

**BUILDING & BUILDING CODES COMMITTEE MINUTES
SEPTEMBER 15, 2020**

The Building & Building Codes Committee meeting was held on September 15, 2020, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 7:17 p.m.

PRESENT: Committee Members: Chair Linda Barath, Vice Chair Jessica Fenos, Joanne Krejci **Council:** Paul Marnecheck, Vincent Weimer, Jeremy Dietrich, Mike Vos; **Administration:** Mayor Larry Antoskiewicz, Law Director Thomas Kelly, Fire Chief Robert Chegan, Police Chief Ken Bilinovich, Economic Development Director Tom Jordan **Other:** Michael McDonald, Dawn Carbone McDonald

APPROVAL OF MINUTES

Moved by Ms. Fenos, seconded by Ms. Barath to **approve the minutes for the July 21, 2020 Building and Building Code Committee meeting.** Yeas: 3. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. **Cemetery**

Mr. Jordan states this is progressing, the roof should be finished this week. There is final detailed work that needs to be on it but essentially it should be ready by the end of the month. Actually, it was supposed to be finished by the first week of September. Just as a reminder, we saved the building from falling down, essentially saved the historic structure, but we had a limited amount of funds, the interior has a barrel of brick that was covered by plaster where you would be able to store about 10 people during the winter on planks with supporting brackets. Some of that interior area there still has no electricity in it but we saved the building from falling down. It looks like a very nice structure from the outside but there is still some work at the end of it. We will probably be doing tours in the near future, but obviously because of COVID-19 that might be a little further in the future.

Mr. Marnecheck states did they pour the pads and level off the four large grave markers?

Mr. Jordan states they all have done but one. The last one, the largest one, we needed a special crane, we poured the foundation for it we are waiting for it to cure and then they had to reset it.

Mr. Marnecheck states four total headstones?

Mr. Jordan states yes. Huge headstones.

Mr. Marnecheck states you are talking about saving historic structures, if one of those had fallen over, it is not like the parks department can go out and just heave them up.

Mr. Jordan states no. None of the stones did we have the machinery to do it. As matter of fact, the contractor I believe had to borrow for the last one because it was so heavy.

2. **Food Truck**

Mr. Jordan states at this time we are not pursuing any further changes to the City Council Ordinances relative to food trucks. Currently, food trucks are only allowed under a special event permit processed by the Mayor's department. That permit takes into account it typically what operates under it, the biggest event is the Annual Home Days event in August that the Chamber of Commerce actually applies to the City and actually is running it. Some people think that the City runs it but it is actually the Chamber of Commerce and other events that are held throughout the City. Some people use food trucks during those special events some do not. The Police are considered during it any trash requirements or any outdoor or lavatory needs are held for

any special events that are done. The whole things are sort of evaluated through this special event permit but right now that is the only way you are able to operate a food truck in the City is through that process.

Mike McDonald, 14599 Bennett Road

Mr. McDonald states about the food truck issue. It is an opportunity for some economic growth here in the City. I did a little bit of research; the food truck industry was approximately one billion dollars about 7 to 8 years ago. Today it is around three billion dollars. The total food industry is about 800 billion dollars. This is a very small, less than a percent than half of a percent of the overall food industry. Interestingly though, it is an opportunity for creative people with creative food trucks to take their business from a food truck business which cost probably around \$65,000.00 to get started and try it out and develop a following where they can actually go in to a restaurant in their local area and be fairly successful, if you have a chance lookup, a company called Zombie Dogs in Dayton, Ohio and see what they did. It is an opportunity to generate business for the City, there is no guarantees there. The food trucks can also be very complementary to some of our existing businesses in the City and you may say, well they are going to take away from the other restaurants; well that is not really true. If there is a good event going on, it actually brings more people out into the City and you are probably pulling more money out of the pockets of the residents that normally be going somewhere else or to a fast-food restaurant. It is just something to consider, it is an opportunity to think about from an economic development standpoint and just open your minds a little bit.

Ryan Sacha, Automotive Excellence and Blue Monkey

Mr. Sacha states I just wanted to stop up here and talk about the food truck because it is part of the Blue Monkey and what it is truly meant to be. When I envisioned this two years ago, this was all a part of my vision, and I did not want to take this brewery anywhere else, but to the City of North Royalton because I felt that this could really bring a lot of good to the community that is already here and bring a lot of good from the outsiders. We cannot fit much in the brewery because of the brewing equipment, we had to take a lot out and we barely have enough room in there for our equipment itself. Food really isn't an option for us. The food trucks help generate that need to feed people, we do participate with the local restaurants that can deliver to us. We have helped out a lot with Cleats and some people across the street will bring in their own foods. We do try to help with all the local restaurants that are there too. Just like it was discussed a minute ago with it taking away from businesses, I know that is a big concern from people, but I know for a fact that before this all shut down at 10 o'clock with DeWine that we were sending tons of people over to Cleats and Three Spots after we closed down at 9 and 10 o'clock. We are definitely helping support these other businesses, I know Sip-N-Post called us actually saying can you please stop sending so many people over to us because I am staying later than I need to be, in a joking fashion. I just want to get through a couple quick things, or maybe I will just bring it up to you guys, why the City has regulations on food trucks. I am just curious as to why you guys would be against having food trucks come to my business, we do something in the center of town on Wednesdays or even here there is a beautiful facility here that we can use and take advantage of.

Ms. Barath states I think that probably more directed to Tom.

Mr. Jordan states what was the question?

Mr. Sacha states just curious why North Royalton has regulations on food trucks?

Mr. Jordan states actually the way that the Ordinance is structured they are only allowed under a special event permit. There is a lack of regulation actually for a food trucks. There is prohibition on parking of food truck in by itself on a lot, but almost every City has that. It is just that there is no regulation on it other than it is lumped into a special event permit.

Mr. Sacha states that is what we are trying to resolve here especially for my business. Our business started up and in two weeks we shut down, it has been an absolute battle for us and not only been in business for

realistically three and a half months, the shop at Automotive Excellence has been for 35 years, we are struggling to get that going with everything going on this year, we need as much help as possible which brings me to a point on food trucks. They are reaching out to me, please let us come to your place because we are dying out here, we don't have the carnivals, we don't have the festivals, the graduation parties, everything that these food trucks do, a lot of these places are closing down. Fire Truck Pizza is all done for the year and maybe for good. It is us helping these other local businesses out. Just a couple things to go through. Just food trucks they have a huge following which turns us into getting followers. Cross promotion is huge, food trucks have a big following. Barrio for the opening when we had our special event permit, and that brought in so many people from outside and not even come have a beer, but to have Barrio's tacos. They might not even come in to have a beer, but they came into the City to have Barrio's food because it is the nearest Barrio. Just today I saw someone post on Facebook, I went all the way out to so and so to get the sandwich, well we can bring that food truck to North Royalton, then they don't have to go all the way out there. It is really taking away from other restaurants. There really aren't outsiders coming into North Royalton to eat at the local restaurants that are here. Let's just be honest with ourselves.

