

**Cuyahoga Falls City Council**  
**Minutes of the Public & Industrial Improvements Committee**

**June 17, 2019**

**Members:** Jerry James, Chair  
Meika Penta  
Jeff Iula

Mr. James called the meeting to order at 7:44 p.m. All members were present.

**Legislation Discussed:**

Temp. Ord. B-42

Temp. Ord. B-43

Temp. Ord. B-44

**Discussion:**

**Temp. Ord. B-42**

An ordinance authorizing the Mayor, or his designee, to enter into a residential line extension agreement with the East Ohio Gas Company, dba Dominion Energy Gas Ohio for natural gas service along portions of Sourek Trail, Sand Hill Drive and Kubic Drive, and declaring an emergency.

Mr. Tony Demasi, Engineer, presented the ordinance to Council. The East Ohio Gas Company, dba Dominion Energy Gas Ohio, has agreed to extend its distribution mainline facilities in these areas. The City has agreed to compensate The East Ohio Gas Company, dba Dominion Energy Gas Ohio for the expected cost of the pipeline extension. The Director of Finance will be authorized to increase appropriations in the Capital Projects Fund, line item Capital Outlay in the amount of \$113,444 and make payment from the same fund.

Ms. Penta moved to bring out Temp. Ord. B-42 with a favorable recommendation, second by Mr. Iula. Motion passed (3-0).

**Temp. Ord. B-43**

An ordinance consenting to the upgrading and replacement of signage on State Route 59 from State Route 8 to the east corporation limits, within the City of Cuyahoga Falls, by the State of Ohio, authorizing financial cooperation thereof, and declaring an emergency.

Mr. Tony Demasi, Engineer, stated that, in 2020, ODOT plans on replacing signs among various state routes in Cuyahoga Falls, from State Route 59, which would be Front Street, from State Route 8 to the East corporation line at Silver Lake. The signs would be shield signs. They will have the symbol of the state, with the number 59 and the direction, east or west. It will take a year to complete the project in both counties. It will probably be done next year when they bid the project. Anytime ODOT proposes work within the city limits, they require consent legislation.

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Mr. James asked how much the City is paying for this legislation. Mr. Demasi stated that ODOT is paying for the total project.

Mr. Iula moved to bring out Temp. Ord. B-43 with a favorable recommendation, second by Ms. Penta. Motion passed (3-0).

**Temp. Ord. B-44 (Sub. Dated 6-17-19)**

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, with DLZ Ohio for professional engineering services for the improvements to Sourek Trail, Sand Hill Drive and Kubic Drive, and declaring an emergency.

Mr. Demasi stated that, as part of their efforts to identify the public improvements and infrastructure improvement needs for the TIF District on Sourek Trail, they met with the district residents and property owners twice last year, on September 6th and October 17th. The general idea heard at those meetings included desires to see water and gas lines extended and roadways improved and maybe some sidewalks. They worked with NECCO to prepare a questionnaire which was mailed to the property owners. Eighty percent of the residents responded. They met again a third time with the residents on December 11 to share the results of that study, which were that 80 percent of the residents wanted a hybrid solution. They recently received statements of qualification for consulting for the design work. After reviewing them, the City selected DLS to do the project design. DLS has 25 offices in 20 states. This project would be done by their Akron and Cleveland office. They have been in discussion with DLS to discuss the scope of service and the fee. This includes base design and some items of scope if needed, but a total of \$319,128. The base fee is approximately 11 percent of the anticipated construction costs, so right about where they need to be.

Mr. James stated that it sounds like there was a lot of communication between the Administration and the residents, which he is sure was very much appreciated from both sides.

Mrs. Pyke asked if, with professional engineering fees, they are looking at approximately a \$3.5 million project. Mr. Demasi stated that was correct. Mrs. Pyke stated that the money has to come from somewhere before the revenue stream starts, and asked if that money came from Capital. Mr. Bryan Hoffman, Finance Director, stated that this project is anticipated to come out of the Capital Improvements Fund. This has been in the works for a little while. They would have an available fund balance that is left over from the budget process last year. Mrs. Pyke asked how long they anticipate recovering this money through the TIF. Mr. Hoffman stated that this is a 10-year TIF. Mrs. Pyke asked if they anticipate recouping \$3.5 million through the TIF. Mr. Hoffman stated that their initial TIF illustration has actually anticipated, over 10 years, to have \$5 million through the TIF if all properties sell. Mrs. Pyke stated that she believes that the amount from Capital should show the amount of the TIF, and then revenues coming in later would show they are from the TIF, and that the project should show the money expended prior to TIF money in Capital Projects. Mr. Hoffman stated that, generally, the way they tried to set this out has been to show whether an item was budgeted for or not budgeted for in the past, or where it would come

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out if it wasn't budgeted. In the middle of the page, they show that funds would be out of the department of Capital Projects out of the category of Capital Outlay, and that there wasn't anything budgeted this year for this total expense. In the actual substitute ordinance, itself, on Lines 29 and 30, it shows where Council would increase appropriations in the amount of \$319,128.

Ms. Penta moved to bring out Temp. Ord. B-44 with a favorable recommendation, second by Mr. Iula. Motion passed (3-0).

The meeting adjourned at 6:57 p.m.