

**BUILDING & BUILDING CODES COMMITTEE MINUTES
APRIL 20, 2021**

The Building & Building Codes Committee meeting was held on April 20, 2021, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:02 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, Economic Development Director Tom Jordan; Finance Director Eric Dean

APPROVAL OF MINUTES

Moved by Ms. Krejci, seconded by Ms. Fenos to **approve the minutes for the March 16, 2021 Building and Building Code Committee meeting.** Yeas: 3. Nays: 0. **Motion carried.**

UNFINISHED BUSINESS

1. Electric Vehicle Charging Station Grant

Mr. Jordan stated that at the last meeting we did receive notification that the Federal EPA Grant was awarded for \$15k, but the cost of the actual installation of the charging station at the YMCA would exceed that amount. We have to do some engineering to determine the extent of it. Mr. Jordan believes they were trying to get it on tonight's agenda to authorize the documents with the Ohio EPA relative to the contract acceptance.

Mr. Marnecheck stated it is on the tonight's agenda – Ordinance No. 21-74.

Mr. Jordan stated what you have are all standard documents that the EPA are required to access the funds and authorize the city. They're a bit of fill in the blank that they give each city as a part of their grant process. The harder task now will actually be to get enough power away from the building at a location that's agreeable to the YMCA and get that estimated. The city will hire the contractors to install the station and get the electricity out there. There will be some further legislation for Council on that issue at a future date. This will get us off the current step with the EPA.

Ms. Krejci asked if we are going to have an opportunity to look at it again before that is done to be sure that the cost difference between the grant and installation is reasonable. Mr. Jordan stated no one could force you to take that money. Part of this evening is authorizing us to execute the agreement; before we spend any money, the grant will come back to Council and let them know what the full cost is. We could kill the grant if you believe it is excessive. Mr. Krejci stated her concern was that we are authorizing the Mayor to sign an agreement that we are going to do it, then it costs an additional \$10k and Council feels that they do not want to spend that, then we would've allowed you to enter into a contract with EPA. Mr. Jordan stated we spent \$1k to \$2k to look at all of the available sites of City owned properties that we can install a charging station at and picked one that we thought the traffic and the cost was reasonable; that was why that site was selected. Mr. Jordan stated it will be more than \$15k; the exact amount will come from the engineers estimate.

Mr. Marnecheck stated he spoke with Mr. Jordan regarding a possible funding source for above the \$15k. Mr. Jordan stated correct, there are some other moving parts that the Mayor is aware of; we annually receive NOPEC grants and we have dedicated almost all of those in the last couple of years to the ballfield lighting project, which is converting the old lighting system to LED. As you know we bid that out, and Council awarded it at the last Council meeting that amount with some alternates and with a contingency in there. In this case the lighting project has received an additional donation from the Baseball Boosters. If all of the factors fall right; the bid did come in low; we did elect to do the extra fields. We do get \$45k that has been pledged to the City from the Baseball Boosters and we do not go into the contingency that is allotted to the project; we should have some extra funds out of that project that we could dedicate to this. This is certainly an eligible

NOPEC grant item; it's electric. We would have to amend the NOPEC grant after we figure out all of the variables in the baseball field. If all else fails there is a General Fund as well.

2. Economic Development

Mr. Jordan stated the largest thing that has been going on since our last meeting has been that the Federal government has announced that they are returning to an earmark system (community projects) where individual communities are allowed to apply through their House Rep initially for funds to do large federally eligible projects.

