

## **BUILDING & BUILDING CODES COMMITTEE MINUTES FEBRUARY 20, 2018**

The Building & Building Codes Committee meeting was held on February 20, 2018, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:00 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, Bruce Campbell;  
**Other:** Nancy Nozik, Beverly Phiel, Lou Krzepina.

### **APPROVAL OF MINUTES**

Moved by Mr. Kasaris, seconded by Mr. Antoskiewicz to **approve the January 16, 2018 minutes as received.** Yeas: 3. Nays: 0. **Motion carried.**

### **UNFINISHED BUSINESS**

#### **1. City Green Development**

Nancy Nozik with Brandstetter Carroll Architects addressed the committee. She said that in December she showed Council the proposed design for the North Royalton City Green and Pavilion and was present this evening to provide an update to the project. She provided a visual presentation of the site for the whole city green, a copy of which is attached to these minutes. Ms. Nozik reviewed each page/slide individually with Council.

Mr. Nickell said that he was disappointed that there was no central sidewalk from the pavilion to the gazebo. He said this would prevent people from having to walk in mud. Ms. Nozik said that they talked about this but the main focus right now is on the pavilion area and future connections with the rest of the city green area via sidewalks, etc. needs to be studied further.

Mr. Nickell asked about the inadequate electrical by the gazebo. Mayor Stefanik said that we received a \$125,000 grant from NOPEC to design and install all new electrical and will be treated as a separate project. Mr. Jordan said that the next steps will be for Brandstetter Carroll and our Engineering Department to prepare a bid package and we will seek Council's authorization at that time. Mr. Jordan reviewed options with the sign and furniture for the pavilion and whether or not they will be bid out separately. He said that this decision will be made before the bids specs for the general package are finalized. This will hopefully be ready for Council by their next meeting.

Mr. Langshaw asked if there would be some type of plaque recognizing the past historical uses of the site. Mr. Jordan said there is space in the pavilion for future art work and have discussed memorializing the former City Hall somewhere in the new City Hall, but have not discussed anything for the pavilion site. Mayor Stefanik said that they have discussed the possibility of some type of historical marker.

It was the consensus of the committee to move forward with this project as presented and get it out to bid.

Beverly Phiel, 5820 Goodman Drive, addressed the committee. She said that there is a historical plaque in the sidewalk and was wondering if this will remain. Mayor Stefanik said that this will remain as is. She asked about the plaque that was at the former City Hall. Mayor Stefanik said that it is in storage in this building. Mrs. Phiel asked if they are ever going to get any of these artifacts out and display them. Mayor Stefanik said that we are hoping that the Historical Society will step up to the plate. He said that there are never any meetings and we are trying to get them excited about the bicentennial. He said that he wants the Harris's to be a part of the bicentennial. The Historical Society is sitting on a lot of money and they should be putting up the historical marker for the city green or spending some of that money in the community. He said that he is begging the Lions, the Rotary, etc. to just come up with \$1,000.00-\$2,000 to help with the bicentennial celebration. He said that he knows who will end up donating the most; it will be him, the

Council President and the rest of Council. Mrs. Phiel said that she can't speak of what the Harris's will do. Mr. Nickell interjected that Mrs. Phiel is not here to be berated. Mayor Stefanik said that is not what he is doing. He is stating the fact that he is frustrated with the Historical Society. He knows that Mrs. Phiel is not taking it that way. She knows that he is just frustrated with clubs that don't participate in things in the community like they should. Mrs. Phiel stated that she wishes that the artifacts were on display somewhere rather than in storage. Mayor Stefanik said that he has asked the Harris's to come up and look through all of the boxes of items that have been saved for years and years. Mrs. Phiel offered to come and look through it and the Mayor said that he would be happy to have her do this. As a member of the Historical Society, Mr. Langshaw offered his help as well.

## 2. Cemetery

Mr. Jordan said that all of the improvements for the cemetery were submitted as part of a state capital request. He spoke with Rep. Patton's office and was told that the state is in the process of evaluating the capital budget and we should know within the next few weeks if our request will be funded and at what level. He said that the neighboring property has committed to repair the fence, and we have funded the continued upgrades on the military headstones.

