints, additionally there has been some deterioration on the surface of several of the bricks. Mr. Papp indicated that the roof was in fair condition and that the village has done several patches.
- Interior – the building has two levels and is not ADA compliant. Village staff was in the process of emptying the contents of the building. The restrooms are not ADA compliant.

The village acquired the building in 2005 from the State of Ohio for \$285,000. The lot is 3.56 acres. The building was formerly an Ohio Bureau of Criminal Investigation forensic laboratory.

The general conversation relevant to the building centered on the location of the building in a commercial/industrial area away from the Town Hall complex, the condition of the building, and concern for safety. It was felt that the building was purchased as a temporary way of addressing recreation needs and had been a good investment. In the short term, the village should explore the use of other village owned buildings for recreation programs and study options for the future.

*Motion: Ms. Beshara moved that the village should communicate with the law director relevant to the disposal of the building. The motion was seconded by Mr. Stoppenhagen.*

*Discussion: Mayor Wheeler concurred and commented that the building was zoned for office/light industrial use and felt there would be interest in the real estate market either for a reuse of the building or redevelopment of the land.*

*The vote was unanimous.*

Mr. Papp presented photographs of the two service department facilities located on West Streetsboro Road and at 3921 Brecksville Road.

- Town Hall complex – The building consists of three areas: *Area “A”* located in the northern portion of the building includes the mechanics area including vehicle lifts, restrooms, and lunch room. *Area “B”*, the large middle portion, is used primarily for vehicle and equipment storage. The dog kennels are accessed from the southeastern corner of the building. *Area “B”* is adjacent to the police department and earlier plans suggested that in the future this area could be utilized by the police department for police car parking. *Area “C”*, the southern newer portion, is used primarily for vehicle storage and a sign shop. De-icing salt is stored in two sheds located to the south.

Mr. Papp commented that the E.P.A. prefers to have salt storage and loading activities under a roof.

- 3921 Brecksville Road- approximately 29 acres purchased in 2000 for \$1,395,000; an additional 4-acre parcel was subsequently purchased affording access to West Streetsboro Road. The 8,500 square foot building in the front of the property was recently remodeled at a cost of approximately \$1,500,000 and houses the sewer department and the ground maintenance department. The building has restrooms and a lunch room. Because of interior walls, the building has limited flexibility.

The rear of the property is utilized for equipment and material storage, and the village’s leaf/brush/mulch activities. The property slopes to the south and to the east.

In general, Mr. Papp felt that having two locations was not ideal. As an example, a mower requiring repairs at 3921 would have the mechanic and tools at the town hall complex.

Mr. Papp commented that the E.P.A. frowns on the storage of large quantities of yard waste and mulching activities.

Mr. Papp indicated that the pressing need was for a large building to store large expensive equipment such as trucks, snow plows, leaf vacuums, brush chippers etc. Exposure to the elements causes deterioration of the equipment.

Mr. Papp suggested that the village consider the sale of the 3921 building to a business noting the village service department did not require visibility from the road.

Mr. Papp suggested that the village consider an analysis of service department needs by a consultant. Mayor Wheeler commented that due to the present COVID situation he opposed the expenditure of monies for this purpose at this time. It was agreed that the administration and council members should study nearby community's service department facilities for ideas.

Mr. Stoppenhagen moved that the meeting adjourn.

The meeting was adjourned at approximately 7:45 p.m.

Respectfully submitted by Ralph R. Waszak, Sr., Building and grounds committee chair

A handwritten signature in black ink, appearing to read 'Ralph R. Waszak, Sr.', with a large, sweeping flourish at the end.

RRWSR 08/26/2020