Originally, the widening of Rte. 82 over 10 years ago had an earmark for it for about \$1 million that paid for the initial design and some of the planning studies that were done on the widening in that section. There are 2 more phases of Rte. 82 and also the project of what has been discussed with Council which is to extend what we are now calling the York Beta extension that would take York Beta Drive out to Abbey Road. Working with the engineers, we did some updating of the cost estimates for Phase 2 and Phase 3 of the Rte. 82 widening. Phase 2 is from York to Ridge Road; primarily very residential section and up the Royalton Road hill. Phase 3 is from Ridge to the eastern boundary on Royalton Road; that way takes you through the TCD. We update the cost estimates with engineering bases on the limited amount of design that we had inherited and submitted those projects to two different committees through Representative Gonzalez. There is a Transportation/Infrastructure Committee and also a General Appropriation Committee. They each ask different questions; those 3 projects are submitted to them and 3 days later they come back to us again and said we would like you to submit them to a different committee with different questions and requirements. So, we submitted to both of them and that last submission was on Friday. Mr. Jordan stated to make a project federally eligible the road must be in the federally eligible system. Though the York Beta Drive is not on a state route, county route or federal interstate, it may be eligible under Economic Development Initiative called EDI. The other 2 are clearly eligible under the Federal Road System projects. The task now is that Mr. Jordan and the Mayor come up with some sort of strategy to pursue Representative Gonzalez and 2 State Senators for their support.

Mr. Jordan stated specific lines items that will be attached to appropriation amendments that would dedicate certain funds for those 3 projects. If we are successful in this effort, that would get the ball rolling on these very large projects. Clearly the City would never afford to do these on its own. The last phase costs \$15 million, the city could simply never afford to build that. Those are 80/20 projects – 80% paid by the Federal government and 20% by match. In the 1st Phase 20 was split 10/10 with the County and then even the 10/10, we applied to the State Bond Fund with Ohio Public Works Commission for our portion of the 10. Mr. Jordan believes the City paid less than \$1k for the 1st Phase. It was paid from the land it was taken from. That on a financial basis, if the remaining 2 Phases work out that way that would be great, but you can also see that takes a really long time to get over \$10 million; people don't make it easy. It takes a period of time to get it done. Also, they make that the Federal and State money have been properly planned, engineered, meet all Federal and State guidelines relative to their design. So, that is why it takes some time.

Mr. Jordan stated there is a 4th project. The sewer project that has been submitted in concept to the Ohio EPA to close B Station and handle all the waste at A Plant and to take that sewer down Abbey Road may be eligible under a certain program. We were talking to the Sewer Department and we may submit a 4th to them. We don't want to compete with the other 3 ideally and stand alone against other sewer projects. We have a very small system and not all of the money should go to NEORSD, maybe some of it should go to North Royalton Wastewater systems. What is good about this project is that a lot of the preliminary design is that they're pending before the EPA. It's not on the drawing board.

Mayor Antoskiewicz stated he wanted to thank Mr. Jordan and the Engineering Department. We did not get a whole lot of notification about these earmarks. It was maybe 2 weeks, at the max, to put these 3 grants together and get them out there. They did a lot of work and they did it in a short period of time so that we could submit

these things, which will give us the opportunity to hopefully be able to pursue and get some of them if not all of them.

3. **2020 City Wide Master Plan Update/ Master Plan Memorial Park**

Mr. Jordan stated the City-Wide Master Plan held its last meeting on Tuesday. A lot of it had to do with some of the public spaces available in the City. Many of you are familiar with it because we have already been talking about the Memorial Park Plan and he has been involved in that planning process. That process involved looking at a lot of the public spaces. We contacted the Metroparks and talked to them about their future plans. We discussed that with the Committee last night and we also delved into 2 other main issues; 1) the research office area and industrial areas that are along the York Road corridor and along the Abbey Road corridor; what we thought the successes and failures were of those areas are. All of these summarized and moved on then the latter half after we deal with these TCD parks (industrial and research office) will get formed in a group of recommendations that the consultant will have to the City on whether to amend the zoning code or in general document in a Master Plan document.

Mr. Jordan stated there are more meetings and there will also be some final meetings just presenting what the recommendations are. The next one is less than a month away and its focus is going to be on TCD issues.

Mr. Jordan stated in regards to the Master Plan Memorial Park, we did the final draft and actually the next step will be coming to Council with some of that after we meet with the Mayor. You can anticipate meeting with the consultant in a meeting forum and see where we are with everything. Mr. Marnecheck stated possibly the Committee of the Whole.

ADJOURNMENT

Moved by Ms. Barath, seconded by Ms. Krejci **to adjourn the April 20, 2021 meeting.** Yeas: 3. Nays: 0.
Motion carried. Meeting adjourned at 6:18 p.m.