

**BUILDING & BUILDING CODES COMMITTEE MINUTES
JUNE 15, 2021**

The Building & Building Codes Committee meeting was held on June 15, 2021, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:05 p.m.

PRESENT: Committee Members: Chair Linda Barath, Vice Chair Jessica Fenos; Council: Paul Marnecheck, Vincent Weimer, Jeremy Dietrich, Mike Vos; Administration: Mayor Larry Antoskiewicz, Finance Director Eric Dean, Fire Chief Robert Chegan, Police Chief Keith Tarase; Other: John Nickell, Andrew Steingass, Thomas Zarfoss.

Ms. Barath moved to excuse Ms. Krejci from tonight's Building & Building Code Committee meeting, seconded by Ms. Fenos. Vote: Yeas: 2; Nays: 0. **Motion carried.**

APPROVAL OF MINUTES

Approval of April 20, 2021 and May 18, 2021 Building and Building Code Committee minutes. Moved by Ms. Barath, seconded by Ms. Fenos. Vote: Yeas: 2 Nays: 0 **Motion carried.**

UNFINISHED BUSINESS

1. Economic Development

Mr. Jordan advised that we just completed our tax review for the bated properties within the City, in which an ordinance would be forwarded to Council. We have five active agreements for tax abatement inside the City. The annual meeting with the County and the schools took place. Due to Covid, two of the companies fell short of their job creation goals, however, the County is waving any exceptions, and passed a motion to continue those agreements. An ordinance will be drafted and forwarded to Council likely after the recess; that would confirm the findings of the Tax Incentive Review Council. He believed that Mayor Antoskiewicz has some candidates that he desires to submit to Council; whom are sitting members of that committee. It is an annual review to review these commitments that are made on behalf of the company, and the commitments that the City makes, on behalf of tax abatement. Time is on our side and we can wait until after the recess.

2. 2020 City Wide Master Plan Update/ Master Plan Memorial Park

Mr. Jordan indicated that the final Master Plan Advisory meeting was held last week on Tuesday. We went over recommendations from that meeting, whereas the consultant is compiling the actual report. It is our intention to deliver to Council through the law department within the week. The next step would be Council's receipt of it and also the Planning Commission, which they will hold a public hearing and consider it under the Charter. Council will have an opportunity to share their thoughts after receiving it.

If there are any zoning changes for the November ballot, they need to be provided to the County Election Board by the first week in August. Mr. Jordan brought up recess taking place in August, whereas it is our goal that the Master Plan would be considered in the month of July; and if so recommended, that any zoning changes be passed on to the Board of Elections in August.

Mr. Jordan introduced Mr. the Project Manager for the Memorial Park Master Plan. Mr. Zarfoss advised that the City of North Royalton owns 30 acres. About 14 of those acres are under a lease agreement with the Board of Education, which includes soccer fields and baseball fields. The tennis and basketball courts are also operated jointly. He explained that State Road is to the east side, Board of Education to the west side, and you have residential uses north and south. Since we started working on this Master Plan, we have had a great deal of input from the community, despite the pandemic. We have had a lot of social media input as well. There have been two in-person workshops. We met with the Recreation Committee, various City Officials, and the

Board of Education. This is a draft, not a final Master Plan, and we are interested to see what City Council has to say.

There are two focuses to this plan. The first was improving existing facilities, maximizing the potential of those, and of the park in general. Secondly, identifying new uses, in which the public felt was important to incorporate. The first of these is the skate park. The general consensus was that we should probably remove it and perhaps reconstruct something. With the current technology that there is in skate parks, it is very low maintenance. Many communities have found these to be a very nice asset. Pertaining to tennis and basketball courts, the general feeling is that they need a complete redo. They were repaved not long ago however, there are still some issues. There are a lot of interests in pickleball courts, in which we are going to consider two of the tennis courts on the north and west corner; striping those for pickleball so that one can play that or tennis. Regarding volleyball courts, these are not a big issue however, some improvements are needed with general layout; minor changes. People would like to see some new architecture, such as a new pavilion. He discussed the pavilion by the volleyball courts, which is a rentable facility, and referred to the hand out for examples.

Next, Mr. Zarfoss discussed the State Road frontage. One of the things we wanted to do is give it a consistent appearance, landscape it, and allow it to be a part of our recreational trail. Although we love Community Gardens, we feel that since it is 400 feet of frontage on a major road, and adjacent to the largest parking lot, the Community Garden should perhaps move north on the other side of City Hall; which would be better long term. He believed it was something that would be wise to act on, however, it is not a necessity. Also, the signage on State Road underneath the City Hall sign is not good in terms of visibility. Memorial Park is not well identified; therefore, some signage could be redone; perhaps with lights. The parking lot pavement has some problems, whereas we are thinking that we should redo it and make efforts to do some stormwater management practices. Mr. Marnecheck mentioned the idea of porous asphalt. Mr. Zarfoss noted that it would be a very expensive option. The buyer retention is probably a better option, however that is a possible consideration.

Concerning splash pads and shade structures, there is a lot of interest in that and children love them. There were a lot of comments made about the existing playground, in terms of not having enough shade or places to get out of the sun. A location for the splash pad would be between the existing playground and the restrooms, where there is a decent sized area. Plans for that could be simple or extravagant.

What we would like to do is incorporate an all-purpose recreational trail, which would entail 6/10 of a mile and a width of 10 feet; that ties the park together. An idea could be to include some exercise stations. Many people have asked for this and Mr. Zarfoss felt it would be an excellent resource. As far as the existing island, we are thinking about that in terms of a stage venue; night movies, bands, etc. We would like to change out the existing bridge, and make one wide enough that you could actually move vehicles across. We are looking at dressing up the pond and naturalizing a portion of it so that it is more interesting and attractive.

