

**BUILDING & BUILDING CODES COMMITTEE MINUTES
APRIL 19, 2022**

The Building & Building Codes Committee meeting was held on April 19, 2022, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 6:00 p.m.

PRESENT: Committee Members: Chair John Nickell, Vice Chair Dawn Carbone-McDonald, Joanne Krejci; **Council:** Paul Marnecheck, Mike Wos, Linda Barath; **Administration:** Mayor Larry Antoskiewicz, Fire Chief Robert Chegan, Police Chief Keith Tarase, Economic Development Director Tom Jordan, Law Director Thomas Kelly, Finance Director Jenny Esarey; **Other:** Ken Krejci, Michael McDonald, Marilyn Borzy, Jessica Fenos, Paul Borzy, Justin Jenc.

APPROVAL OF MINUTES

Approval of March 15, 2022 Building and Building Code Committee minutes. Moved by Mr. Nickell, seconded by Ms. Carbone-McDonald. Vote: Yeas: 3 Nays: 0 **Motion carried.**

UNFINISHED BUSINESS

1. Economic Development

Mr. Jordan reported that we continue to make progress on the Abbey Road development. The Mayor's office, and himself, have made a number of efforts to try to fundraise around improving the infrastructure in the City. There is the Federal, State and County grants available. In regards to the Federal appropriation process, we filed with representative Gonzalez' office to do Phase 2 and Phase 3 of the Royalton Road widening project. Also, the Federal Highway application process, which we just filed for money for Phase 3; the road for the Industrial Park. Representative Gonzalez represents this district and Senator Brown, in which the same application was filed with him. We filed them last year, whereas the Mayor lobbied both offices. We continue to do that in order to find the funds necessary to extend the road in the Industrial Park; also continue to reconstruct Royalton Road, which really is the most important thing to develop.

We are meeting later this month with the Sewer Department and the consultants in order to get a more definitive time line on the construction on Abbey Road. Also, to see what the scope of work is currently, to extend the sewers down Abbey Road to the already zoned Industrial area on Abbey. We did file for additional grants for Memorial Park and the County is opening up some discussion of funding; however, we are waiting to hear about that process. It is a benefit that the City had already undertaken the Master Plan of Memorial Park. We have very specific estimates and projects to be completed, in which we are going to capitalize on that planning, as hopefully these funds are becoming available. Pertaining to our engineers, NOACA gets roughly \$30m per year; approximately 50% of the funds came from that organization. We are going to follow that process too, in order to ensure that if there are any funds available through NOACA for large projects, we will receive that share.

North Royalton is primarily a residential suburb and our homes are our most important asset. As interest rates climbed to over 5%, the Heritage Home Program actually has loans at 2%. They also provide technical assistance for homeowners that are considering making additions; they can assist with the scope of work or an improvement. It is all free of charge, in which the City pays on a contractual basis.

2. Memorial Park Update

Mr. Jordan advised that we hope to finish the pond and that the bridge is in. The pond edge naturalization, which is the stone work that is done, is a large part of that. The actual upper pavilion has arrived and the foundations are poured. The rest of it should be erected and energized with the electricity by the end of April; which is still the schedule for Phase 1. We may have some contingency funds that are left over from the project, which we will use if it seems to be coming in under budget. Those contingency funds may add to the

project and enable continuing of more naturalization on the edge of the pond; plants, and stone, which also helps with erosion.

3. Splash Pad

Mr. Jordan spoke about Phase 2, the Splash Park. We had an online preconstruction meeting, which they are moving up their time schedule. We will begin work in April. They have received their permit from the City to construct. The Splash Pad is considered a public pool. As a result, it requires a special permit from the State of Ohio Department of Health, as mentioned previously; that was filed for two weeks ago. He spoke with them, whereas they felt it is unrealistic to get the permit out by the end of April; they are planning on early May. Mayor Antoskiewicz commented that Mr. Jordan has been great with calling them and moving the time frame up; we are down on the list. Mr. Jordan indicated they will do site work under our permit; however, the actual plumbing should have the State permit before they do any water improvements. The project involves a lot. The actual painting of the structure of the pad will not happen until after August; for the thirty-day cure period.

