

**BUILDING & BUILDING CODES COMMITTEE MINUTES
OCTOBER 20, 2015**

The Building & Building Codes Committee meeting was held on October 20, 2015, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:28 p.m.

PRESENT: Committee Members: Vice Chair Dan Kasaris, Larry Antoskiewicz; Council: Gary Petrusky, Dan Langshaw, Paul Marnecheck, Steve Muller; Administration: Mayor Robert Stefanik; Community Development Director Thomas Jordan; Other: Lou Krzepina.

Moved by Mr. Antoskiewicz, seconded by Mr. Kasaris to **excuse Mr. Nickell**. Yeas: 2. Nays: 0. **Motion carried.**

APPROVAL OF MINUTES

Moved by Mr. Antoskiewicz, seconded by Mr. Kasaris to **approve the September 15, 2015 minutes as received**. Yeas: 2. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. City Hall update/project

Mr. Jordan said that a walk through was conducted with the architect and the general contractor last week. We identified a number of items that need to be resolved, none of which are very significant. He said that the original request for a change order of \$44,000 has been reduced to \$3,000. He said there was a request to increase it to \$10,000, but after the walk through we are back down to \$3,000. He said he had hoped to have this change order to present at tonight's meeting, but he has not received the final documents. He said that it will be on Council's next agenda. He said the items on the change order are very small and essentially represents a settlement of issues between the general contractor and the city on the final pay out. He said there were some last minute items that occurred as part of the construction project. Some of them were the lighting on the exterior and the parking lot. The original spec only required them to put the bulbs in and put the lights on a timer, when in fact they actually had to run a series of conduits out to the lights, especially in the second lot. This was outside of the original scope and they are entitled to additional funds. However, because they did not actually install the audio visual equipment consistent with what we had requested, that was a credit for us, thus reducing \$44,000 down to the \$3,000. He said that this will close out the project and release all of the remaining contingency on the project. He said he does not believe that the cost of the items from the walk through will be anything more than \$1,000, and the contractor is paying for it. He said he asked all of the Department Heads who work in the building if they had any further issues, and they responded that they did not. He said that he is comfortable with closing out this contract.

Mr. Jordan reviewed Ordinance 15-98 regarding the Targeted Brownfield Assessment we are requesting for the corner of State and Wallings. He said that the city is the applicant for this assessment due to the financial situation of the property owner. The authorization is to apply to the State of Ohio for testing of the property using grant funds. Mr. Petrusky asked if they were looking to see how bad the soil is due to the fact that the property is a former gas station. Mr. Jordan said yes. There was a leak on the property some years ago. The tanks were removed and at that time, further testing indicated that there was some further contamination. This assessment will be to see how much soil will need to be removed in order to get it to a condition where a "no further action" letter will be received. This will be the condition that will be ideal for the owner to make the site more developable and saleable. He said the cloud of possible contamination on the property makes it very difficult to redevelop. Mr. Petrusky asked who will bear the cost to get the site to that level; the city or the EPA, since it seems like the property owner is defunct. Mr. Jordan said that so far all we are doing is an assessment grant. Once the extent of the contamination is known, there will be a scope of work prepared and in all likelihood the city will apply to the EPA for a grant to get this cleaned up, unless the work required will be so minor that the owner will be able to move forward on it. Mr. Jordan said that the grant is for approximately \$50,000 and the way it works is that the

state has a series of contractors already under contract and they will direct them to go out and perform the site assessment.

Mr. Jordan also said that Ordinance 15-95 which redefines the permitted uses in Local and General Business districts to allow gas stations will have a Public Hearing before the Planning Commission tomorrow night, and encouraged Council to take action on this item at the November 4, 2015 meeting.

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz **to recommend to Council the approval of Ordinances 15-98 and 15-95.** Yeas: 2. Nays: 0. **Motion carried.**

NEW BUSINESS

None

MISCELLANEOUS

Mr. Kasaris asked Mr. Jordan to provide Council with a list of how many property owners were told to cut their grass this year, and how many actually did it on their own without the city stepping in and doing it. Mr. Jordan said he should be able to find these numbers. He said that he definitely has a list of those that we cut the grass for them.

ADJOURNMENT

Moved by Mr. Antoskiewicz, seconded by Mr. Kasaris **to adjourn the October 20, 2015 meeting.** Yeas: 3. Nays: 0. **Motion carried.**

Meeting adjourned at 6:36 p.m.