

**BUILDING & BUILDING CODES COMMITTEE MINUTES  
NOVEMBER 21, 2023**

The Building & Building Codes Committee meeting was held on November 21, 2023, at North Royalton City Hall, 14600 State Road. The meeting was called to order at 8:05 p.m.

**PRESENT:** Committee Members: Chair John Nickell, Vice Chair Heidi Webber, Joanne Krejci; Council: Paul Marnecheck, Linda Barath, Mike Vos, Jeremy Dietrich; Administration: Mayor Larry Antoskiewicz, Fire Chief Robert Chegan, Police Chief Keith Tarase, Wastewater Superintendent Mark Smith, Finance Director Jenny Esarey, Law Director Tom Kelly, Economic Development Director Tom Jordan; Other: Jayden Linkart.

**APPROVAL OF MINUTES**

Approval of October 17, 2023 Building and Building Code Committee minutes. Moved by Mr. Nickell, seconded by Ms. Krejci. Vote: Yeas: 3 Nays: 0 **Motion carried.**

**UNFINISHED BUSINESS**

**1. Economic Development**

See report.

Mr. Jordan went over the highlights of the distributed report. Ms. Barath raised question regarding the subdivision on Sprague and State Road, as to whether that project overlaps in Parma. Mr. Jordan agreed; it is. They have not yet received their final plan. They have not received final approval; therefore, we are still waiting. They would likely try seeking final approval during the winter months; however, it is not on for the next meeting.

Mr. Jordan spoke on the zoning updates, the Master Plan, in which we are preparing a presentation for Council in upcoming months. We will have a presentation for Council and the Planning Commission in the near future. There is a Regional Transportation Improvement Plan, which a project of that size was required to be on that plan. In order to be on the plan, you have to have a certain level of engineering done on the project. They typically ask that the project sponsor, the City of North Royalton, perform that engineering. However, that engineering cost will exceed \$2 M. At some point, the City will be out to seek further funding assistance to get it engineered. Mr. Nickell asked for a recap on Phase 2. Mr. Jordan clarified that Phase 2 is from York Road to Ridge Road; up the hill. The last phase is from Ridge to the city limits on the Broadview side. He noted there is a third lane on the hill. They will make that a full three lane road all the way through. They will enclose the sewers, put sidewalks in, and make it like Phase 1. They also will make the road flatter. In the first phase, they re-graded the entire thing; that is why the water and sewer lines underneath had to be totally retaken out.

Mr. Jordan felt it was important to make Council aware that we hired a part-time Zoning Inspector, Gary Hall; with Council's approval and the budget that was provided. He shared that there are over 539 violation letters. Mr. Hall goes out and inspects many more; some of them are not violation worthy. Sometimes he handles it by talking to the resident or the business. It was mentioned that a violation would be anything from grass cutting to trash on the lawn. Typically, it entails some disrepair in the house. Mr. Jordan pointed out that cable is a thing of the past and they are leaving their equipment all over the place. Therefore, we have to contact the utility companies to get them fixed; there are three or four utilities. It takes a certain level of perseverance to get it cleaned up, in which some companies deny that it is their equipment. We will continue to do this with the hope that in time, it will be cleaned up completely. It is regulated by the Department of Commerce. If they do not remove it, they could lose their license to operate in the State of Ohio. We just have to keep turning them in.

Mr. Wos asked do we have any insight on any companies coming in like Frontier etc. He mentioned we have AT&T; however, it has gotten really spotty. Mr. Jordan agreed. AT&T is actually investing more and extending their service; they are spotty and expensive. WOW is now called Breeze Line. Breeze Line is the only other major player in North Royalton; there is also Spectrum.