Mr. Marnecheck states there are some that probably have a pretty good following.

Mr. Sacha states sure, most of them are locals. It really isn't like other cities where we have a lot of food options. What the food trucks do is bring in different options for people and most of the food trucks are just tacos, hamburgers, so it is just one item so people will not want to eat there and go someplace else. It is usually just a specific item that the trucks offer, you aren't taking away from the other businesses. A lot of the truck owners, a lot are family owned, many truck operators are closed this time of year, everything that is happening so for us to be able to help these trucks out. There are so many people ask us when they come in to the brewery, when are these food trucks coming. We want more, it cannot happen right now and I really need to try and get that resolved. Whether we need more regulations or whatever it is going to take to get this off the burner.

Ms. Barath states I have a question. Right now, the way the legislation is how does that affect you, your business? Can you apply with City Hall and get the food truck in? What is the stumbling block?

Mr. Sacha states realistically I want to have one there Thursday, Friday, Saturday, every day that I am pretty much open.

Ms. Barath states you are thinking every week you want to do something?

Mr. Sacha states yes, there is a lot of breweries out there that do this in different cities. That is why I am wondering what are the regulations that they have that we cannot have?

Mr. Weimer states is that all year round?

Mr. Sacha states they cut off at a certain point in time. It is going to be a select few, I am sure. I really haven't got into asking people that.

Mr. Marnecheck states you don't want to have one during Brown's season.

Mr. Sacha states I am actually in works doing local pizza places just doing specific promotions at the brewery and not promoting it online have to come in and see it. You have to be at the Blue Monkey to get the pizza and wing orders that is what I am trying to do right now is promote these local businesses on Sundays for pizza and wings. Last week we started opening on Sunday that is what we are here for to help the City. That is what my dream here is to move the City into a different direction and this is going to help my business do that. We need to try to find a way to try to resolve this.

Mr. Marnecheck states you are thinking like 40 or 50 events a year. For 40 or 50 times a food truck would be there, three times a week in the summer.

Mr. Sacha states right. Again, I saw something on Facebook. A food truck may be opening up in Royalton. I don't know if he is just a local guy that is opening a truck. But, you got Niko's and you got people in Royalton that can utilize that, I would just love to have them set up Niko on Friday, every Friday, you come set up at my place, just help these local people out.

Mr. Marnecheck states I think Butches started as a food truck not a trailer, always cooking at the Crystal Keg.

Mr. Dietrich states one of the ones that you mentioned was a North Royalton business, a pizza truck.

Mr. Sacha states they are shut down for the year because of everything going on, not having those events that they had. Most of these trucks have, you aren't going to worry about other businesses really having these food trucks. I think it would be more so of having Blue Monkey maybe a few other people here and there. A lot of these places have a minimum you have to meet, you have to have 75 to 100 customers coming in a day to meet the minimum or they are not going to show up and waste their time and money.

Mr. Marnecheck states we have another business that has a lot of foot traffic decide to do this. You don't have to be a brewery.

Mr. Sacha, there aren't going to be food trucks popping up all over town. Obviously, it has not been a topic of discussion before, I don't think that there will be many places that will try to, if that is a concern for people. Oh, there will be food truck everyday all over the place, I don't think that is realistic. Like I said, realistically I think this is mostly for the Blue Monkey, and figuring something out. Again, things have once in a while, other special events.

Mr. Marnecheck states I am just saying, if we are trying to find something that is applicable across the City, you may see other places that have foot traffic and this Sunday, we are going to have x food truck in our parking lot as well. We are specifically tailoring something to the Blue Monkey that is the advocate.

Mr. Sacha states right, exactly, I don't want it tailored to me, I want it tailored to the City.

Mr. Dietrich states I do not sit on this committee, we sit on each other's. But I am hearing. As Paul pointed out it cannot be tailored to you, it has to benefit all. I did hear Tom Jordan mention that this wasn't open for discussion or we weren't looking at changes. I am just putting my two cents in, I think that should be done, I think that we should talk about it, obviously, we can go all night and continue this conversation because there are all these questions and ways to tailor it and how does it make it fair, how do we get it to not pop up everywhere regardless of that, I think that it should be on a topic for discussion. Again, I am not on this committee, that is my two cents, I think that we should get into detail and find a common ground. I appreciate by the way, first of all that you keep the business here in North Royalton, I speak about that all the time. I know people that grew up in North Royalton didn't open their business here. I know your family has another huge business.

Mr. Sacha states he tried to talk us out of opening up here and I am being honest with you.

Mr. Dietrich states I know that everyone in here appreciate that and your passion in what you have gone through. We are not trying to make it hard for you, this has been written this way for many years, so if it is going to change, we have to have a lot of discussion on it.

Mr. Sacha states that is why I am here today.

Mr. Dietrich states I am here to put my two cents in. I believe it should not be a closed door, I think we should have this discussion.

Mr. Sacha states the Blue Monkey is a family business, but this is my baby that is why I am here talking because I know that it has to come out of my mouth, all the positive things that come.

Mr. Dietrich states we have to talk about negatives, does the City have to get involved, does the Fire Chief have to inspect these vehicles. I think we should discuss those things, so it will be positive and negative. Just like any committee meeting, things don't always get voted through. We have these discussions for this reason, but I think we should have it. I don't know who to direct the question to as far as a financial standpoint point. What about the revenue that these trucks are generating while they are in our City, is there a way to capitalize on that?

Mr. Marnecheck states you talking about income?

Mr. Dietrich states yes, the food trucks are in the City of North Royalton and making money.

Mr. Weimer states I think you have a process that they have to go through to be certified to be in the City of North Royalton, charge a license fee for that every fee for that every year.

Mayor states all we get from the food truck is the permit fee. Initially that is all we get out of that, outside of the other benefits that you make, people coming into the City.

Mr. Sacha states that is the biggest thing, all these people from outside the City coming in.

Mr. Weimer states I am in complete agreement with you, I echo what my colleague said as well, although I would argue that this is a major undertaking, we have cities right around us that do this very well. Strongsville, if you drive through Strongsville on any given day there are a few food trucks throughout the City. They don't have a food truck problem; they don't have a ton of food trucks blocking up traffic or causing issues. Even the development right across from me Spyglass in Strongsville has been utilizing their swimming pool parking lot which is not open right now and every Friday they have been having two food trucks there and people from the community, North Royalton residents are walking across the street and going over to the food truck. I don't think this is a brainbuster, I think this is a let's go find what these other cities are doing, lets adjust where we need to adjust and let's fix this problem. I agree with what Mr. McDonald when he came up here, this is a growing industry and for us to continue to just grind our wheels, it doesn't help the Blue Monkey, it doesn't help North Royalton, it just continues to leave us in the lurch of being behind in the times, and we need to move quickly to address.

