

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Council Meeting

June 24, 2019

- Call to Order:** Ms. Nichols-Rhodes at 6:30 p.m.
- Roll Call:** Mr. Brillhart, present; Mr. Gorbach, present; Mr. Iona, present; Mr. Iula, present; Mr. James, present; Mr. Miller, present; Ms. Nichols-Rhodes, present; Mr. Pallotta, absent; Ms. Penta, present; Mrs. Pyke, present; Mr. Reilly, present.
- Invocation:** Mr. Brillhart
- Pledge of Allegiance:** Mr. Brillhart
- Approval of Minutes:** The minutes of the May 28, 2019 and June 10, 2019 Council meetings were approved as written.
- Reports and Communications:** None.

New Legislation
(First Reading)

Temp. Ord. B-47 (Planning & Zoning)

An ordinance accepting the Planning Commission approval, findings and conditions of the site plan for plan for a 10,500 square foot showroom addition at 4610 State Road (Parcel 37-00661), and declaring an emergency.

Temp. Ord. B-48 (Planning & Zoning)

An ordinance accepting the Planning Commission approval, findings and conditions of the site plan for Buckeye Sports Center watercraft storage facility at 190 Cochran Road (Parcel 35-04058), and declaring an emergency.

Temp. Ord. B-49 (Planning & Zoning)

An ordinance accepting the Planning Commission approval, findings and conditions of the field house addition site plan for the Cuyahoga Valley Christian Academy at 4687 Wyoga Lake Road (Parcel 37-00014), and declaring an emergency.

Temp. Ord. B-50 (Community Development)

An ordinance approving the 2019-2023 CDBG Consolidated Plan Document and, declaring an emergency.

Temp. Ord. B-51 (Community Development)

An ordinance approving the Community Development Block Grant Annual Action Plan for fiscal year 2019, and declaring an emergency.

Reports of Council's Standing Committees

(Third Reading)

Planning & Zoning

No Report.

Finance & Appropriations:

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 moved to adopt Temp. Ord. B-25, second by Mrs. Pyke. Motion passed, voice vote (10-0).

Mr. Gorbach moved to substitute Temp. Ord. B-25, second by Mrs. Pyke. Motion passed, voice vote (10-0).

Temp. Ord. B-25 (Sub. Dated 5/28/19)

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.

Mrs. Pyke moved to adopt Temp. Ord. B-25 (Sub. Dated 5/28/19), second by Mr. James. Motion passed, voice vote (10-0).

Temp. Ord. B-40

An ordinance authorizing the Mayor to enter into a contract or contracts according to law for the sale of a 2014 Ford SUV Police Interceptor in exchange for advanced driver training, and declaring an emergency.

Mr. Gorbach moved to adopt Temp. Ord. B-40, second by Mr. James. Motion passed, voice vote (10-0).

Temp. Ord. B-41

An ordinance authorizing the Director of Public Safety to enter into a Modification of Contract No. 7597 with David Pelligra & Architects, Inc., and declaring an emergency.

Mr. Gorbach moved to adopt Temp. Ord. B-41, second by Mrs. Pyke. Motion passed, voice vote (10-0).

Public & Industrial Improvements:

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. James moved to adopt Temp. Ord. B-42, second by Ms. Penta. Motion passed, voice vote (10-0).

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. James moved to adopt Temp. Ord. B-43, second by Mr. Iula. Motion passed, voice vote (10-0).

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. James moved to adopt Temp. Ord. B-44 (Sub. Dated 6/17/19), second by Ms. Penta. Motion passed, voice vote (10-0).

Public Affairs:

Temp. Ord. B-45

An ordinance amending the Traffic Control File by providing for installation of various traffic control devices, and declaring an emergency.

Mr. Reilly moved to adopt Temp. Ord. B-45, second by Mr. Brillhart. Motion passed, voice vote (10-0).

Community Development:

Temp. Res. B-46

A resolution accepting the recommendations of the Tax Incentive Review Council and the Community Reinvestment Area Housing Council concerning Enterprise Zone and Community Reinvestment Area Tax Exemption Agreements within the City of Cuyahoga Falls, and declaring an emergency.

Ms. Penta moved to adopt Temp. Res. B-46, second by Mr. Gorbach. Motion passed, voice vote (10-0).

Schedule of Committee Meetings

Planning & Zoning:	July 1, 2019, 6:30 p.m.
Finance:	Subject to Call.
Public Improvements:	Subject to Call.
Public Affairs:	Subject to Call.
Community Development:	July 1, 2019, 6:35 p.m.

Miscellaneous Business

Ms. Colavecchio stated that she would like to clarify for Council that Temporary Ordinance B-25 had been substituted to reflect the correct school district.

Mrs. Pyke moved to reconsider Temporary Ordinance B-25, second by Mr. Reilly. Motion passed, voice vote (10-0).

