

**BUILDING & BUILDING CODES COMMITTEE MINUTES
JULY 15, 2014**

The Building & Building Codes Committee meeting was held on July 15, 2014, at North Royalton City Hall, 13834 Ridge Road. The meeting was called to order at 6:04 p.m.

PRESENT: Committee Members: Vice Chair Dan Kasaris, Larry Antoskiewicz; Council: Dan Langshaw, Paul Marnecheck, Steve Muller, Gary Petrusky; Administration: Mayor Robert Stefanik, Law Director Thomas Kelly, Service Director Nick Cinquepalmi, Finance Director Eric Dean, Development Director Thomas Jordan; Other: Kelly Devney, Sean Devney.

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 June 17, 2014 minutes** as received. Yeas: 2. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. **City Hall update/project**

Mr. Jordan gave an update on the progress of the work being done inside the building including walls being put up, plumbing fixtures, electrical, HVAC, etc. He said that they have spent a lot of time recently on the technology issues and has been in communication with the Council President and the Legislative Director about their needs. He said that they are trying to make sure that the room will be easier to use relative to taking minutes. We are trying to set up a system where each of the microphones will indicate who is speaking. He said they are reviewing various software programs to recognize speech and to ensure that the AV and sound system work in there. He said that the initial system shown to Council was a projector system, but we are considering the option of going to a TV monitor system. He said the major systems have all been bid out and the project is on time and under budget. He said that the furniture package is on Council's agenda this evening and came in at \$116,891.77, well below the \$150,000 estimate. He said that the RFP deadline for the phone system was last Friday. We received 7 bids and our IT consultant is reviewing these and we hope to have his recommendation by the end of this week. He said he and Brian Beals have gone through the proposals and we believe based on what we have seen that this proposal will come in under the original estimate discussed with Council. He said that this may result in Council having to have a special meeting later this month, along with additional IT equipment that may need to be acted on at this same meeting. This necessity is undecided at this time. He said they are still working on the playground and bathroom renovations. He said there is a water issue with the bathroom facility and we have asked the contractor to give us an estimate of repair costs. He said he has these estimates and plans but we are confirming the pricing and also looking into the possibility of using city employees to do this work. Mr. Kasaris asked what was causing the flooding. Mr. Jordan said that it's a topography issue. He said both the bathrooms and the playground are situated in a bowl and the water comes over the hill from the ball fields and collects in these areas. The asphalt walkway is also pitched such that it sends the water back towards the bathrooms. He said that they are trying to figure out an affordable answer on these topography issues. He said that if we have the contractor do it, we are talking tens of thousands of dollars being added to the project cost. He hopes to have some recommendations to Council by the next B&BC meeting. Mayor Stefanik said that we are going to take charge of this project. We will put Mr. Cinquepalmi in charge and he will come up with a plan to carry the water out of the way. Mr. Kasaris asked if the office furniture was outside of the Krill Contract. Mr. Jordan said yes. Mr. Jordan said that the design build process has resulted in a much shortened time frame. He said that the construction will be completed by the first of October. There is a financial incentive under this process for a shortened build period and they are trying to make that work to their advantage. Mr. Kasaris asked if there was any new information on what we will be doing with

the current City Hall building. Mr. Jordan said that he can get Council what the cost of demolition would be based on square footage. He said they are also looking to see if there is any preservation money for maintaining the building. Mr. Kasaris asked where this money would come from. Mr. Jordan said that there are state grants for historic preservation but the criteria they look at is whether the building is historic or not. He is not sure we would qualify because this building has been modified so many times that any of the historic features are gone.

NEW BUSINESS

1. Grass Cutting

Mr. Kasaris asked how we are doing with this. Mr. Jordan said that the volume is down compared to prior years, but we always have problem properties. He said many times when we receive a high grass complaint, we go to the site and find illegal dumping, illegal vehicles, etc. He said if anyone on Council has problems in their ward to let him know and they will pursue these. Mr. Jordan said the procedure is to turn in an address to the Building Department, they will go out within a day or two and will cite the resident, but there is a cure period. Once the cure period expires, we turn it over to the landscaper who will get to it as soon as possible. He said once a lawn is cut, that property will stay on the list and they are reinspected for the rest of the summer. Mr. Petrusky asked if there is an up to date list for this year. Mr. Jordan said yes, and said he would provide Council with a copy. Mr. Marnecheck asked if there is a cure period for the second time they are cited. Mr. Jordan said that he does not believe so. He said the sole purpose of this is that the property owner knows that eventually they are going to be assessed. He said that we let them know through the letter we send them that we are going to do it again if necessary. Mr. Kasaris asked if we assess for the retention basins we cut. Mr. Kelly said that we were trying to cut the retention basins that are not our responsibility one time in order to get them in working condition, and then turn it over to the HOA. Mr. Kasaris asked what happens if there is no HOA. Mr. Kelly said most have an HOA, but there are some basins that are the city's responsibility based on the terms at the time the development was built. He said that we have gotten away from this practice and put the responsibility on the HOA where it belongs.

2. Old Clark Station Property

Mr. Jordan said that he has been in touch with the new owner's attorney. He said the new owner operates independent gas stations. Mr. Jordan said that he does not believe that the new owner knew that the station was being torn down at the time he bought the property. He said he has put the attorney in touch with two prospective buyers and we are hoping that they get together and come up with a development plan.

MISCELLANEOUS

Mr. Kasaris asked when the new auto parts store is expected to open. Mr. Jordan said it proposed to open in early fall.

Mr. Petrusky said that Mr. Kulchytsky will be presenting the following two new items to this committee in September: (1) the fence ordinance and (2) the open permit process. Mr. Kasaris asked that these two items be placed on the September B&BC agenda.

Mr. Langshaw asked if there was an updated list of the city's HOA's and condo associations and their respective contacts. The Mayor said that he has a list and he will provide it to Council.

ADJOURNMENT

Moved by Mr. Antoskiewicz , seconded by Mr. Kasaris, **to adjourn the July 15, 2014 meeting.** Yeas: 2.
Nays: 0. **Motion carried.** Meeting adjourned at 6:30 p.m.