There has been a lot of interest in an all-season shelter structure to replace the existing shelter by the lagoon. Mr. Zarfoss showed an example of another facility in another park, as referenced on the hand out. This would be opened up in the summer, perhaps with a deck at the same level. Everything that we are proposing, we have all purpose access to everything in mind. This would help gather people in the park all year. It could also be another rentable facility. Mr. Zarfoss made a comparison to University Circle, whereas they have a similar facility very close in size. You could do a lot of events here, however, you need to have a little infrastructure and more access; the recreational trail would assist with that. He mentioned implementing some lighting. You could try to hold more events, in which there is plenty of parking available and space. This would make more use of what we already have. We would like to see more trees around it as well.

Lastly, Mr. Zarfoss talked about people desiring to have more natural areas. They have asked us not to mow as much grass. One of the areas that have a lot of potential for that, is the area just west of the lagoon; between the lagoon and the soccer field. You could treat that as a meadow and implement a walking path. He mentioned that the library has a program where they have a story trail; we could incorporate that into the area

and naturalize the pondage. He brought up the idea of enhancing the tree canopy. The City had applied for a canopy grant this past year, in which we were next on the list. He encouraged a reapply next year with a better chance of getting the grant.

Mr. Jordan indicated that our next step would be that they finish the actual report, with funding being the large item, along with prioritizing. Later this week, he would meet with the Mayor and the Recreation Director to review this wish list to try and determine which ones can be funded using operating, and which ones we can fund using grants; he would also consult with the Finance Director.

Ms. Barath questioned the timeframe to fund it. Mr. Jordan explained that there are two specific projects in 2021, in which we received a grant from the State to do work on the Amphitheater. That would help with the bridge, so that we can try and get that under design and into bidding this year; we would need approval. He thought that the upper pavilion may be within operating budget, therefore, we may also seek approval from Council on those to get them moving in 2021. We will have to try to put something together for the larger item, the pavilion, and present to Council what we would propose; for building the next phase. Ideally, you would go through design and bid spec during the winter months and try to build in 2022. Furthermore, if we have to issue bonds, it must be timed so that funds are available.

Mayor Antoskiewicz's goal is to make certain that Council is okay with him moving forward with the Plan, so that we can figure out how we wish to proceed and begin funding. But before we can do any of that, he needs to know if Council is on board with the Plan. Question was raised if there would be options presented later, such as splash pads. Mr. Jordan indicated that yes, there would be choices and costs presented. The Mayor indicated that before planning, we want to know where Council stands on the Plan.

Ms. Barath expressed her support and felt that it was a great idea. She recalled that the Mayor said things could be adjusted if there is something that Council does not want to move forward with. Mr. Wos expressed his support and commented that it was awesome. Mr. Marnecheck asked if we would be expanding Memorial Park to the north. Mr. Jordan reiterated that yes, the land that we acquired.

Mr. Marnecheck inquired about the electric vehicle station and whether we have to pay for it. Mr. Jordan clarified no, and that we will meet with the Mayor on different grants; which ones we are pursuing. Mr. Marnecheck asked if we have flexibility, stating that is not the best location for the EV Station, being that it is far from where some of the events might be. He went on to say that if we are investing in an all-purpose pavilion, as well as an amphitheater, we may want to think about moving it closer to those. Mr. Zarfoss indicated that we can take that into consideration. Mr. Jordan mentioned that one of the reasons we decided on that location, was because it may be coming up prior to us being able to do the big parking lot; which makes it difficult. That was part of the thinking, whereas that order of business may change and we are not locked into that. Mr. Marnecheck suggested that if we put it by the tennis courts, it may not be used as much during the year as some of the other things.

Mr. Marnecheck brought up the skate park, where more and more people are using BMX bikes there. Mr. Jordan noted that is not the design intent. Mr. Marnecheck inquired about a design change, due to some using it for bikes and not for skate boards. Mr. Jordan was uncertain as to how different the design would look. Mr. Marnecheck asked to keep that in mind with the design aspect. He raised question about bike racks. Mr. Jordan indicated that yes, it would include bike racks.

Mr. Weimer expressed his support for the Master Plan. The only thing that he would have some caution on, is the development of the section along State Road; with the fact that we are beginning to redo the Master Plan. He felt that it would be prudent to have some thought on tying the two together, and making sure that everything flows out of Memorial Park into the new Master Plan look for the City. Mr. Jordan concluded that yes, we can adapt as necessary.

3. Temporary employment street signs

Mr. Jordan and Ms. Barath indicated that we would address this next meeting because Ms. Krejci was not present tonight.

NEW BUSINESS

1. Ordinance 21-96 – Chapter 845 Mobile Food Units

Ms. Barath clarified that we have reduced the distance after talking to the Fire Department and going out and remeasuring the location; we have decided to reduce the distance. We will not vote on that tonight but will vote on it next month at the Council meeting.

Mr. Marnecheck suggested voting Ordinance 21-96 out of Committee. Moved by Ms. Barath, seconded by Ms. Fenos. Vote: Yeas: 2 Nays: 0 **Motion carried.**

2. Vehicle Purchase – Building Division – Chevy Traverse

Mr. Jordan recapped that there were two positions that Council authorized, which are the Administrative Assistant and the vacancy for Electrical Inspector. We have found candidates for both positions, in which offers have been extended and accepted. Their start dates would be July 1st and July 6th. He noted that the vehicle purchase was due to eliminating a car that fell apart. Therefore, a car was needed for the added employee, which was in the budget.

ADJOURNMENT

Moved by Ms. Barath, seconded by Ms. Fenos **to adjourn the June 15, 2021 meeting.** Yeas: 3. Nays: 0. **Motion carried. Meeting adjourned at 6:37 p.m.**