

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

**October 21, 2019**

**Members:** Tim Gorbach, Chair  
Jerry James  
Mary Ellen Pyke

Mr. Gorbach called the meeting to order at 6:34 p.m. All members were present.

**Legislation Discussed**

Temp. Ord. B-71

Temp. Ord. B-72

Temp. Ord. B-73

Temp. Ord. B-77

Temp. Ord. B-78

**Discussion:**

**Temp. Ord. B-71**

An ordinance authorizing the Parks and Recreation Board to enter into a contract or contracts for the purchase of play equipment to be installed at Dewitt and Price Elementary Schools, and declaring an emergency.

Ms. Sara Kline, Parks and Recreation Superintendent, presented the ordinance. The Cuyahoga Falls Parks and Recreation Board and the Cuyahoga Falls School Board had previously entered into a joint resolution to create and maintain school park sites within the City. The majority of Dewitt and Price Elementary School's playgrounds' lifecycle is expiring. The City recognizes the vast benefits of continuing to improve the school-park areas. The City is taking advantage of a grant program to leverage and maximize tax dollars for equipment purchase for these schools and other park sites. The students of each school are participating in the civic experience by selecting the color schemes of their new playgrounds. The Parks and Recreation Board will be authorized to enter into a contract or contracts for the purchase of play equipment to be installed at Dewitt and Price Elementary Schools and Kennedy and Oak Parks.

Mr. James stated that he is extremely happy to see this go through. Dewitt School and Price School need it badly. The neighborhood and the area is very happy about this.

Mrs. Pyke asked if there will there be any equipment for disabled children. Ms. Kline stated that one of their goals with this project is to be more inclusive. With the new design, the idea is that everyone can use most of, if not all, the equipment, and everyone plays together and everyone is included better, so that they don't have that situation and they are actually increasing the amount of accessible equipment. Mrs. Pyke asked what the base of the playground will be. Ms. Kline stated it would be engineered wood fiber. Mrs. Pyke asked if there are drains in those playground areas. Ms. Kline stated that they are redoing drainage; especially at Price School. Mr. Gorbach stated that engineered wood fiber is not a poor surface. It has been used quite a bit. Mr. Miller

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asked what the timeframe would be for both of these areas. Ms. Kline stated that the equipment will be delivered probably by the end of November, beginning of December; then, given the weather in December, January and February, they would start installation in the spring. If the timelines work out, they can do it sooner, but they want to be mindful of not disrupting the school. They will be completed the beginning of the 2020 school year for sure.

Mrs. Pyke moved to bring out Temp. Res. B-71 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

**Temp. Ord. B-72**

An ordinance authorizing the Mayor to enter into a contract or contracts, without competitive bidding, with Medical Mutual of Ohio for the City's group life insurance for employees and retirees, and declaring an emergency.

Mr. Bryan Hoffman, Finance Director, presented the ordinance. This ordinance will authorize the Mayor to enter into a contract or contracts, without competitive bidding, with Medical Mutual of Ohio for the City's group life insurance for employees and retirees for a period not to exceed three years. The Director of Finance will be authorized to make payment from the Self-Insurance Fund, line item Other Operations.

Mr. James moved to bring out Temp. Res. B-72 with a favorable recommendation, second by Mrs. Pyke. Motion passed (3-0).

**Temp. Ord. B-73**

An ordinance authorizing the Mayor to enter into an amendment to the License Agreement with SprintCom, Inc. for the use of a portion of City property for the installation of telecommunications equipment, and declaring an emergency.

Ms. Janet Ciotola, Deputy Law Director, presented the ordinance. The City and SprintCom, Inc. entered into a License Agreement on February 23, 2000 which permitted SprintCom, Inc. to access and use the City's property known as Indian Mountain Water Tower located at Bailey Road, Cuyahoga Falls, Ohio for the purpose of installing telecommunications equipment. The Agreement is set to expire on February 22, 2020, and the City and SprintCom, Inc. desire to extend the term of the Agreement. This ordinance will authorize the Mayor to enter into an Amendment to the License Agreement with SprintCom, Inc., for the installation of telecommunications equipment upon City property, which new term shall commence on February 22, 2020 with an option to automatically renew for four (4) additional renewal terms of five (5) years each.

Mr. Gorbach asked if they are going to install new equipment. Ms. Ciotola stated that their equipment is already there. SprintCom, Inc. wanted to be proactive and address this issue before their lease expired. Mrs. Pyke asked what fund this goes into. Mr. Hoffman stated that he would have to make sure, but he's almost positive this is going into General Fund as a rental. Mrs. Pyke asked if that is not the case, would he let Council know. Mr. Hoffman stated that he would.