Mr. Dietrich states I don't mean to take forever to figure this out either, I agree 100% with what you are saying, my suggestion was to open it up for discussion, we just don't close the door on this. I don't think it will take forever, but as we have done with other things, we can ask for the help of our Director of Legislative Services to check with these other communities to see how they have it written.

Ms. Barath states if everyone is in agreement then we will have the Director of Legislative Services look into this.

Mr. Sacha states I made a quick post today just to see if we can get some people up here to get some support, my wife said that there are 40 comments and 39 of them are food trucks, yes. The city is supporting it.

Ms. Barath states then we will look into legislation that would suit what we need.

Mr. Marnecheck states just as long as we look at it as being balanced and uniform.

Ms. Barath states I just want to say this Brian, don't think that you are going to get it every weekend. Please do not leave here thinking that is what is going to happen, we have to come up with a good balance that is going to work.

Mr. Sacha states that is my intention.

Ms. Barath states understand that we have to look at the greater good.

Mr. Sacha states that is fine whatever way I can put my input in to straighten this out and helping the City. It is going to help the City and we are here to help the City. Unfortunately, with everything going on this year with the festivities being canceled, everything has been back logged. We had so much planned this year, here we are.

Ms. Barath states I want to see a Slyman's truck in your parking lot. I just saw one in Seven Hills.

Mr. Sacha states that is another one, it is so outrageous to get them there, I could not do it half capacity.

Mr. Dietrich states I like that you are working with the other restaurants, you mentioned that and people need to take that to Nikos, that is big that is huge. Even pizza on Sundays is a big deal.

Mr. Jordan states I just want to clarify that we did do the research and we did look at other community's food truck legislation and did support it. But, unfortunately because of COVID-19 the limited hours that restaurants, the current restaurants that we have are open and the fact that they are closing early and the fact that they are heading into winter at this time we are not pursuing any further legislation movement. Council is welcome to prevail on the Director of Legislative Service and ask for it, we are happy to turn over the research that we have done. It takes some time.

Ms. Barath states thank you, sir.

3. **1270.04 Area, Yard & Height Regulations**

Mr. Jordan states Council has been provided a copy of this; it should be in front of you. This emanated from the Board of Zoning Appeals, the number of variances requests we are trying to somewhat streamline applications and not make everyone go through the Board of Zoning Appeals for everything. In our analysis, it came down to a very few items, but this one on accessory structures seems to be the most consistent one and dealing with the accessory structures, there usually is two issues, is that the height of the structure or the proximity to the neighbor. On this issue we are just dealing with the height of the structure and clarifying it, is that what we are changing, if you will note that the building semantics it used to be 15, we are raising it to 20, then the maximum wall height to 10 feet. That is literally the change to the section, that we are considering and we are asking for Council's input this evening on it. So you know there were obviously, if you look at the way it was written, a 15 feet total height, so it is going to 20, the wall height is limited to 10 because some people are using a different interpretation of what the wall height was. It just clarifies those two points.

Mr. Marnecheck states so you have a 10-foot wall and then the roof begins?

Mr. Jordan states yes.

Mr. Marnecheck states then the roof can be in height under these 10 feet?

Mr. Jordan states yes.

Mr. Marnecheck states 10 for the wall and 10 for the roof?

Mr. Jordan states that is correct. This is on accessory structures.

Mr. Marnecheck states so it would be like a barn? Typically, accessory structures.

Mr. Jordan states you aren't required to have a pitched roof.

Mr. Marnecheck states or a shed?

Mr. Jordan states Yes.

Mr. Marnecheck states so if they are going to have a pitched roof it can be 10 feet?

Mr. Jordan states the overall height can be 20 without a roof, a flat roof.

Mr. Marnecheck states the wall height would be roof height, wouldn't it?

Mr. Jordan states yes but it can be slightly pitched.

Mr. Dietrich states you mean the beginning of the roof not the pitched point, correct?

Mr. Marnecheck states the roof can start at 10 feet high and then go another 10 feet?

Mr. Dietrich states correct.

Mr. Marnecheck states you couldn't have a 20 feet tall flat roof building?

Mr. Jordan states that is correct.

Ms. Barath states this change would reduce the number of?

Mr. Jordan states the variance requests to the Board of Zoning Appeals and then people applying for the accessory structure they can do it a little quicker.

Ms. Fenos states is there any instance where, if you see this a lot, do you have a lot of neighbors that come in that are unhappy with this? What is the negative?

Mr. Jordan states I appreciate you bringing it up, is that the Board of Zoning Appeals part of their process is that they provide notice to the neighbors about what is going on with the neighboring property and allow them to have input because it may in some way detract them. By doing this change which I consider somewhat slight, but it would help in the process. You are removing the notice requirement to the neighbors that a structure of this size will be built on the neighboring property. That is the downside of these adjustments. We did consider, there had been other discussions and perhaps you are remembering that there was some discussion about a ten-foot setback requirement for the neighbor for accessory structures and we were talking about reducing it to 5. That is not what is currently being proposed. So in that instance if that proposal had moved forward then the neighbors could see a structure built next door to them within five feet then they could be upset about that fact.

Ms. Barath states but the 10 foot wasn't that partially to be able to maneuver around the structure?

Mr. Jordan states there is a lot of these.

Ms. Barath states that is one of the ones I thought I heard just to be able to maintain around that structures.

Mr. Jordan states some communities are down to zero just so you know. There are a lot of different reasons why.

Ms. Krejci states can I ask a question? In the past when you people had to ask for variances to get the additional height on the structure, were there a lot of complaints?

Mr. Jordan states accessory structures can be bothersome to the neighbors not entirely so. I have been here a while and this particular change, I think was more of a flaw within the way it was originally written.

Ms. Krejci states then homeowners' associations in the different neighborhoods would have their own rules anyways?

Mr. Jordan states the associations guarantee any prohibition that they have within their covenant still all remain. You know some have direct prohibitions against accessory structures.

Ms. Barath states so now you will come up with legislation?

Mr. Jordan states there will be specific legislation.

Ms. Barath states in October you are thinking?

Mr. Jordan states yes.

4. **Noxious Weeds**

Ms. Barath states noxious weeds, I know we talked about that the last time, I thought you were going to come back with some legislation on that.

Mr. Jordan states after speaking with the Building Commissioner we are not proposing any amendments to the noxious weed ordinance.

