

**BUILDING & BUILDING CODES COMMITTEE MINUTES  
JULY 17, 2018**

The Building & Building Codes Committee meeting was held on July 17, 2018, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:16 p.m.

**PRESENT: Committee Members:** Chair John Nickell, Vice Chair Dan Kasaris, Larry Antoskiewicz;  
**Council:** Gary Petrusky, Dan Langshaw, Paul Marnecheck, Cheryl Hannan; **Administration:** Mayor Robert Stefanik, Law Director Thomas Kelly, Community Development Director Thomas Jordan, Fire Chief Robert Chegan, Finance Director Eric Dean; **Other:** Lou Krzepina, Gloria Kacik, John Young, Jacqueline Hernandez, Joe Bystricky.

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **approve the June 19, 2018 Building and Building Codes Committee minutes.** Roll Call: Yeas: 3. Nays: 0. **Motion carried.**

**UNFINISHED BUSINESS**

**1. City Green Development**

Mr. Jordan said that the bid specifications for the electrical upgrades have been completed and are out to bid. The specifications for the electronic sign have been completed and we will seek proposals for this work rather than bidding it out because it will be under \$50,000.00. He said that they had the bid opening for the pavilion today and it is being reviewed by the design architectural firm. He said that the bids came in over 10% of the Engineer's estimate and there are also some issues with the bids themselves. Four bids were filed. They are higher than we would like them to be and we had anticipated that they would be closer to the Engineer's estimate that was provided by Brandstetter Carroll. He said that by the next meeting they will have a recommendation to Council on whether to accept or reject the bids. He said that he anticipates that we will most likely be rejecting the bids. Mr. Nickell asked if Mr. Jordan thinks it is a problem because it is a structure being built into the hill. Mr. Jordan said we don't believe it is a design issue. He said that we are late in the construction season and the numbers are high because companies are busy because it has been a good construction season. He said that they can bid high and not worry about whether or not they get the work. He said that he is going to meet directly with one of the bidders we have worked with in the past so that we can better understand what is happening. He said that the architectural engineering firm that we hired also has a responsibility to find this out as well and come back to us with a recommendation on the bidding process. He said that we made substantial changes to the drawings from the first time we went out to bid in order to clarify them. He felt that with these clarifications, the bidders would not bid high. Because bids were high again there may be something wrong with the estimating. Mr. Nickell asked if these bids were in the same range as the first time or higher yet. Mr. Jordan said they were higher. Mr. Antoskiewicz said that when it was decided to rebid, we did so with the understanding that it may not happen this year and would be for next spring. Mr. Jordan said that we are now looking at next spring. Mr. Antoskiewicz asked if this was the understanding when the bidders picked up the bid packets. Mr. Jordan said no. Mr. Antoskiewicz asked if this would have made a difference in the bid costs. Mr. Jordan said that we will talk with the bidders and see what the issues are.

**2. Cemetery**

Mr. Jordan said that the design for the entryway sign was completed this week. We will be asking for proposals for this work sometime this week. It is a very specialized group of people who make this type of sign. We will then work on the brick entry way that will go along with this sign. Mr. Jordan said that the revised scope for the cold storage building has not been completed by the design firm. The stone resetting project is still ongoing. Milano was contacted by the Service Department and they should be finishing up and get their bill to us. We will be reimbursed for this by the Cuyahoga Valley Veterans Commission. He said we will then file for Phase 4 to get more of the veteran stones reset.

**NEW BUSINESS****1. Front lawn parking/paving of driveways and accessory driveways.**

Mr. Nickell said that he does not want to have any legislation for this issue. Mr. Kasaris said that he thinks it is too much government. Mr. Nickell said that we can probably address this with current ordinances we have. Mayor Stefanik said that we received some information from other communities and asked Mr. Jordan to share this information with the committee. Mr. Jordan said that Middleburg Hts. has legislation that essentially allows the police to ticket cars that are parked on grassy areas. He said that if someone abandons and un-plated, inoperable vehicle on their lot, the Building Department has the authority to ticket it and have it removed as a nuisance. What is being talked about here are plated, operable vehicles that are parked on grassy areas and giving the police the authority to ticket the vehicle if it is parked on a grassy area. Mayor Stefanik said that they have been working hard on property maintenance issues the past few years and cracking down on people who are not taking care of their properties. He felt that if you took a poll of residents and asked them if they think this type of regulation is intrusive, they wouldn't think it is. He said that there are a lot of rentals on the main and secondary roads and they think they have the right to just park their cars on the grass in front of the house. He said that we want to keep our property values up and does not perceive a huge blowback from the community on this. He urged Council to speak to their constituents at the various festivals this summer and get some feedback on this topic. Mr. Langshaw said that he does not have a problem with this and it is an issue that has come up a few times in his ward. He felt that it is a property maintenance issue. Mr. Kasaris said that he has a problem with the fact that if you have something like a graduation party or overnight guests, where are people supposed to park. He understands that there are people who abuse it and park their cars on the grass year-round, but if there is a way to craft an ordinance that only addresses the abusers, that's one thing, but to criminalize or make it an offense to park in your front yard overnight he said is too much for him. Mr. Langshaw said that the Safety Director has authority to issue overnight permits and exemptions in special circumstances. So he felt that we had something on the books that would cover the occasional party or overnight stay. Mayor Stefanik said that this is a common-sense issue. If other communities can make this work, we should be able to as well. Mr. Antoskiewicz agreed that discussing this with the residents over the next few months is a good idea. He said that we have more challenges than other cities because we are both urban and rural and regulations may work in one area but not in another. We have always done a good job of addressing this challenge and we can put in certain nuances and caveats to protect everyone. Mr. Nickell agreed that there is no urgency on this matter and said that talking with the residents over the next few months made sense. Mr. Nickell said that he would like to have gravel added as an approved surface. Mayor Stefanik said that this is another piece of legislation that might be coming stating that you must have asphalt or concrete surfaces. He said that the gravel is causing stormwater issues and in some cases residents are putting in gravel accessways in their front yards. He said that if we don't start doing something now, we are going to see the homes on the main and secondary roads reduced in value because people are not taking care of them. Mr. Nickell said that he agrees with not allowing gravel aprons over the pipes, but would have to think about not allowing it for a driveway pull off. Mr. Nickell said that he will leave this on the agenda to allow time to discuss with our constituency and see how they feel.

**2. CRA with Winkler Enterprise, LLC and Royalton Architectural Fabrication, Inc.**

Mr. Jordan said that North Royalton Fabrication is located on York Alpha Drive in the Industrial Park. This company is interested in doubling their space to York Road on a 5 acre lot and invest \$3.2 million. The abatement will assist them and keep the costs manageable on the new facility by offering a 49% reduction on their real estate taxes over the next 15 years. It is an incentive that we offer to businesses that make this type of investment. He said that the company will retain 13 employees and create an additional 13 employees. Mr. Langshaw said that this is in his Ward and supports this matter. Mr. Petrusky asked if those 13 new jobs were guaranteed. Mr. Jordan said that they are guaranteed as part of the agreement. We have an annual review that will ensure the agreement is being upheld. If they fall short the agreement could be amended or even cancelled.

Moved by Mr. Nickell, seconded by Mr. Kasaris to **remove this item from committee and recommend approval of Ordinance 18-84 to Council**. Roll Call: Yeas: 3. Nays: 0. **Motion carried.**

**ADJOURNMENT**

Moved by Mr. Nickell, seconded by Mr. Kasaris **to adjourn the July 17, 2018 meeting**. Yeas: 3. Nays: 0. **Motion carried. Meeting adjourned at 6:38 p.m.**