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Mrs. Pyke moved to bring out Temp. Res. B-73 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

**Temp. Res. B-77**

A resolution amending Resolution 3-2019 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. Diana Colavecchio, Community Development Director, presented the ordinance. It is necessary to adjust Resolution 3-2019 to include additional recommendations of the Tax Incentive Review Council for tax exemption agreements in effect during the 2018 tax year. This would accept the recommendations of the Tax Incentive Review Council for tax exemption agreements in effect during the 2018 tax year with additions for the following two (2) Enterprise Zone Agreements, as follows: Tax Exemption Agreement with Alro Steel Corporation (Exp. 12-13-19) Continue/Hudson and Kyocera SGS Precision Tools, Inc. (Exp. 12-31-24) Continue/Woodridge.

Mr. Gorbach stated that there has been no adjustment or changes from when Council originally talked about it; they just didn't include these in the original resolution. Ms. Colavecchio stated that that was correct. Both are a 75-percent abatement and over a 10-year period. They did put the expiration dates in the resolution, so they can see when those are about to expire.

Mrs. Pyke moved to bring out Temp. Res. B-77 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

**Temp. Ord. B-78**

An ordinance authorizing the Mayor to enter into a contract or contracts, according to law, for the purchase of certain property known as 1704 Front Street (Parcel 02-04691); increasing appropriations in the CDBG. fund, and declaring an emergency.

Ms. Colavecchio presented the ordinance. This ordinance will authorize the Mayor to enter into a contract or contracts for the purchase of certain property known as 1704 Front Street (Parcel 02-04691). The Finance Director is hereby authorized to make payment for same from CDBG Fund, line item Capital Outlay and Capital Project Fund, line item Capital Outlay and to increase appropriations in the CDBG. Fund, line item Capital Outlay by \$25,000.

Ms. Colavecchio stated that this ordinance would allow the City to commit to the purchase agreement that the City has negotiated with the seller of 1704 South Front Street, Marilyn Leach. This is the part of the bigger project. The financials are on this on the budget sheet that was handed out to Council. The City will be paying \$200,000 for this parcel.

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Mr. Fred Guerra, Planning Director stated that the City has been looking at purchasing this property since 2017 or earlier. Environmental work started in early 2017. Phase I followed-up with asbestos studies and underground tank studies. They did this building and building that is a little bit north, which is 1734 South Front Street, the Lawson's distribution center. The goal in 2017, as it is today, is for these properties to be purchased and to be developed as approximately 50 owner-occupied town homes. Over the last 12 months, the City has been working with its development partners, which include the Testa Companies and the Summit County Land Bank, to complete property purchasing to apply for funds to environmentally clean the property, which include underground tanks, and to demolish the building. The current redevelopment plan is somewhat complicated, but basically what it does is the City purchases 1704 South Front Street, the Testa Companies or the Land Bank purchases 1734 South Front Street. The Land Bank would then apply to the State for underground tank funds to remove any tanks that still exist, to remove asbestos and to demolish. The Testa Companies would develop the site as town homes. They plan on applying for State funding through Brownfield Funding by the end of the year. This project could begin in 2020. If this project doesn't go forward and the town homes do not get built, the City owns the property and would still apply for the clean-up funds, and then Land Bank the property until its ready for development.

Mr. Gorbach stated that when Mr. Patrick Bravo was here for the Land Bank, he recommended owners relinquish their property to the Land Bank, and the Land Bank accepts all responsibility for clean-up, and then the City can take clean ownership. Mr. Guerra stated that everything would be turned over to the Land Bank; then they would turn over the property.

Mrs. Pyke asked if the property at 1704 South Front Street extends all the back to Second Street. Mr. Guerra stated that that is 1734 South Front Street. 1734 South Front Street goes around the Paradise Club and goes to the corner of Second Street into the back of their building at 1704 South Front Street. It does not include the Paradise Club, but is surrounding it.

Mr. Brillhart asked what the timetable would be for the City purchasing it and then tearing the building down. Mr. Guerra stated that the next step is to purchase 1704 South Front Street and the developer purchases 1734 South Front Street and then both apply for the State funds. Mr. Brillhart asked if it would be contingent upon the developer purchasing 1734 South Front Street. Mr. Guerra stated that the project would be, but the cleanup would not. The City would own 1704 South Front Street and would apply immediately to clean up the property, tear down the building and would hold on to it until development is ready.

Mr. Iona asked if they have anywhere for the Paradise Club to relocate. Mr. Guerra stated that, the City has located different sites for them, but it has been very difficult to get them to agree to a site. It was decided that the project that it would work without that property. Mr. Iona asked if the Paradise Club does move, could they continue. Mr. Guerra stated that it would be constructed in a way that would enable them to provide town homes. Mr. Iona asked how much the town homes would cost. Mr. Guerra stated that they are going to be similar to the price of the town homes in Old Mill Pond and Sycamore, so \$200,000 to \$300,000.

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Mr. James moved to bring out Temp. Res. B-78 with a favorable recommendation, second by Mrs. Pyke. Motion passed (3-0).

The meeting adjourned at 7:57 p.m.