Ms. Barath states should we just remove this from any future agendas?

Mr. Jordan states yes if you would like. We don't have any ability; our inspectors do not have the ability to differentiate between various species of weeds and we haven't enforced that aspect of it.

Ms. Barath states that is fine, I think the best thing to do is remove this from the agenda.

Remove from agenda.

NEW BUSINESS

1. **Electric Vehicle Charging Station Grant**

Mr. Jordan states I am unsure of Council's familiarity by various from member to member electric vehicle charging and the future of electric vehicles. If you start with the premise of electric vehicles, what we are moving towards, one of the opening paragraphs it talks about 35% by 2030 are expected to be electrical vehicles, so it is a trend that is moving and that support network it needs is an ability to be charged, you put up with facility that engender and support of the growth of electric vehicles. Almost exclusively, our resources, that they are asking to look at these on public property. The first round for the past two or three years, a number of communities are supporting the electric vehicle charging and this trend by just either permitting them there or actually financially participating in the installation. So much so now states and federal government are actually paying cities to start installing them and essentially the EPA has a grant which will

pay up to \$15,000.00 to the City per electric vehicle station to have installed. The key part is if you accept the premise that we are going to have electric cars, we will need electric vehicle charging station and cities will have to be involved in it. From there, you would apply for these grants, I will tell you from my recent analysis is that of the cities that have done their multiplying they are almost exclusively on public property, there are some major retailers that are trying to attract customers by installing them on locations like that, but they are usually very large utilities that we don't particularly have here in the city. It is likely that ours, the first ones to be installed will be on public property. The City underwent an analysis of the City's public properties, we identified six different public properties that we would consider it, narrowing it down to three; Memorial Park, York Baseball fields and the Y property which we actually own, but lease to the Y. There are some considerations to electric vehicle charging stations. One is, just so you know that this is a level two charging station which is really what this particular article deals with, it like tops off your vehicle. There are stations that rapid charging stations, that in 20 minutes will charge your full battery, those are very expensive and those are almost exclusively are really geared towards interstate locations and NOACA is pursuing a grant to put six of those stations somewhere along the I 71 corridor so a long distance traveler can pull in, get it charged up in 20 minutes. This particular station is not for, if you went to a retailer, the Y, and if you plugged it in you would get more mileage out of it, it is not meant for a rapid fill up. Why the Y ranked so well is that it has a very high traffic count, you also utilize the facility, you can get a charge while you are there and then leave. York, much the same way, it also has an RTA stop. By the way, going on Memorial Park much the same reason. The difference between the three locations is that the availability of electricity while they will pay for the installation of the actual physical charging station and help with the operation of it for five years, it does not cover a lot of the electrical cost. If you have to put a new power station in to a new service, a new panel to service the electrical vehicle charging station it raises to the cost exponentially. The location that has electricity has a panel that can fit in and that panel is reasonably close to it, actually the best candidate of the three I mentioned is the Y. The York baseball field would have to get a new service which we might be considering because there is some electrical work down there. Actually, here at City Hall because of the limitations of the power of this building and submetering off of it and the location of it would be the most expensive of the three. Given the fact that we are at the beginning here, and we sort of our estimation trying to experiment with this particular one, and I think that it has a reasonably good chance of being used is probably the Y location. Just so you know the grant application deadline is at the end of this month, so I have to file one. I did some preliminary work with an electrician to get the estimates that is where those estimates are, it is about \$10,000.00 over the grant amount to do at the Y, about \$20,000.00 over the grant to do it at the York field and it is about \$25,000.00 or better here at City Hall. I am hoping to get some of those numbers down with some value engineering and some other grant monies that might be available, but it looks like the best option with Council's consent that we apply for the Y station and do the one application at that time, I don't know if we will have the resources to apply for the second one at this time unless Council feels strongly about it.

Mr. Dietrich states you just answered one of my questions, was the grant going to cover the whole cost of the installation, you went kind of fast, but I know the YMCA is the least expensive of \$10,000.00. My other question is who pays the electric bill?

Mr. Jordan states they have a kiosk, the person that uses it would pay. Some cities are paying for it and actually supplying the electricity, and it is free for anybody that uses it.

Mr. Dietrich states well good for them, they must have a lot of money.

Ms. Krejci states so how many stations would there be?

Mr. Jordan states two. It is a dual single station. Now we are going to pay attention to this as we move forward, some stations are like gas stations with like 6 of them, it will only be one with two on it.

Ms. Krejci states the reason I was asking is, I haven't been to the Y in a while, but when I used to go parking was always difficult. So, the question would have been, are people just going to use it and then taking parking spots who are trying to go to the Y.

Mr. Jordan states there is a lot on the east side of the lot which is the UH side of that, but actually where the electric room is it is on the east side and it is towards the rear that is where they would lose the two spaces. The prime spots at the Y are out front as you know. It would not be out front; it was be east to the rear. I am sorry it is the west to the rear.

Mr. Marnecheck states you are saying that there is a way where the user would pay the electric.

Mr. Jordan states if that is what Council would like, then yes. You can do it either way, I would concur if you would like to have a kiosk as part of it.

Mr. Marnecheck states how long does a person usually stay in one of these kiosks?

Mayor states I have a question based on that user fee question. The estimates you got, I know when you were going through them did it include a kiosk to pay or put in without the kiosk and then it would cost more to put the kiosk in or was that price that you were talking about with the kiosk?

Mr. Jordan states all of the add on costs have to do with the electrical installation costs, but the kiosk was included in the covered portion of the project.

Mr. Dietrich states if you can hit me with those numbers again, because you said that you have an option, again if you were going to tell me that the City was going to pay the electric bill then I would not have been in favor, but that is fine if the consumer is going to pay. You got me a little interested. The Y is \$10,000. York, I don't know, what is the number there?

Mr. Jordan states it is about \$20,000.00.

Mr. Dietrich states what was it here at Memorial Park?

Mr. Jordan states \$25,000.00. I actually did not get a detailed break down once they told me it was exponentially more than York, then I said because I was paying for that analysis, I said just do those two. We were never going to apply for three of them. I had hoped to apply for two of them.

Mr. Dietrich states I think you would get more use here.

Ms. Barath states I have to say, I did look at your information, I went my resident engineer, my son who works for GM just to get some detail and a couple things he said to me, you have highlighted, he said that it is important to put those units somewhere where there is something to do. When you were discussing Memorial Park, it kind of got me scared because other than hanging around the park, I know a lot of people do and I have done it, there really isn't nothing to do, you want some shopping, you want things that people can walk to, the Y is probably a much better spot.