## **NEW BUSINESS**

### 1. Ordinance 18-21 – Fee changes for Chapter 1242

Mr. Jordan said that there are 4 fees that are part of this chapter; a recreation fee, a capital fee, a stormwater fee and a waterline fee that were charged to every new dwelling unit that is built in the city, single family and multifamily. Since the inception of these fees, the water mains that the city used to maintain are now maintained by the Cleveland Water Department. We need to redirect the fee that was collected for this into the Capital and Recreation funds. He said that overall for each dwelling unit that is built in North Royalton, the same amount of money will be charged, but instead of it accumulating in a fund where we don't maintain any water mains, it will go into Capital and Recreation for projects such as the city green, parks, etc. Mr. Nickell asked if these fees are in line with what other communities charge. Mr. Jordan said that these fees are known as Developer Impact Fees. The idea is that each new dwelling unit impacts the city in some way. He said that there are communities who charge more and communities who charge less. He said that when this Administration came into office, there was no recreation center, an older City Hall and the parks needed to be upgraded. He said that these funds have been used for these purposes. He said that we still need to maintain what has been built and based on tonight's presentation we have new projects that we need to fund. He felt that the fees we charge are not a great deal to ask and in the future we may want to look at raising them. Mr. Kasaris agreed that raising these fees is something that should be looked into. Mr. Nickell said that small, incremental increases are better than waiting and making one large increase.

Moved by Mr. Kasaris, Mr. Antoskiewicz to **recommended approval of 18-21 to Council**. Roll Call: Yeas: 3. Nays: 0. **Motion carried.**

## **ADJOURNMENT**

Moved by Mr. Antoskiewicz, seconded by Mr. Kasaris to **adjourn the February 20, 2018 meeting**. Yeas: 3. Nays: 0. **Motion carried. Meeting adjourned at 6:40 p.m.**

# North Royalton City Green

February 20, 2018  
Building & Grounds  
Committee



# North Royalton City Green

## SURVEY MAP

MADE FOR  
THE CITY OF NORTH ROYALTON  
SHOWING 15 BEING PART OF ORIGINAL ROYALTON TOWNSHIP SEC. 16, T. 12  
N. R. 10E IN THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA, STATE OF OHIO

I hereby state that this plan is a true and accurate representation of the premises shown herein, and was based on an actual survey performed on the ground, and is in accordance with the maximum standards for boundary surveys as adopted by the State of Ohio, Chapter 1733-17 of the Ohio Administrative Code. All to the best of my knowledge, information and personal belief. Distances are given in feet and decimal parts thereof. Curves given are based on the verification of Royalton Road bearing N 87° 23' 00" W "State shall the courses are referenced" and are used to indicate angles only.

HOFMANN-JETZKY, INC.

