

CUYAHOGA FALLS CITY COUNCIL
Minutes of the Council Meeting

January 22, 2024

Call to Order: Mr. Balthis at 6:30 p.m.

Roll Call: Mr. Ashton, present; Mr. Balthis, present; Mr. Brillhart, present; Mr. DeRemer, present; Mr. James, present; Ms. Loza, present; Ms. Nichols-Rhodes, absent; Mrs. Penta, present; Mr. Siegferth, present; Mrs. Spinner, present; Mr. Stams, absent.

Invocation: Mrs. Spinner

Pledge of Allegiance: Mrs. Penta

Approval of Minutes: None

Reports and Communications: None

New Legislation
(First Reading)

Temp. Ord. A-16 (Finance)

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, without competitive bidding, with Moody's of Dayton for well repairs and additional well services, and declaring an emergency.

Temp. Ord. A-17 (Finance)

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the Water Treatment Plant Sand Filter Improvement Project, and declaring an emergency.

Temp. Ord. A-18 (Finance)

An ordinance appropriating Community Development Block Grant carryover funds for calendar year 2024, and declaring an emergency.

Temp. Ord. A-19 (Finance)

An ordinance increasing appropriations in the Capital Projects Fund for the improvement of West Portage Trail, from State Road to Northampton Road, and declaring an emergency.

Temp. Res. A-20 (Finance)

A resolution of intent to appropriate certain property along State Road, Seasons Road and Wyoga Lake Road, and declaring an emergency.

Temp. Ord. A-21 (Finance)

An ordinance authorizing the Parks and Recreation Board to enter into a contract or contracts, according to law, for the Natatorium Pool Surface Refinish Projects, and declaring an emergency.

Reports of Council's Standing Committees

(Third Reading)

Planning & Zoning:

Temp. Ord. A-14

An ordinance accepting the recommendation of the Planning Commission for the construction of a 10-unit townhome building, known as The Residences at Fountain Point, for Testa Enterprises, Inc., and located at 2335 Second Street, and declaring an emergency.

Mrs. Spinner moved to adopt Temp. Ord. A-14, second by Mr. Siegferth. Motion passed, voice vote (9-0).

Temp. Ord. A-15

An ordinance accepting the recommendation of the Planning Commission for the construction of two self-service storage buildings for Komi GK, LLC, located at 3422 State Road, and declaring an emergency.

Mrs. Spinner moved to adopt Temp. Ord. A-15, second by Mr. Siegferth. Motion passed, voice vote (9-0).

Finance & Appropriations:

Temp. Ord. A-1

An ordinance authorizing the Mayor to enter into a contract or contracts with ScanWorks LLC, for documentation preparation and imaging services for historical and current city records, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Ord. A-1, second by Mr. Ashton. Motion passed, voice vote (9-0).

Temp. Ord. A-2

An ordinance authorizing the Mayor, as Director of Public Safety, to enter into a contract or contracts for the purchase of Annual Requirements for certain services, materials, supplies, and equipment for use by the Fire Department during 2024, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Ord. A-2, second by Mr. Ashton. Motion passed, voice vote (9-0).

Temp. Ord. A-3

An ordinance authorizing the Director of Public Service to enter into a contract or contracts for the purchase of Annual Requirements for certain services, materials, supplies, and equipment for use by the Electrical Division during 2024, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Ord. A-3, second by Mr. Ashton. Motion passed, voice vote (9-0).

Temp. Ord. A-4

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for city-wide tree removal, trimming, and stump grinding, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Ord. A-4, second by Mr. Ashton. Motion passed, voice vote (9-0).

Temp. Ord. A-5

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of Annual Requirements of certain services, materials, and supplies for use by the Garage Division during 2024, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Ord. A-5, second by Mr. Ashton. Motion passed, voice vote (9-0).

Temp. Ord. A-6

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of Annual Requirements of certain materials and supplies for use by the Street Division during 2024, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Ord. A-6, second by Mr. Ashton. Motion passed, voice vote (9-0).

Temp. Ord. A-7

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of Annual Requirements of certain materials and supplies for use by the Sanitation Division during 2024, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Ord. A-7, second by Mr. Ashton. Motion passed, voice vote (9-0).

Temp. Ord. A-8

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of the City's requirements of certain services, materials, and supplies for use by the Water and Sewer Divisions during 2024, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Ord. A-8, second by Mr. Ashton. Motion passed, voice vote (9-0).

Temp. Ord. A-9

An ordinance authorizing the Mayor, as Director of Public Safety, or the Director of Public Service to enter into a contract or contracts, according to law, for the purchase or lease of various vehicles and related equipment for use by the City, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Ord. A-9, second by Mr. Ashton. Motion passed, voice vote (9-0).

Temp. Ord. A-10

An ordinance levying special assessments for the repair or replacement of sidewalks and drive approaches in the sidewalk and drive approach repair and replacement district, for the year 2023, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Ord. A-10, second by Mr. Ashton. Motion passed, voice vote (9-0).

Temp. Res. A-11

A resolution creating for the year 2024 a sidewalk and drive approach repair or replacement district containing such streets, alleys, or public roadways within the corporate limits of the City of Cuyahoga Falls, declaring the necessity of repairing or replacing the sidewalks and drive approaches abutting on such streets, alleys or public roadways within said corporate limits and providing the method for levying special assessments, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Res. A-11, second by Mr. Ashton. Motion passed, voice vote (9-0).

