

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

February 1, 2021

Members: Tim Gorbach, Chair
Mary Nichols-Rhodes
Jeff Iula

Mr. Gorbach called the meeting to order at 7:32 p.m. All members were present.

The minutes of the November 23, 2020, December 7, 2020 and December 21, 2020 Finance Committee meetings were approved as written.

Legislation Discussed

Temp. Ord. B-2
Temp. Ord. B-3
Temp. Ord. B-4

Discussion:

Temp. Ord. B-2

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the demolition of structures located on 121 May Avenue within the city and removal of demolition debris, and certifying the cost thereof to the County Fiscal Officer for collection in the manner provided by law, and declaring an emergency.

Council will find and determine that 121 May Avenue (all structures) are insecure, unsafe, and structurally defective within the meaning of Ohio Revised Code Section 715.26, and dangerous buildings within the meaning of Chapter 1343 of the Summit County Codified Ordinances: The Director of Public Service will be authorized to enter into a contract or contracts, according to law, for the demolition of the dangerous buildings listed in above, and removal of debris therefrom. The Finance Director will be authorized to make payment for same from the Capital Projects Fund, Line Item Capital Outlay. In accordance with the Ohio Revised Code Section 715.261 the Finance Director will be hereby directed to certify the costs of demolition and debris removal to the Clerk of Council who shall then certify the same to the Summit County Fiscal Officer for placement thereof on the tax duplicate together with interest and penalties provided by law.

Mr. Gorbach stated that he has been in communication with Mr. Tony Demasi, City Engineer, about the background on this property. On March 24, 2020, the City went out and met with the property owner regarding the citizen's complaint regarding hoarding and nonfunctioning problems. The exterior and interior were inspected and was posted unfit for human habitation. A 30-day order for the interior and a 75-day order for the exterior were issued. The City followed up with the family on many occasions. They have been unsuccessful selling the property as-is, and there is a remaining mortgage balance. Summit County then issued a condemnation order on

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November 17. There was no response provided by the family within the 30 days to the County. The family plans on filing for bankruptcy and to walk away.

Mr. Demasi stated that, throughout this whole process, Housing will continue the work with the family up until the point that they are ready to demolish. If anything changes, they will certainly do that, but this ordinance gives the City authorization to move forward with the demolition.

Mr. Gorbach stated that it is a shame when a house becomes in this condition. It sounds like these folks tried to do the right thing and tried to take care of it and evidently do not have the means to do so. At the same time, it is not pleasant to live next to a house that becomes in this state. It is the City and the County's responsibility to move in and take care of this the best way they can for all parties. Mr. Demasi and his team are empathetic and work with those people on that level, and it is appreciated.

Ms. Nichols-Rhodes moved to bring out Temp. Ord. B-2 with a favorable recommendation, second by Mr. Iula. Motion passed (3-0).

Temp. Ord. B-3

An ordinance authorizing the Parks and Recreation Board to enter into a contract or contracts, according to law, for repairs to the pavilion located at 2085 Front Street, and declaring an emergency.

Ms. Sara Kline, Parks and Recreation Superintendent, presented Temporary Ordinance B-3 to Council. The stairs and balcony at the Pavilion located at 2085 Front Street are now reaching their effective life cycle and need to be replaced. The repairs to the stairs and balcony at the Pavilion will ensure a safe and stable 19 environment around the building for many years in the future. The Parks and Recreation Board will be authorized to enter into a contract or contracts, according to law, for repairs to the Pavilion located at 2085 Front Street. The Finance Director will be authorized and directed to make payment for same from the Recreation Levy Fund, line item Capital Outlay.

Mr. Gorbach stated that this repair was discussed at budget time, and it is budgeted for repair. Ms. Kline stated that these repairs are necessary for the external stairs at the Pavilion building. It will enhance the building and make it much safer and spruce the building up.

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

Temp. Ord. B-4

An ordinance authorizing the Parks and Recreation Board to enter into a contract or contracts, according to law, for the Water Works Family Aquatic Center roof replacement project, and declaring an emergency.

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Ms. Sara Kline presented Temporary Ordinance B-4 to Council. The roof at Water Works Family Aquatic Center is now reaching its effective life cycle. The roof replacement work will occur either in the spring of 2021 and will be completed before opening of the 2021 season or after the season ends. The roof replacement will ensure a safe and stable environment in the building for many years in the future. The Parks and Recreation Board will be authorized to enter into a contract or contracts, according to law, for the Water Works Family Aquatic Center roof replacement project. The Finance Director will be authorized and directed to make payment for same from the Recreation Levy Fund, line item Capital Outlay. Ms. Kline stated the roof structures at Water Works Family Aquatic Center are in significant need of replacement. They want to keep things maintained at the Aquatic Center. This would go a long way to preserve the structure that is there.

Mr. Iula moved to bring out Temp. Ord. B-4 with a favorable recommendation, second by Ms. Nichols-Rhodes. Motion passed (3-0).

The meeting adjourned at 7:42 p.m.