Mr. Dietrich states I agree with that, if you were to consider the second one, if you mentioned two and the deadline is at the end of the month, if that second one, I would think over, if you are doing a full discussion on this, I think the Y would be the number one that would make sense, it is the least expensive, but out of the two between York and Memorial, even though it is \$5,000.00 more, if you were to consider a second one.

Mr. Jordan states you would consider Memorial?

Mr. Dietrich states I think Memorial, that is just my two cents.

Mr. Jordan states I don't disagree that having activities there. York can be pretty desolate, but also can be the busiest place in North Royalton. The attraction there one night, I talked with the consultant was that it has an RTA stop there and it rated very high on the grant application that is why York sort of got over Memorial. The traffic counts near that intersection they rate because York and Royalton are right there, it does very well.

Ms. Barath states he also said, you call it a top off, he said an hour charge. You want things to kind of move around. Are we owning this station? Are we going to be leasing it?

Mr. Jordan states, it is ours.

Ms. Krejci states when we were talking about somebody that uses that to charge their car whether it is the one-hour charge, what do we think it would cost them or cost the City if we paid for the electricity, how much money are we talking? Is it 50 cents, \$5.00, \$10.00?

Mr. Jordan states you are going in with the premise that you hoping that a lot of people use it, so if it wasn't a lot of money, these people aren't using it so we are hoping that more people do and that we should charge them, does that make any sense to you?

Ms. Krejci states yes, I think so.

Mr. Jordan states I think, the premise on some of the other cities that are doing it, there was some thought geographically space them out and it was more of an experimental location and hoping that it is successful and that the people want to charge it. And to the rates and how to cover the rates, that is somewhat dependent on the City, they left the machine itself has an ability to independently charge what you want on it because everyone knows that rates change every year. Next year, the Illuminating Company charges us more, we can charge the user more. I am going with the impression that the City is just trying to cover costs here and not make money.

Mr. Dietrich states what about maintenance, I don't want it to costs us.

Mr. Marnecheck states first I want to say this kind of came about, I got to attend a presentation from the new owners of Lordstown where they are looking to make all electric vehicles, trucks, large vehicles that is when I became aware of this, and I really appreciate Tom you attacked this very vigorously to do this much work, I didn't think you would be this far into it. I thank you for that. I also briefly talked to a few electric vehicle owners and there doesn't seem to be a lot of these charging facilities available to them other than what the Mayor said or you said Tom the big gas station looking ones. I was thinking, just to show the value of discussion. In my mind, I was thinking here was the best place, the most different types of usage for the park, you can have families all the way up to individuals just coming to town for a ballgame, but the reasons for the YMCA are very attractive as well. I just looked at it as something that kind of puts our city on the map. We are going to the YMCA; does it make the YMCA more attractive? You literally have the library right there, even if it is somebody not going to YMCA, you have the library, you have the walking trail we put in. You kind of spearheaded it, continuing to go east of the YMCA parking lot, you do have other reasons to go there and that is probably one of the easiest ones to get to because it is pretty close to one of the main intersections in town. If you are really into it, you can probably go to the ice cream store across the street while your car charges. I think this is something that is a little innovative, a little out of the box, I also got to sit in NOACA, had their annual presentation last week, and the President of the Ohio Contractors Associations seek individuals, they have those larger vehicles, they have those vehicles that need to have more torc, he spoke in favor of electric vehicles, so this could be a way where we are a little ahead of the curve, and maybe showing a belief in what could be coming for these to balance with your typical gas vehicles.

Mr. Jordan states the member of the Planning Commission, Frank Castrovillari has an electric vehicle, the closest to North Royalton is on Snow Road, it is quite a distance. The demographic in North Royalton of the

people that are buying electric cars, fit North Royalton's demographic. They typically have a good commute to downtown; they are upwardly mobile and better median income and those are the people to be the first users of electric vehicles.

Mayor states I just had more of a comment as you are considering and I think everybody's on board if we do this with the YMCA is that out of the three spots that were chosen initially to look at, the YMCA is the only one that really has on a consistent basis twelve months is the library and the YMCA. York Road fields during the summer packed, can't find a parking spot, in fact they use our new rec building. Same thing with Memorial Park, it is more summer than it is, you get some people here in the winter, but the YMCA area is the only area that we are talking about right now that you can say 12 months a year it is consistently has people going in and out. I would say that should be the first choice.

Mr. Jordan states we did look actually at a location when we were bringing up location to put it between the YMCA and the library, but the further you got away from the power source, it is more expensive.

Mr. Dietrich states the YMCA would be my choice as it makes the most sense, I was just thinking if there are two available and we are not paying the electric bill, you may want to consider two and if we are going to discuss it. My next question to Eric is where does the money come from, but I am throwing that out there too because you don't know if it is going to come from.

Mr. Jordan states I believe that we will have more of these. I think that we will be applying, I thought it was worth it with the electrical and to do the analysis and everything else because there will be more applications every year, I think this is just going to speed up.

Mr. Dietrich states do you think there will be more grants down the road?

Mr. Jordan states I do. I am sorry, in the fact that we are in this weird COVID-19 now is not the time investing, I wish it were different six months ago and we had a budget that we were less concerned with. I am trying to keep it entirely within the grant, there is a possibly for \$10,000.00, we did get low bids on the baseball field lighting stuff and we are using grant funds for that, we might be able to use some of the savings from that bid on this, I am still trying to make it all work with grant money without getting in the General Fund.

Ms. Barath states unless someone else has any other questions, it sounds like we are favor of you pursuing this. Thank you.

Dawn Carbone McDonald, 14599 Bennett Road

Ms. McDonald states this is great, thank you for all the work that you have been doing on it, but you have to consider the people that cannot afford this, that are living paycheck to paycheck to make sure that it is not going to be raising their taxes, just to make sure we look out for those people too. I am proud of you Councilmen. Thank you.

Ms. Barath states do we have to do anything else to give you approval to go forward?

Mr. Jordan states it was meant as a discussion so Council was aware. If we do get the grant, you will have to accept it through legislation later.

Mr. Dietrich states would legislation need to be done this month?

Mr. Jordan states no.

Ms. Barath states that is what I was wondering as well, thank you.

Mr. Marnecheck states Tom, I don't think they are announcing the grant recipients until January. There would be a little bit of time to continue to figure out how much of this we want to fund. Other grants to possibly be announced.

Mr. Jordan states I think there will be one in February but I think it is for those ones along the I 71 corridor.