Temp. Ord. A-12

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, after publicly advertising for bids, for the replacement or adjustment of concrete sidewalks, drive approaches, and curbs at various locations in the City of Cuyahoga Falls, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Ord. A-12, second by Mr. Ashton. Motion passed, voice vote (9-0).

Temp. Ord. A-13

An ordinance authorizing the Director of Finance to issue a reimbursement to Princeton Crossroads Investment, LLC for costs associated with the construction of a clubhouse for the Princeton Place Development, increasing appropriations thereof, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Ord. A-13, second by Mr. Ashton. Motion passed, voice vote (9-0).

Public Improvements:

No Report.

Public Affairs:

No Report.

Community Development:

No Report.

Schedule of Committee Meetings

Planning & Zoning:	Subject to Call.
Finance:	February 5, 2024, at 6:30 p.m.
Public Improvements:	Subject to Call.
Public Affairs:	Subject to Call.
Community Development:	Subject to Call.

Miscellaneous Business

Mr. Bryan Hoffman, Finance Director, presented Report 21 highlights to Council. In the General Fund, property tax values has been stable throughout the last two months of 2023. The Interest Income line item surpassed estimates leading up to the end of year, ending the year with a little more than \$4.5 million in interest income that will be used to pay for any debt service in the General Bond Retirement Fund. Income tax collections between 2022 and 2023 saw an increase of 4.6 percent. The numbers for January of this year are continuing to show some growth, but are expected to flatten out over time. The Street Construction and Maintenance Repair Fund is ending 2023 with over \$1.4 million, a good number to have when more salt and overtime is needed to keep the streets clear and to maintain the streets.

The Leisure Time Fund had a decent year of revenue. In the Natatorium, the charges for services was 13.8 percent, which has shown some growth. That been the slowest facility to come back due to Covid shutdowns. Waterworks was a little bit down from 2022. The golf course had a 15.8

percent increase in charges for services and Downview had a 9.1 percent increase in charges for services. In the Self-Insurance Fund, the year ended better than anticipated, so they did not collect premiums for the last pay of December 2023. They were able to have give a premium holiday and also keep the fund balance at close to what it was in 2022. The insurance fund is healthy and there are enough funds to handle any big claims along with the stop-loss insurance discussed previously.

Mr. Balthis stated that, when going through the budgeting process, they discuss conservative budgeting, being responsible and not overestimating. He thanked Mr. Hoffman and his team for getting the projections close and making sure they did not overstate revenues.

Ms. Diana Colavecchio, Community Development Director, presented the year-end quarterly report to Council, which reflected the entire year's economic activity and development in their department. The completed difference column shows a growth of \$58,770,000 for development. They were down in terms of jobs from the prior year, but the growth is off the charts. She thanked Council for participating in these projects and approving projects and the budget that they bring down to the Council floor.

In pointing out some highlights, Ms. Colavecchio stated that Akron Polymer Systems has purchased a building on Wyoga Lake Road and is making a \$7 million investment in the City with respect to the purchase and renovation of the building, jobs and payroll, not to mention that there will now be a polymer-type business in the City that may spur additional growth in that industry. Boss Chicken Beer and Bubble Tea opened this year. The Falls Outdoor Company outgrew their space in the Jenks Building and moved across the street sharing space with the Social Department. Overhead Garage Door just built a building and they have other outparcels they can use as well. Retina Associates moved from Graham Road to Portage Trail. They did an over \$1 million renovation of the building on Portage Trail and hired additional employees. The Summit County Humane Society is under construction. That will bring 55 jobs and over 600 volunteers into the City. The Glen's infrastructure is under construction and is approximately 90 percent complete. They anticipate that units will stop popping out of the ground by spring. The Vacancy is almost done and should be opening in a couple months. Wings of Change is a nonprofit organization that is occupying St. Joseph's School and does instruction for children that have special needs, creating approximately 50 jobs. They also intend to expand.

Heading into the new year, they are working on the master plans for the South State Road and Bailey Road corridors. They have completed the survey and the consultants are compiling the survey results into a format that can be condensed and distributed to everyone. This year, as they continue to improve Cochran Road, they are going to be doing more to market that area. They are taking a look at offering tax abatement and creating a whole new CRA district in the Merriman Valley area. Currently, Portage Trail, along with the northern part of the city, State Road and the River District, has available tax abatements. The Merriman Valley Master Plan and new code are going to be discussed by the Planning Commission on February 6th, at 6 p.m. Once that is approved by the Planning Commission, it will be before Council with a public meeting and committee meeting. Once a new code is adopted, they will look how to incentivize development in the Merriman area, and one of the ways they would do that would be with tax abatement.

Mayor Walters stated that on February 5, they will be conducting the Mayor's Youth Advisory Council. They will be using the room from 5:15 to 6:15.

Mr. James moved to excuse the absence of Ms. Nichols-Rhodes and Mr. Stams, second by Mr. Brillhart. Motion passed, voice vote (9-0).

Mr. James moved to adjourn, second by Mr. Brillhart. Motion passed, voice vote (9-0).

Meeting adjourned at 7:03 p.m.

Russ Balthis, Council President

Dana M. Capriulo, Clerk of Council