

Cuyahoga Falls City Council
Minutes of the Finance and Appropriations Committee Meeting

May 6, 2019

Members: Tim Gorbach, Chair
Jerry James
Mary Ellen Pyke

Mr. Gorbach called the meeting to order at 6:6:47p.m. All members were present.

Legislation Discussed

Temp. Ord. B-25

Discussion:

Temp. Ord. B-25

Adoption of Economic Development Plan; creating a Tax Increment Financing Incentive District; declaring improvements to the parcels within the incentive district to be a public purpose and exempt from real property taxation; requiring the owners of those parcels to make service payments in lieu of taxes; establishing a Municipal Public Improvement Tax Increment Equivalent Fund for the deposit of those service payments; and specifying the public infrastructure improvements that benefit or serve parcels in the Incentive District, and declaring an emergency.

Mr. Gorbach stated that Exhibit B was crafted for the most part, as Ms. Colavecchio indicated, from the survey that went around the residents living in the affected area. Mr. Tony Demasi, Engineer, stated that they collaborated with the residents and property owners during three stakeholder meetings that were held to gather the requests. He and the Engineering Department staff then went out and looked at those. It was a collaborative effort between he and his staff. There is also the questionnaire included in Exhibit B. The list is specific. There are some generalities in there that can encompass many items.

Mr. Gorbach asked the timeframe they expect to have these items completed. Mr. Demasi stated that, as far as the gas is concerned, Dominion is ready to go. They already sent an invoice. They are waiting for passage of this ordinance before they can start. Assuming this ordinance passes, they will be paid, and the gas would be in the next week. The installation of the waterline in Sand Hill and Kubic and the right-of-way improvements cannot begin until the passage of B-25, which is critical to everything else moving forward.

Mrs. Pyke stated that, during the actual vote for this development, a couple residents came in and were having issues. The developer promised to take care of them. By the e-mails she received, she believes they were taking care of those. Mr. Demasi stated that the culvert pipe was filled with debris, and, also, one of the resident's backyard was seeing a lot of pooling of water. They are still monitoring that issue. The culvert pipe was plugged, and they were able to remove sticks and branches that seemed to be freshly cut. That is what was causing it to fill up.

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Ms. Nichols-Rhodes stated that, each year, they will receive a certain amount of money, but they are not going to have the whole pot of money right from the get-go. She asked if they will put these in the order of importance and pay as they go, or will money be fronted to cover what this costs before the 10-year mark. Mr. Demasi stated that he anticipates these projects being paid for through the Enterprise and Capital funds, and those funds being reimbursed as the TIF monies come in. Mr. Bryan Hoffman, Finance Director, stated that, depending depending on the timing of exactly when they are going to be able to do these projects, most likely the scenario is they are going to have to spend some money to have this money, and then the TIF money will come in in subsequent years to fund those projects.

Mr. Gorbach stated that this ordinance will be held in committee until June 17, so they cannot vote to bring it out until then. They will keep it in the committee and, each committee meeting, if they need to speak about it some more, they will do that.

Jeff Brunson, 1443 Sand Hill Drive, stated that he wanted to emphasize the fact that he personally has been without gas for two years, off and on. The importance of passing this is imperative. It's a huge outlay of funds. He appreciates the compromise that everyone has gone through.

Mr. William Shaheen, 2189 Sourek Trail, stated that this this obviously was a very contentious debate through the process. There are significant blind spots in the area that still persist that are safety issues that have bus drivers concerned and concerns the future neighbors. He spoke with a Ryan Home realtor yesterday who has received multiple questions and concerns by potential buyers within the development. They see the road as a safety issue. The residents had provided a formal assessment by PMG they had paid for that themselves on the 12-month life expectancy on the fitness of the road, and that was one year ago in March. This is an essential piece of legislation. It is not just an appeasement, from their point of view, but something really necessary to move forward with not just the development, but with the safety of all the people involved in the area and also with the utilities involved with their neighbors on Sand Hill. They appreciate the collaborative effort and that their voices were heard throughout the process.

Mr. Robert Bickett, 1500 Sand Hill Drive, stated that he, too, would like to thank the Mayor and Council for the TIF. It's much needed; especially the utilities. Right now, Cuyahoga Falls delivers their water. He really appreciates the process they went through and that they are actually going to have gas and water like regular people. Mr. Gorbach stated that he is glad that the process of Sourek Trail development encompassed this type of language and discussion to help some of the real needs, as people have expressed this evening.

Mr. Fred Conti, 2315 Sourek Trail, expressed concern for residents walking on Sourek Trail. There are a lot of walkers that are going to continue to walk the street when it's finished and they are going to have the step off of the curb and go onto the devil strip. They all walk their dogs. He stated they have been through a long process, and it has been a nightmare. The people on Sourek Trail are getting absolutely nothing. They had a nice little street that could have resurfaced

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and whatever and maybe a few little minor things happening to it, but Sand Hill and Kubic Circle got the best of the deal.

Mr. Gorbach stated that the roadway design hasn't happened yet. He asked if they are going to improve that. Mr. Demasi stated that 83 percent of the residents did not want a sidewalk on Sourek Trail. The main reason was because, in order to put in a sidewalk, all of that tree canopy would have to be removed. They would have to widen the road to make the sidewalk and slope the bank. They would be outside of the right-of-way for a lot of parts on a temporary and other cases maybe a permanent right-of-way. This was all explained in the December 11 stakeholder meeting with the residents. They are going to put in the new road, lower the hills and resurface. It would be a predominantly ditched road. In some cases, there would be a lot of curbs and storm sewers, but there would be no sidewalks.

Mr. Iona asked how they are addressing the safety issues, not just the sight lines, but the narrowness of the roads. Mr. Demasi stated that there is no such thing as a safe road. They can make roads safer than they currently are, but they will never have 100-percent safety. Whatever improvements they make, they will make it safer than it is now.

The meeting adjourned at 8:35 p.m.