

**BUILDING & BUILDING CODES COMMITTEE MINUTES
FEBRUARY 17, 2015**

The Building & Building Codes Committee meeting was held on February 17, 2015, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:41 p.m.

PRESENT: Committee Members: Chair John Nickell, Vice Chair Dan Kasaris, Larry Antoskiewicz; Council: Gary Petrusky, Dan Langshaw, Paul Marnecheck, Steve Muller; Administration: Mayor Robert Stefanik, Community Development Director Thomas Jordan, Safety Director Bruce Campbell; Other: Lane Ferrante, Louis Krzepina, Elena Wilson.

APPROVAL OF MINUTES

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **approve the January 20, 2015 minutes** as received. Yeas: 3. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. City Hall update/project

Mr. Jordan said that our contract with Krill Co. is \$2.9 Million dollars and with a retainer and one additional pay application, we are still withholding \$300,000. We are awaiting some final fixes to be completed, one of them being the voice transcription system for Council Chambers. He said he received an email today stating that they will be finished with it on Friday and train the employees next week. Once this is done then officially all of the items have been delivered to the city. We are processing that last pay application. There has been an application on the contingency as well as a change order request. He said that he has had Brandstetter Carroll review these items and they have provided him with 6 pages of reasons mostly why we should not approve some of these requests. He said he has held off having a meeting with Krill until we have received the final items that are required under the contract. Once everything is done, we will process the final pay application, and he will have a face to face meeting with Krill over their request for the contingency items and the change order request. Mr. Jordan said that there is \$10,000 of unspent money in the contingency. The change order is about a \$40,000 request. He does not anticipate that we will be authorizing most or any of this. Mr. Nickell asked what the change order items are. Mr. Jordan provided a list of these items. He said there was a handicap ramp that was added at the end of the drive that was not in the specifications, however city and state code require that such a ramp be installed. For the interior signage in the building, our specifications actually specified interior signage and interior signage is required by state law; you have to tell people where the exits are. These are the types of disputes that are between us. Concerning the additional money for the Field Supervisor to be here past the substantial completion date, it is our position that he was required because they did not finish on time. Updating the voice recorder system was hard for him to even consider because the voice recorder system is not functioning. Regarding the window sills, the initial specifications said to use all the existing window sills on the existing windows. Very late in the project they came to him and said that there will be offices with new windows and an old window sill and they will not match. He said that he approved them to change the sills to match. He felt that there might be money in the contingency to cover this. He said that he has reviewed all the back up and all the requests, he just did not want to negotiate while we still had substantial items that were not delivered to the city. Mr. Nickell asked if they are working out the issues with the heating. Mr. Jordan said yes, we had 10 people here last week to address this. He said that it is a combination of issues. As a result of this meeting they emailed us how to adjust and manage the current system and in addition they performed some work in the Finance Department. He believes that we have a handle on this. The system can be continually adjusted to make the building more efficient and to make as many people happy as possible. He said that the Maintenance Technician has been trained on this system and he can operate the system through his computer and adjust it remotely. He said that there will be some relocation of thermostats to make the system work more realistically with the day to day operations of the building. Mr. Nickell asked if we are going to put something in the front of the trash bins to block the sight of these bins, such as plastic slats. Mr. Jordan said that this can certainly be considered.

NEW BUSINESS

1. Ordinance 15-16 – Pifer Rezoning.

Mr. Jordan explained that the parcel to be rezoned is on the south west corner of Edgerton and Bennett Roads. It is a vacant parcel and belongs to adjacent homeowner. He said that due to a septic easement for another parcel, this parcel is unbuildable. The owner plans to use this for an enlarged garage and a possible turn around drive. It is currently zone Local Business. In order for the owner to build the garage, it must be zoned residential. Mr. Jordan said that it is the Building Division's recommendation that this move forward. It will be referred to the Planning Commission. Mr. Antoskiewicz stated that the parcel that the owner has his home on was rezoned to residential in 2010. It was the only house there that was still local business, so we rezoned the parcel to residential at the owners request. He has now purchased this additional property and wishes to have it rezoned residential as well. Mr. Petrusky asked if there would be adequate access to this garage with the leech bed there. Mr. Antoskiewicz said that the leech bed is located on a different section of the parcel and would not affect the access to a garage. This part of the parcel is currently all wooded.

Mr. Jordan said that as part of the Master Plan recommendations it stated that we should consider other incentives to attract development in the city. He said that the city currently offers its real estate tax abatement through the Enterprise Zone system. He said that there is a different system called the Community Reinvestment Area (CRA). It does the same thing by offering real estate tax abatement for housing, office, industrial, and retail. The city would like to move forward and offer the CRA which is a similar real estate abatement program to the Enterprise Zone but it is more up to date. He believes that the Enterprise Zone system will be shut down in the next two years due to changes in state law. It was set up at a time when personal property was taxable and that is no longer the case. It offered personal and real estate property tax abatement for machinery as well as the building. (Remainder of discussion completely inaudible due to audio feedback, approximately 2.40 minutes).

ADJOURNMENT

Moved by Mr. Kasaris, seconded by Mr. Nickell **to adjourn the February 17, 2015 meeting.** Yeas: 3. Nays: 0. **Motion carried.** Meeting adjourned at 7:05 p.m.