Mr. Hoffman stated that, in the General Fund Revenues, interest is up \$153,802, which is approximately 54 percent over 2018. There has been a lot of discussion over the last couple of months regarding interest rates from the Federal Reserve. A good portion of the City's interest income comes from short-term interest rates. Interest rates may not continue at the same pace through the end of this year, but they are hopeful that they can still maintain a pretty good revenue in that line item. Municipal Income Tax is still lagging in 2019. As discussed in previous months, they do anticipate a \$1.4 million advance in December, so it should lag through the rest of the year through December. They did start to see, in June, that those revenues are starting to pick up. RITA is continuing to process individual returns. They are doing a good job of processing, there is just a difference between when the City gets those cash revenues coming in and booked into the City. In the Leisure Time Fund, the Natatorium, through May, was down \$4,600. There is no change there. Brookledge is up \$39,312 this year. Downview is up \$12,895 and Waterworks is down \$25,625. Those facilities are very weather-dependent. Hopefully, the weather will dry up and revenues will become better through the summer and into fall. Mr. Hoffman stated that, in Expenses, under Self-Insurance, Hospitalization and Dental is up \$207,509 over 2018.

Prescription Drugs are actually down \$117,062 over 2018 when netted over rebates the City receives.

Mrs. Pyke asked when Mr. Hoffman would feel safe to say that they are caught up with the timing for Municipal Income Tax revenue from RITA. Mr. Hoffman stated that that is a hard question to answer, because they are still trying to get through the processing. RITA anticipates getting through individual income taxes through July, so a lot of those revenues would be coming in in August sometime. They have been tracking it very closely, especially on real time through their software. The City is still anticipating hitting budget and exceeding budget this year. The City has sent out balance-due letters this year for 2018, 2017 and some years prior. They will hopefully start seeing some of those numbers coming in later this year, as well. Business has been doing well. Withholding has been up over the year. He stated that he doesn't see anything faltering from a revenue standpoint as a systematic issue. Ms. Pyke asked if he believed the funds are there. Mr. Hoffman stated that that is correct.

Mrs. Pyke stated that in looking at Hospitalization, last year's budget was increased with what was expected to be spent, but, looking back to 2017, if they were to double what was spent since May, they would be \$1 million over what was spent in total in 2017. She stated that she doesn't want to keep budgeting more for hospitalization each year, so that they are saying that there is no increase from what they budgeted from. She asked at what point are they looking at this and showing a concern for how much is being spent. Mr. Hoffman stated that there are a lot of factors at play in looking at Hospitalization. A big factor is the City's union contracts. One of the things that they have done in the previous contract period is create a Health Care Committee to continue to review hospitalization trends. In this year's union contract, they put a limit on increases, which is another big step forward. They also have had employees contributing to health care over the past five years, and that has been very helpful in trying to keep health care costs down. He stated that, between 2017 and 2018, they have experienced a couple of large claimants. In a plan the City's size, having a couple of large claimants can throw costs up significantly. There is an unwritten rule that about 20 percent of the population and covered lives contribute to 80 percent of the cost. That, over the last couple of years, has been a big driver in some increased health care costs. They always continue to work with their health care consultant to look for ways to save. One of the ways they did this in the past year was being able to change the pharmacy plan to obtain more rebates in the marketplace to keep costs down.

Mr. Miller moved to excuse Mr. Pallotta from tonight's meeting, second by Mrs. Pyke. Motion passed, voice vote (10-0).

Ms. Nichols-Rhodes stated that Temporary Order B-39 will have a related public hearing on July 15, 2019, at 6:30 p.m., in Council chambers.

Mr. Iona stated that there is another strong rumor that, at the corner of Portage Trail, they are actually going to get something happening there. They are looking at, again, a small boutique hotel and a restaurant on a smaller scale. That's not official. Nothing is going to happen this summer, but some of the financing might be put together by the fall.

Mrs. Pyke stated that it is her belief that the budget is the biggest thing that Council passes; the second is the CDBG funds. She asked when Council will they get the plan, so they can review it prior to the committee. Ms. Colavecchio stated that the summary for the annual action plan was distributed with Friday's packets. Mrs. Pyke stated that she didn't receive one. Ms. Colavecchio stated that it was a separate attachment to the e-mail from the Law Department, but she will send Mrs. Pyke a copy.

Ms. Nichols-Rhodes stated that the Friday night downtown events are awesome. This past Friday's event was very well attended. The weather was wonderful. The Kiwanis raised \$8,600 from that event. She stated that she thinks it's great that the City's downtown is so useful and appreciated by the people who live here.

Mr. James moved to adjourn, second by Mr. Iula. Motion passed, voice vote (10-0). Meeting adjourned at 7:00 p.m.

Mary Nichols-Rhodes, Council President

Dana M. Capriulo, Clerk of Council