2. **Moratorium on discount dollar stores**

Mr. Marnecheck states thinking back to my Ward 4 days, I remember when there was a proposed discount store before Planning Commission to be at the corner of State and Royalwood. Fast forward a few months, I see both the City of Cleveland and Brunswick pass legislation to kind of address these in their communities, so I wanted to bring it up as a topic of conversation, I think, don't quote me on the numbers, but I think it was like 25 against this when it went before Planning Commission, I don't think any one resident stood up and was in favor of this type of facility. I wanted to bring it up for discussion, see where everyone else was at, see if it is something that might fit in North Royalton. I shared Brunswick's legislation just as kind of an idea what another municipality did. I am not proposing it as legislation, I saw another community did it, it sparked my interest and I wanted to bring it up for conversation, so I shared it with the Economic Development Director as well as the Law Department just to kind of see if this is something that we are interested in.

Mr. Jordan states I believe and Mr. Kelly might pick up from there, is that moratoriums that were discussed are typically in advance of legislation regulating these specific types of, it could be anything in zoning, so the idea is that while a moratorium is in place, you can figure out what you want to do. As part of the regular report, in which we can devolve into briefly right now is that the cities are required to do a Master Plan update by Charter and we are required to do it starting this year. Part of that would have to deal with the Town Center District which I can get into, but in part of the Town Center District is where the single use building was proposed for the Dollar Tree. By the way there is a lot of Dollar Trees, Dollar General, they are different discount stores. No one is ever proposing or going after any certain brand, it is a general discount store. Anyways, during the planning process under the Master Plan it is our intension to make a focus of that to devolve into the Town Center District issues and could result in legislation that what the Master Plan update does, the planners get together they bring about a steering committee, they get input from the public and then you do it. The Master Plan once it is approved in of itself does not do legislation, Council would then have to act on it specific recommunication for the Master Plan, usually there is some type of rezoning which was the result of the 2014 and 2004. What I am getting at is that the Master Plan update will deal with some of these issues in the Town Center District. The moratorium if Council pursued it, ideally would freeze the ability to construct one during this period leading up to the Master Plan.

Mr. Weimer states I would strongly encourage us to consider a moratorium, we already had one Dollar store that tried to set up on State, and another one trying to set up on the corner of 130th and Sprague. Essentially, what I am saying is that it is going to continue and I would strongly encourage us to consider the moratorium while we take some time to look at this. I think we all know that one of the major problems with dollars stores is that they don't tend to really spend money to look good or look like they are part of the community, they tend to want to throw up their cheap plastic box store look, that is not what we think we really want here in North Royalton.

Mr. Marnecheck states cookie cutter, one size fits all.

Mr. Weimer states then they tend with their marketing that they put in the window that tends to be very tacky in line with what our residents are looking for in North Royalton and what ultimately I think they want North Royalton to be as a city, I think we do need time to look at it and I think the longer we don't have a moratorium in place, the more likely we are going to have additional dollar stores to try to pop up in vacant spots in the City.

Mr. Dietrich states so I guess we need a time table; I think by law we have to have another Master Plan done so many years. When is that due?

Mr. Jordan states this year. It won't be completed obviously.

Mayor states it will have to be completed by June of next year to go on the ballot.

Mr. Dietrich states so there is a significant amount of time between now and June. Vince, they did try to put one on State Road, and the reason I think they backed out, if everyone was at that meeting, was Town Center District which is my ward, there is a lot more criteria, I guess to build a building, I guess you just can't put those cookie cutter things up in Town Center. I think that is why it didn't go there.

Mr. Marnecheck states Family Video closing, helped. You remember they were able to go one town over to Wallings Road and Broadview Road.

Mr. Dietrich no that is Dollar General, you are talking about Dollar Tree that was supposed to go on State Road, and it ended up over on Sprague, over at Timber Ridge. It is totally different companies.

Ms. Barath states I recently found out because I had a resident call me about potential business opportunity, we have a requirement of brick and mortar.

Mr. Dietrich states yes, I remember when he came in and he showed us the materials he wanted to use. Those don't meet the requirements for Town Center District. They ended up somewhere else. I wanted to ask the first question which was the primary concern is when does this happen? By law I knew this was coming up, and I knew that it had to be done. When? From the Mayor it is June. I agree with Vince, I think that if it is going to be between now and June, I encouraging this as well.

Mr. Jordan states I just want to be clear on the State Road project that the person came before the Planning Commission was a developer and not the store.

Mr. Dietrich states right, from Youngstown, I remember.

Mr. Jordan states they claimed that the requirements that we were placing on through the Planning Commission increased the cost of the construction and then his tenant wouldn't pay for it. They decided that it was not, just so you know they withdrew because they didn't think they would financially make it worth their while. As to the other store on Sprague there was no permission required by the Planning Commission nor would any legislation that you are pending before you prevent them from ever locating in a strip center that exists, just so you know. It is an entirely different matter, you want the building you have some ability to control location and how a building is constructed, but you cannot tell people to locate their business.

Mr. Dietrich states with that point, I will decide with Vince on that. I am leaning towards now and then that we have something in place.

Mike McDonald, 14599 Bennett Road

Mr. McDonald states just a couple things about there stores operate at a very low employment level, low pay level generally use a lot of space, their annual payroll is probably going to be somewhere between \$300,000.00 on the low side to half a million dollars on the high side, multiple that by the tax rate, you are looking at the City bringing in somewhere between \$6,000.00 to \$10,000.00, not a whole lot. I encourage the City to try to find better use for some the spaces if we can, obviously. That is just my two cents.

Mr. Marnecheck states it sounds like you would be in favor of a moratorium.

Mr. McDonald states absolutely.

Mr. Dietrich states thanks for those numbers.

Ms. Barath states it sounds like the majority of Council is in favor of pursuing this. We will pursue this and it will become an ordinance.

3. **Economic Development**

Mr. Jordan states just on grant applications, just beware that the charging stations that we covered, the baseball lightings from NOPEC we may be able to get some money from the baseball lighting NOPEC grant to pay for that extra \$10,000.00 on the PA doesn't cover, it all depends on timing. Actually, the reward that was won this evening by the Metroparks was actually a result of a TLCI study the City of North Royalton applied for on its own. Actually, no, we drafted the application then Broadview paid for it. The Metroparks under the prior administration did not support the application. Actually, the gentlemen that you met fully embraced the concept of closing the all-purpose trail and then it was built. It is actually originally North Royalton TLCI Planning Grant.

Mr. Dietrich states he was CEO.