Registered Professional Surveyors

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Beavercreek, Ohio 45427

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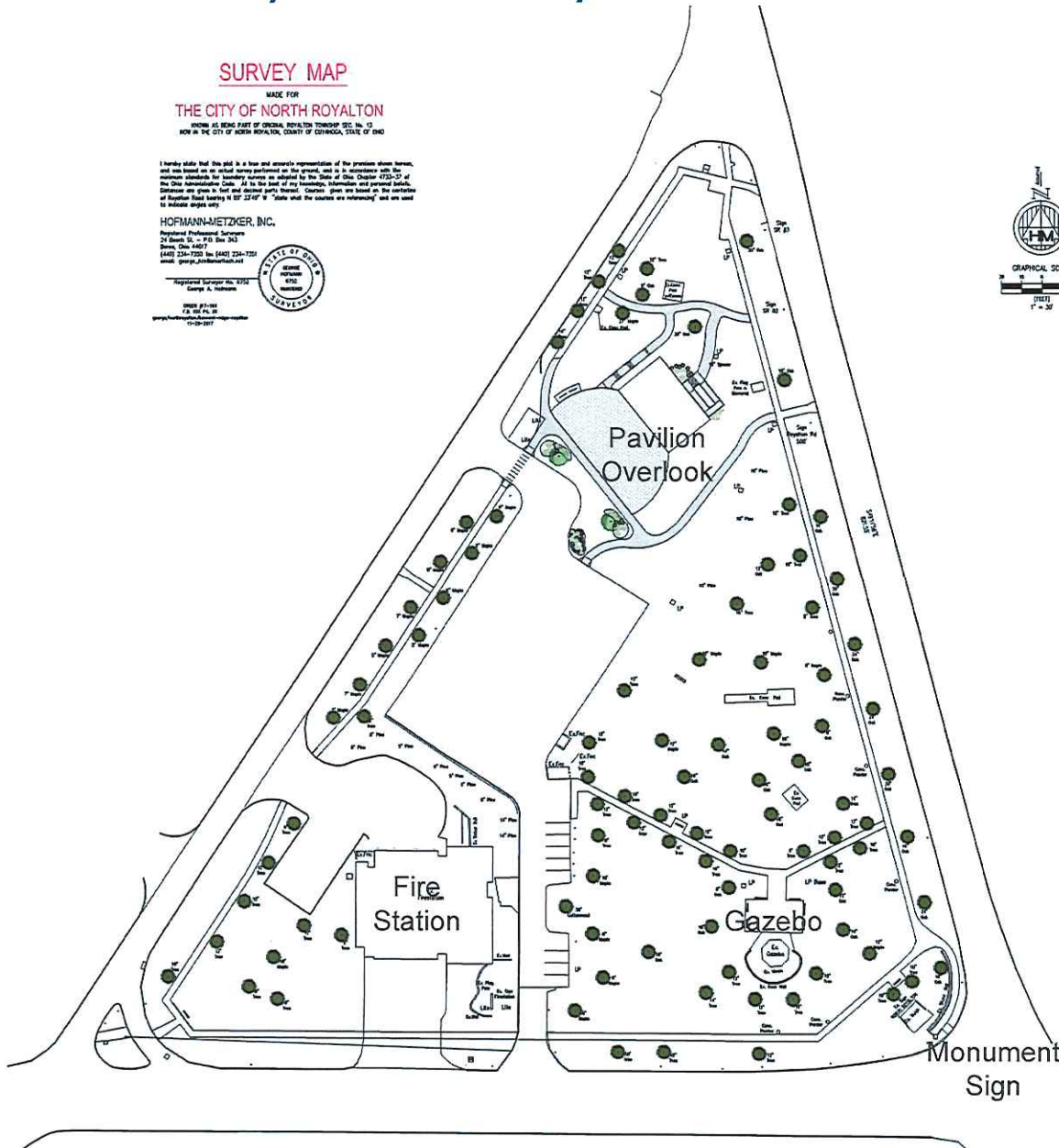
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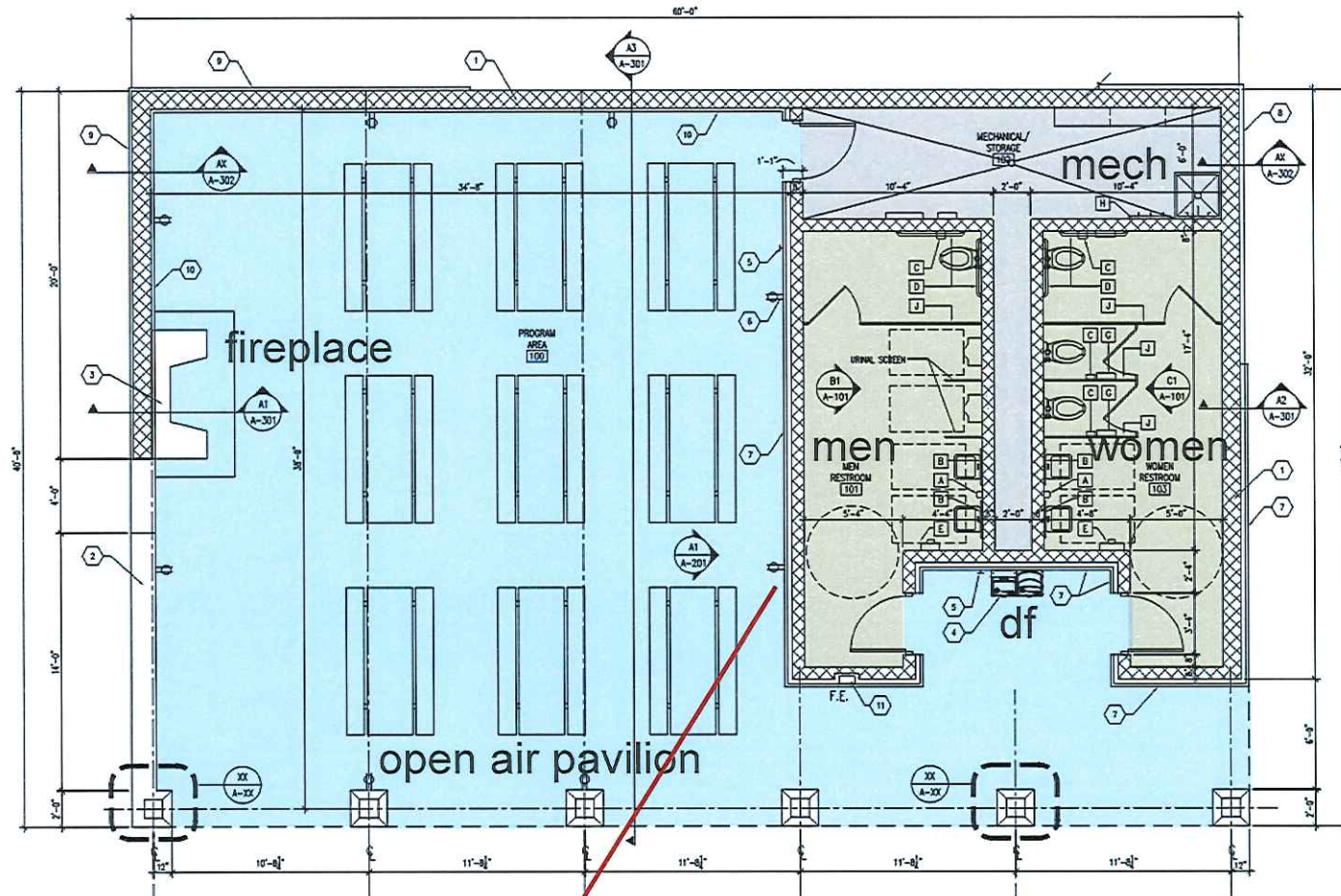