Mr. Dietrich pointed out that new real estate is available in North Royalton. His concern was not getting the right type of business in; for example, he does not want to see any more banks. He felt that many residents would agree. Perhaps there should be a moratorium, because the banks have money. They gobbled up the corner of a State Road; that is prime real estate. There are some brand new, prime real estate about to become available. His worry would be another bank coming in. You still want to have the right amenities. He wanted to mention it in this committee. Mr. Jordan felt that banks are going to be a thing of the past. He had met with Key Bank, whereas they were once projecting they were going to open roughly 30 branches within the next two years; they scaled back that projected growth. Chase Bank is an exception. Mr. Wos shared that the reason Bank of America and Chase came here is because they do not have a footprint in this area. They are trying to get customers away from the other banks that do. His bank just laid off 6500 employees. As discussion ensued, Mr. Dietrich pointed out we have done moratoriums on dollar stores. He is just observing the fact that we built two here in our city and those are really good pieces of real estate. Mr. Jordan stated that also, retail is still not doing well. He was not concerned about the banking industry. He agreed with Mr. Dietrich that banks, hairdressers, and bars do very well in North Royalton. Mr. Dietrich commented that it is not the revenue; it is convenience. Mr. Jordan felt that the other physical attraction in North Royalton is part of those FLOCK cameras that no one wants to locate anywhere near an interstate anymore. Locating them here is a very good demographic. He actually sat through a presentation where there was a subscription service, in which they identify best locations for banks. North Royalton kept popping up; a number of people bank here. It was a very safe community and further away from an interstate. People are willing to travel a little bit for that in-person service.

Ms. Barath asked about a time frame for the Livability Community Fund. Mr. Jordan did not. They typically do the awards at the March Board Meeting and the Mayor attends. It would then be available ideally, during the spring. If you obtained one of them, it would go into design after March and then it would go out. ODOT (Ohio Department of Transportation) does those projects. Ms. Barath inquired about Valley Vista. Mr. Jordan indicated he had not heard anything from the developer. Typically, if he were going to hear something, it would be in the next month or so, because they use the winter to do the approval process; we try to start in the spring.

## **2. Memorial Park Update/Splash Pad**

See report.

Mayor Antoskiewicz reported on the tennis court project. He hand-delivered our end of the check to the schools, because they are going to manage the project for us. They have already contacted the company that is doing it, Vasco. They have already received the email conveying that they are lining up everything and will start in the spring. Mr. Marnecheck asked about the tennis courts, as to whether we are adding pickleball courts. The Mayor agreed; we are. We have two basketball courts, in which we are going to eliminate one of the full-court basketball courts and turn those into pickleball. We believe we can get two full-size pickleball courts on the one court. We are going to still have the back ones that we have currently. We will stripe them as well, and people can still play on those; totaling four. Mr. Marnecheck wanted to clarify that we are doubling the number of pickleball courts. The Mayor concurred. He felt it was a better way to do it. We looked at the Master Plan. We discussed building our own pickleball courts, however again, that would be a lot of cost to build six or eight courts. We are still keeping basketball, however just cutting it down somewhat.

## **3. Senior Center**

Mayor Antoskiewicz mentioned being in the process of the appropriation, whereas we put in some more funds to cover the anticipated expense for the Senior Center. Once we get all of that, we will be contacting our architect to shortly begin trying to get all of that put together. The Mayor stated that we would come back for Council's approval to go out to bid; once they get all that completed.

Ms. Esarey shared that when Ms. McLaughlin and the Mayor were looking at the project, they were not originally looking at exterior. She felt it was really great that they have looked at the exterior, however it has added some costs that were not in the original. The original estimate was roughly \$500,000, which the inside will be close to the \$500,000. Then she is looking to move into the future Capital Improvement Fund as part of the budget amendment today, which would take care of the exterior. Additionally, some interior things such as, acoustics for sound so that everyone can hear; as well as some other things that are necessary. The thought was if we can move it this year, it will be in that fund, and then we will be able to take care of that once we know where we are with bidding for next year.

#### **4. Lids on dumpsters**

Mr. Jordan summarized there are lids on the dumpsters now; Sunrise Cove. He has pictures of the lids, in which they put lids on. Everyone was pleased to hear it.

REMOVE FROM AGENDA

#### **NEW BUSINESS**

There was none.

#### **ADJOURNMENT**

Moved by Mr. Nickell, seconded by Ms. Krejci **to adjourn the November 21, 2023 meeting**. Vote: Yeas: 3. Nays: 0. **Motion carried. Meeting adjourned at 8:39 p.m.**