Mr. Jordan states he was CEO took up the charge based on a lot of money on it. Actually, North Royalton in the end ultimately at the end had used a UH grant to pay for our portion of the All-Purpose Trail. Anyway, the TLCI grant for the sidewalks it is still ongoing, there is some design issues that need to get resolved before December and Bennett Road also involves some acquisition issues. It has been delayed and overdue the Bennett Road for some time, but we are still trying to get through these issues and get those two grants that we have one to do down Akins Road to this building and one, from Akins Road to the All-Purpose Trail on Bennett Road. Those have been awarded. This year the TLCI grant; there are two available that we are considering was one, to do from Akins Road to the Valley Parkway on State Road, and also another one to look at the Town Center District and see if there are enhancements. As the Mayor has requested my office to look at was that you cannot really tell when you are driving along Royalton Road that you entered the central business district. Years ago there was an idea that we put this giant mall there, that clearly is not going to happen, but we could landscape it or announce that you are in the central business district better by making improvements such as making it more pedestrian friendly cross walks, lighting, flower baskets, traffic calming there kinds of things to give it sort of a downtown feel to it. That is what the TLCI grant would pay a planner to do, have public participation and people would have input into it. We are going to pursue a grant for that, that would be new this year and then of course we are still implementing these sidewalk grants.

Mr. Dietrich states that grant do you have dates, is there a deadline?

Mr. Jordan states there is a deadline in October for the TLCI grant. Again, I will bring it back if we get an award.

Mr. Dietrich states October of this year?

Mr. Jordan states oh yes, October of this year.

Mr. Dietrich states so we will know at the next meeting?

Mr. Jordan states I have to finish the application up and then get it in this October.

Mr. Marnecheck states I think the application is due this October. When do you find out that that it was awarded?

Mr. Jordan states we will be awarded in 2021, they take months to evaluate.

Mr. Marnecheck states we have to apply by mid-October. They are going to do their due diligence, get all the applications, score them.

Mr. Jordan states they go through a committee process like you have, they will probably award it in the spring of next year.

Mr. Marnecheck states so we won't find out until the spring if we were successful in the application?

Mr. Jordan states that is correct. The Master Plan would have started by then, so we will be dealing with TCD issues long before then. The TLCI specific infrastructure and traffic calming and all that is somewhat separate than the zoning issues of TCD, if you can follow that. Abby Road, I am just going to briefly, this requires some time to discuss. Abby Road was rezoned some years ago. This area of Abby Road just north of the Turnpike was rezoned office research and it was zoned general industrial. I don't know how familiar a lot of you are with this section of Abby Road. This area has been zoned commercial for nearly 16 years and not a lot has happened and partly because there is no sewer. If I wanted to buy one of these lots, and I was a commercial user, I would have to operate on a septic system, that is not typically the way any major commercial operation typically likes to work. The lot, some of them are so large that you probably could fit a very good size septic system on there, but still it is not the ideal for most of them. We had to do a sanitary sewer extension of the existing road, where it ends currently is a gravity system that goes to the north B plant. There is a number of technical issues that Council will consider as part of some of the upgrades that are occurring at Wastewater A that is at the bottom of that, if you continue down here that is Wastewater Treatment A. Then Wastewater Treatment B is up on Sprague Road. Currently this flows north to B. What we are talking about is putting a line that will flow south back into A. The reason this is being purposed now was partly because we have some more long term planning for both the facilities, I believe Wastewater A will handle all of the treatment within the City. You will hear more about that from Mark Smith, I am really here just about the extension of the sewer. The reason why I am here on the extension of the sewer is this, is that there is approximately over 200 acres of industrial and commercial property that could be developed into commercial if we make sewers available in this area. There is also a new state program called OSEP. OSEP tries to make commercial sites ready for development, so we engage the consultant to prepare a study that resulted in approximately in a million-dollar amount of, basically do a preliminary plan engineering and come up with a preliminary plan estimate which is about a million dollars. I have enough detail to apply to the state, to say hey, I have 240 acres that I can commercially develop, it is within so many miles of I 71 and it costs about a million dollars to sewer it. We would pursue that funding and see how it goes through. I am not saying that we will be entirely successful, the Route 82 widening started about 8 to 10 years ago, cost about 15 million dollars. A number of sources of funds, many years later it got built. I am hoping with this one given the size, scope and the benefit that we would consider and would be built quicker.

Mr. Marnecheck states I don't have your encyclopedia of knowledge of permanent parcels in this town, but any of the ones in yellow the one on our agenda tonight that we might be doing the land swap with?

Mr. Jordan states no it is at the end of the yellow. This is the back of the Industrial.

Mr. Marnecheck states I guess what I am saying, Abby Road there are parcels that run from Abby to York Delta.

Mr. Jordan states there is 33-acre parcel included right here, that is out of the few acres of that side in the entire county of Cuyahoga and certainly this close to 71, but it has no sewers. This would help raise the attractiveness. It does have a sewer; it is just not designed to fully develop the 33 acres.

Mr. Marnecheck states but this might help allow that parcel just like the opportunity corridor unlocking acres there for potential development.

Mr. Jordan states this is a very specific infrastructure improvement that would help a very specific part of town.

Mr. Dietrich states first of all I am very excited that we are talking about this, I know that you know that because we have had many conversations. This is a big deal. I know that I have talked about getting things ready for developers and making it more attractive. I don't know if I got my number correct, is it 40% of our tax revenue that is industrial over there? You guys really need to consider 40% of the money that we can spend money on the jail and everything else, you want to attract money to the City and if it is 40% of our revenue, that is huge. You are looking at 200 some acres that are not developed and you are not even at 50% capacity in that industrial parkway. You can extend from York to Abby Road, this is a very big deal and very exciting. I am ear to ear that we are considering, I just want to throw my two cents in this is a no brainer, this has been zoned like this for years and sitting there for years, it is for sale right now. It is perfect timing with the widening of 82. This to me is very exciting, obviously you want to get more things out there to the residents, I am not going to go specific. I have residents that say I want leaf pickup; you can go on and on and on and decide later how you want to spend the money. You first have to generate the money; this is very exciting because there is a lot of opportunity to grow with North Royalton. This is the biggest opportunity, you are going to break even with retailers, you got mixed use. The City doesn't look to make money, it is a benefit to residents. This is money, potential money, I know we have to do more research on it obviously for costs and see what you just mentioned with grants. I am all aboard on this, this is huge and exciting to hear you say that.

Ms. Barath states has anyone looked at or considered the ramifications to the storm water system of that area?

Mr. Jordan states that is part of the reason why we didn't do this before. Mark Smith will be on point. They have to regularly update their storm and sanitary plan with the EPA, and part as part of that they are talking about closing B and increasing A's capacity. He will talk to you more.

Mayor states Tom without getting into a lot of detail that is being all prepared, and that will come through utilities when it is ready, but part of that discussion as Tom was saying also helped us stimulate this discussion at the same time.

Mr. Jordan states I met with them on this specific issue as they were moving through the process, and we are through a stage and I have enough information to separately apply.

Mr. Dietrich states one more follow up. You have been here a long time, you mentioned, and Paul said this would attract people and you mentioned that this definitely would attract. Have you ever, I know you can't go into specifics, but just in general, I know you don't have a crystal ball, but do you feel in your professional opinion that we probably could have gotten businesses had this been more attractive and these things have been in place.