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# North Royalton City Green

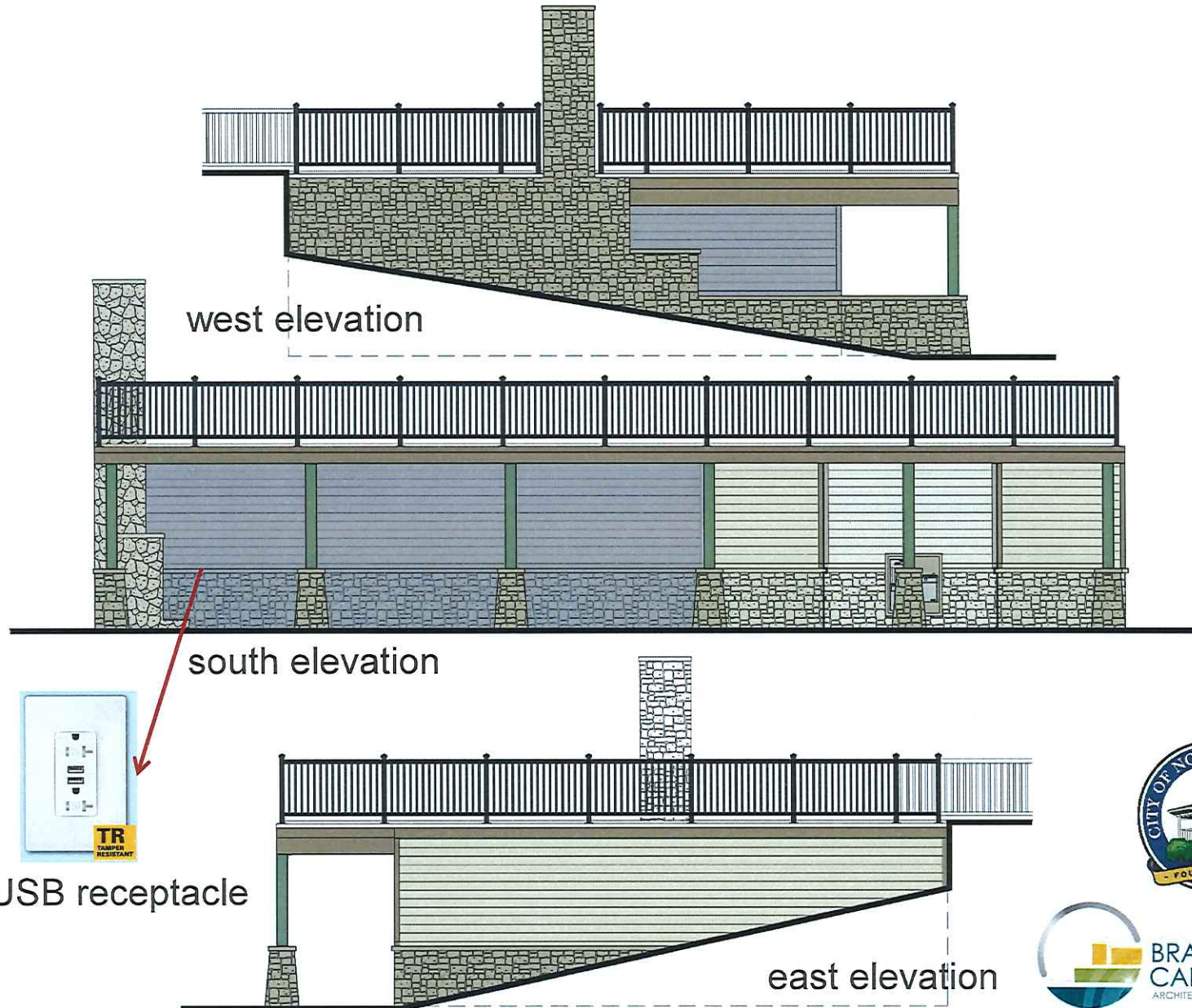


USB receptacle at shelf



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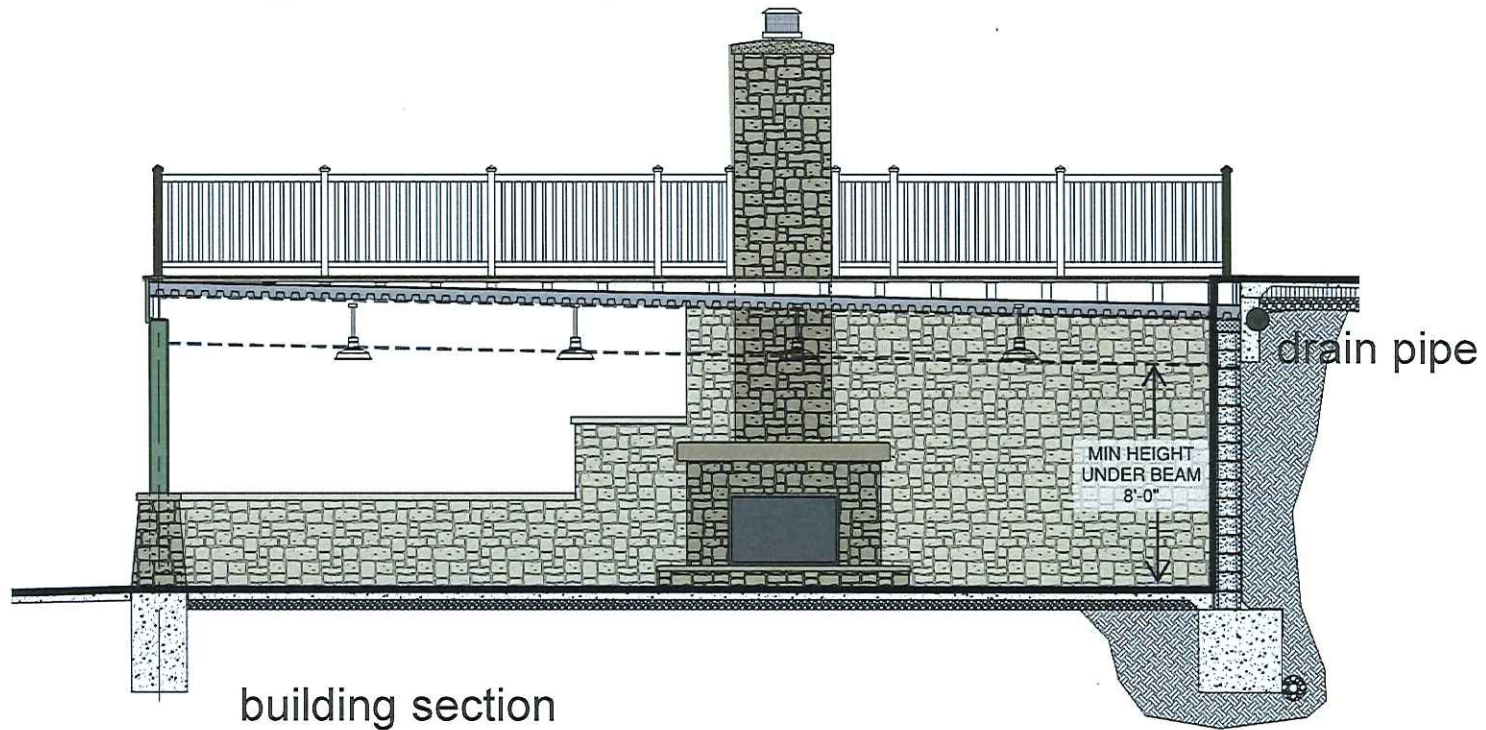
# North Royalton City Green



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# North Royalton City Green