We are hoping to get additional funds from the State and the County; waiting to hear about our applications. We did hear about one application, the tree canopy. In the Splash Pad, we had a provision, an alternate that we expected to plant about 20 trees in Memorial Park; under that contract. We applied for the grant, which we received. That grant is going to plant 60 trees, with a two-year maintenance program by an arborist. We have a guarantee, if any of those 60 give way, that they will be replaced. We have a planting program, whereas we are going to delete from the Splash Pad contract the 20; and get the grant to cover that portion. This saves the City about \$10,000 off of the current contract; plus getting the additional 40 trees installed is a bonus. They paid 75% of the cost, which was \$33,000.00; therefore, they are covering \$26,000. With the deletion from the Splash Pad contract, we can move those funds over eventually to cover the full amount of getting those trees installed.

Mr. Nickell inquired about some of the tree planting. Mr. Jordan explained that we are going to offer some tree cover for some shade, for those sitting at the picnic tables surrounding the play area and Splash Pad. Mr. Nickell asked about the upper trail. Mr. Jordan clarified that there is a plan to do a trail, basically like a big "U" and will tie back in the sidewalks; on State Road. That portion has a conceptual plan up there, however, we would have to work that out with the school district. He agreed there is a trail; which is the next phase we would like to implement. This may depend how much money we receive and would entail some planning with the school district. Mr. Nickell liked the loop idea. Mr. Jordan noted that it would run the perimeter of the park and we can make it onto the school property; they indicated some support to the Mayor.

NEW BUSINESS

1. Mandate against Plastic Bag usage

Mr. Nickell brought up that a few residents have contacted us regarding the County reinstating a mandate against plastic bag usage. He recalled that it was suddenly communicated as bad to use them during Covid. He suggested a general discussion as to whether the City has a preference, or if Council has a preference to allow them within our City. He noted that if stores want to use plastic, paper, or promote reusable items, to let it be the people's choice. Many of us are about people's choice on Council, which seems to be a theme in our nation. We may add this to new business for the future and discuss any possible legislation, if any.

2. Bond Funds

Mr. Jordan explained that these are cash bonds that are paid to the Building Department. This entails a contractor paying \$500, which we hold. This is so that at the end of their project, the public improvements, such as a sidewalk or a curb, can be checked to ensure that those public improvements have not been broken. We then return the bond money to make sure that the public property is returned in a good condition, or it is

held for final grading for ensuring that it is storm water compliant. We hold these bonds for a variety of different reasons.

The first two that we went through are pools and raisings; demolitions. We hold those cash bonds in the Building Department. After the project has been finalized, we make sure it is property demoed and that the pool is built properly; we return the money. In many instances, they do not complete them or the contractor fails to come back and request the return of the funds. However, we hold those in trust. It is their money until we do a forfeiture process. Mr. Jordan stated that the Mayor brought this up a few months ago, inquiring about why they have not been returned, and whether the City is able to use those funds that are on deposit. He clarified that we should be able to use them for whatever. Therefore, we went through a process. A lot of the bonds dated back to before the City was computerized; paper files. We computerized the list, and looked up all of the addresses of who the original bond holders were, their addresses, etc. We were advised by the Law Department on what process we need to follow in order to return the funds. Also, we consulted the Engineer and the Building Commissioner. We are holding these bonds to protect the public interest and make sure that the site is safe. We also want to get their funds back to them, or the City transfers the money from this deposit account, and is able to use it in the General Fund.

Mr. Jordan advised that Ms. Esarey would be discussing a piece of legislation that talks about using bond funds or transferring bond funds; which were the bonds held by the Building Department for a variety of reasons. We provided the home owners and contractors 120 days to give the information we need to indicate that the site is safe. If we do not hear back from them, they may be out of business, perhaps moved, etc. The City can then transfer the funds.

Ms. Krejci asked if this was pertaining to Ordinance 22-72 on the agenda. Mr. Jordan concurred. He conveyed that in the report, Ms. Esarey will explain why the legislation was required; in the Finance Committee meeting.

ADJOURNMENT

Moved by Mr. Nickell, seconded by Ms. Carbone-McDonald **to adjourn the April 19, 2022 meeting.** Yeas: 3. Nays: 0. **Motion carried. Meeting adjourned at 6:21 p.m.**