Mr. Jordan states I will tell you what an honest answer is when you tell someone that they want to buy a piece of property on Abby Road that we are not certain on how they will be sewered into the future and when that improvement will be made. They are not likely to buy it, the only way that they can buy the property would be to put in an internal septic system at their expense. I am going to end with this, it is getting a little long this evening. This is a 12 acre parcel and a 5 acre parcel, it is 12.288 acre parcel. It was owned by the Fogg Family, some of the names you might recognize as an industrial developer in the City. They were one of the original lot owners when that phase went in many years ago. I have been dealing with her, one of the family representatives for many years, she had a price over half a million dollars, it was actually valued by the County at \$550,000.00, it was donated eventually, by the Fogg Family to West Creek Conservancy in the city with a long relationship and we are in regular contact with each other concerning various projects. They indicated when it was offered to them that they did not want to hold onto it, but that they were interested in other city property that we had. They got it, it is now titled into West Creek and we can share with Council that they

have it, we also had the headlands of the Chippewa Creek which is one of the largest identified areas for wetland preservation and the County just happens to be behind the YMCA and they were very interested in that, the headlands even on an easement basis. We are trading the easement on a piece of property the City owns near the YMCA in exchange for a piece of land in the industrial park that we will be able to develop, sell, or market or attract a company with that is also next to a 5 acre parcel that we got through a foreclosure process. We will have 17 acres that we could market and attract a company with and be in control of the land. We are very pleased that this is finally come to fruition, it has taken a number of years to make it happen, and we are happy that the Foggs gave it to the Conservancy and now giving it to us, and that we have another piece of property that West Creek will continue their preservation efforts on the other Y.

Mr. Weimer states I have one question. That is great news, but as we are talking about that, are there plans in the works, is there discussions in the works about connecting the York Delta area to Abby Road, is there a way for us to do that? Also, second piece, is there conversation about increasing, as we talked about during your interview, the signage that would show what is in the business park areas?

Mr. Jordan states the industrial park actually that 33 acres that I talked about that fronts Abby Road is at the end of this road. The owner of that building is critical after, we are going to talk to them about the OSEP grant, we actually have to partner with a private partner that has to show reasonable outcome that they are going to attract businesses there and we have explored in the past with him bridging this stub into his parcel either as another cul-de-sac or there would be businesses or taking it out to Abby. There is a huge ravine there just so you know. So probably engender you have another grant to extend the road as well as the sewer, but if that is going to make it more developable and it is more doable, and the private owner is willing to cooperate with us then we will.

Mayor states to answer your other question Vince, part of my plan is when I came in here was to do some signage for the business park, it was part of a bigger plan, I wanted to do not only the business park, but I wanted to get some type of landscape architect or whatever company to look at Route 82 to see how we can enhance the look of the main part of the City as well as Memorial Park. I basically wanted to come up and see what we can do with all City property, and come up with a big plan on how we can enhance the City look and everything else, and one of those things was signage for the business park. Then, when COVID hit all that kind of went to the back burner, hopefully I can get back and introduce some of that for next year. We will have to see how the money looks because there is still some uncertainty about next year and how this is going to affect us, but it is definitely on my radar, it is something that I wanted to do because I think it is important to start out with a little entrance way there, where it looks like people are coming in, I think the businesses would appreciate having that type of advertisement as well. It is definitely on the radar it is just a matter of coming up with the money.

Mr. Weimer states I would just echo what Jeremy said, I would be in full support of dollars spent there because those dollars spent have a direct and immediate return to the City that could be bigger than the dollars that we spent on the signage to enhance the business park. I encourage you to keep moving forward with that. Ms. Krejci states I was going to say that their proposal is great particularly for Ward 3, we talked a lot about this in interviews and things about being able to continue to add businesses and I do think that it would be a great thing for our City to be able to do that. Both of the proposals you just talked about would really help that business area develop.

Mr. Jordan states at another time we can talk about overall objectives and what we are doing. The biggest reason why a number of businesses don't locate here is that we don't have the site that fits their needs. The size of the site, the available infrastructure, the proximity to the interstate that kind of thing. It is usually over a site issue. We remain competitive relative to the type of incentives that we are able to offer we have to be able to offer the type of sites that are doing it. As Jeremy eluded to earlier and we have had conversations about is that the industrial area is the area where I think is the city's sweet spot where we get the best return. Profits we would make more; however, we don't have a lot of the features of offices. But offices are changing due to COVID-19, there is one trend that people want to work closer to home, they feel with the future office

trends might be more suburban office parks which might lend itself to us, but that is a little bit, you will hear more on the future. The industrial area for the City has always been and since that is where our current revenue is, an area where it is worth investing. There was a sign at the entrance at the park before my time that was managed and owned by the owners in the industrial park. The owner's association fell out as some HOAs do, and the sign was torn down eventually. The actual power is still there, it actually sits on one of the owners lots so anyways we talked to some of the owners about it in the past, but we will look into in the future.

Ms. Krejci states like we talked before, about an exit out onto Abby, would that help make it a little bit more desirable for people to come in? In theory, if people think they are closer to 71 that way, even if you would not be, but in theory in somebody's mind, it would feel like they are turning left here instead of going all the way down there.

Mr. Jordan states having two exits is always an advantage and then also, the Mayor and I were talking today, we have a problem with one of the owners blocking during loading and unloading stuff, when that happens having alternative exits and entrances preferable. But it has a lot to do with that owner and how he develops it. Someone spent about \$15,000.00 looking into a warehouse distribution center on that lot in the last two years. I feel that sort of fell out because some of the capacity issues, but that is a whole other story, but if that lot was developed for multi-use like there is a number of smaller uses in there, the second entrance would be very helpful. If there was one user that used that Abby Road exclusively that would be a different story.

Mr. Dietrich states it is still more attractive than the rest of the industrial parkway, even if there is no exit you are still close to Route 82 depending on the business that goes in there. If you look at Richfield, they got those larger businesses over there, even though people are not getting off to go there other than the people that work there it is exposure to that business. Actually, I think it is closer from the actual freeway to get there if that is open up over there. I think there is a ton of positives. A big chunk of that 200 acres is exposed to 82. You have that exposure, you have the easier access off of Abby Road, but you have to start by making it more attractive. Again, everyone can tell I am jumping up and down inside, and I thank you, I know that we added this to Building and Building Codes and it is getting late, but this is very helpful. This is what I wanted for Council is communication for economic development, this is huge and the news is huge.

ADJOURNMENT

Moved by Ms. Krejci, seconded by Ms. Fenos **to adjourn the September 15, 2020 meeting.** Yeas: 3. Nays: 0.
Motion carried. Meeting adjourned at 8:45 p.m.