pedestal system

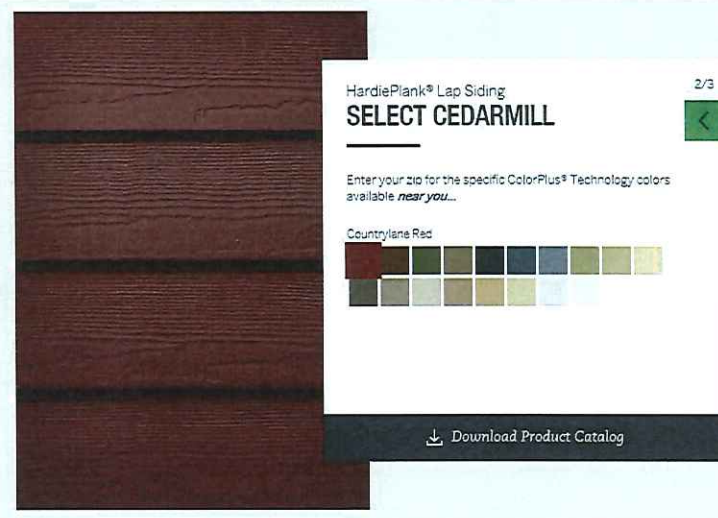




# North Royalton City Green



simulated stone



fibercement siding



ornamental metal railing



# North Royalton City Green



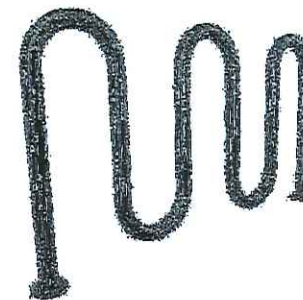
furnishings



drinking fountain/  
bottle filler



light fixtures



bike racks



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